

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



**July 25, 2025**  
**Vol. 15, No. 22**  
**Honesdale, PA**



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**Court of Common Pleas  
22nd Judicial District:**

The Hon. Janine Edwards  
*President Judge*  
The Hon. Matthew Meagher  
*Judge*

**The Legal Journal of Wayne County**  
contains decisions of the Wayne County  
Court, legal notices, advertisements &  
other matters of legal interest.  
It is published every Friday by the  
Wayne County Bar Association.

 **PA LEGAL ADS**

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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

*The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.*

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By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

### PRICING & RATES

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##### *One time Insertions*

Incorporation Notices	\$75
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*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

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### WAYNE COUNTY OFFICIALS

#### **Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Matthew L. Meagher, *Judge*

#### **Magisterial District Judges**

Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

#### **Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, Chairman

James Shook  
Jocelyn Cramer

#### **Treasurer**

Brian T. Field

#### **Recorder of Deeds, Register of Wills**

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

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2"W X 1 3/4"H

LEGAL NOTICES

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IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA

---

**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

---

**ESTATE NOTICE**

Estate of Christie F. Biviano, Sr.  
AKA Christie F. Biviano AKA  
Christie Biviano  
Late of Paupack Township  
EXECUTOR  
Patricia A. Soper  
1015 Oak Terrace  
Lake Ariel, PA 18436  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

7/25/2025 • 8/1/2025 • 8/8/2025

---

**ESTATE NOTICE**

RE: Estate of MARK  
ANOTHONY MICHALEK, late of  
Lake Ariel, Wayne County,  
Pennsylvania (died June 8, 2025).  
Notice is hereby given that Letters  
of Testamentary for the Estate have  
been issued to SHANNON SPAK,  
Executrix of the Estate. All those  
having claims or demands against

the Estate or indebtedness owed to  
the Estate shall present claims or  
remit payment without delay to the  
EXECUTRIX, or to John J.  
McGovern, Jr., Attorney for the  
Estate, 321 Biden Street - Suite  
201, Scranton, PA 18503.

7/25/2025 • 8/1/2025 • 8/8/2025

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of Peter  
Aaron Goyette, a/k/a Peter A.  
Goyette, a/k/a Peter Goyette, a/k/a  
Pete Goyette, who died on June 11,  
2025, late resident of Honesdale,  
PA 18431, to Sydney Taylor  
Goyette and Sophia Belle Goyette,  
Co-Executrices of the Estate. All  
persons indebted to said estate are  
required to make payment and  
those having claims or demands  
are to present the same without  
delay to Sydney Taylor Goyette  
and Sophia Belle Goyette, Co-  
Executrices, c/o Law Offices of  
ALFRED J. HOWELL, Attorney  
for the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

7/25/2025 • 8/1/2025 • 8/8/2025

---

**ESTATE NOTICE**

Estate of Robert Kenneth  
Finkelstein  
AKA Robert K. Finkelstein  
Late of Manchester Township  
EXECUTOR  
Ellen Lynn Finkelstein AKA Ellen  
L. Finkelstein  
88 Robbs Rd.  
Damascus, PA 18415

**7/18/2025 • 7/25/2025 • 8/1/2025**

---

**ESTATE NOTICE**

Estate of Charles R. Augello  
Late of Honesdale Borough  
EXECUTOR  
Sylvia Augello  
1621 Hancock Hwy.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas D. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**7/18/2025 • 7/25/2025 • 8/1/2025**

---

**ESTATE NOTICE**

Estate of Gerald C. Samson  
Late of Damascus Township  
EXECUTOR  
Wendy S. Samson  
488 Plank Road  
Beach Lake, PA 18405  
ATTORNEY  
Nicholas D. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Marian V. Bush  
AKA Marian Vesta Bush AKA  
Marian Scott Bush AKA Marian  
Bush  
Late of Damascus Township  
EXECUTOR  
Billie Jo Showers  
11288 W. Greene Road  
Waterford, PA 16441  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**7/18/2025 • 7/25/2025 • 8/1/2025**

---

**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary have been granted in  
the Reid M. Bodine, a/k/a Reid  
Malcolm Bodine, late of Damascus  
Township, Wayne County,  
Pennsylvania, who died on June 1,  
2025. All persons having claims or  
demands against the estate of the  
decedent shall make them known  
and present them, and all persons  
indebted to the decedent shall  
make payment thereof, without  
delay, to William Rutecki, a/k/a  
William J. Rutecki, a/k/a William  
John Rutecki, Co-Executor, or  
Mark Samsell, a/k/a Mark J.  
Samsell, a/k/a Mark John Samsell,  
Co-Executor, c/o Richard B.  
Henry, Esquire, Attorney for the  
Estate, 1105 Court Street,  
Honesdale, PA 18431.

Richard B. Henry, Esquire  
Attorney ID No. 31768  
1105 Court Street  
Honesdale, PA 18431  
570-253-7991

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Frank R. Palm  
AKA Frank Raymond Palm  
Late of Salem Township  
EXECUTOR  
Beverly J. Palm a.k.a. Beverly Jean  
Palm  
520 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esquire  
PO Box 747  
Hamlin, PA 18427

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ADVERTISEMENT OF  
GRANT OF LETTERS**

Estate of Evelyn Millon, deceased,

Letters of Administration for the  
above estate having been granted  
to Ernest Andrew Millon,  
Administrator. All persons indebted  
to the estate are requested to make  
payment, and those having claims  
to present same without delay to  
counsel for the Administrator.  
Michael Lehutsky, P.O. Box 486,  
207 Tenth Street, Honesdale, PA  
18431; Phone: (570) 253-3800.

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Richard Davis  
AKA Richard B. Davis AKA  
Richard Benjamin Davis  
Late of Dreher Township  
CO-EXECUTOR  
Robin Lynn Barone a/k/a Robin L.  
Davis Barone  
16 Hilltop Court  
Newfoundland, PA 18445

**CO-EXECUTOR**

William G. Davis  
618 Foran Rd.  
Friendsville, PA 18818  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**7/18/2025 • 7/25/2025 • 8/1/2025**

---

**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary have been granted to  
Robert A. Campagna, Jr. a/k/a  
Robert Anthony Campagna Jr.  
a/k/a Robert A. Campagna and Lisa  
Ann Bodmer a/k/a Lisa A. Bodmer,  
Co-Executors of the Estate of Mary  
Anne Grunwald, late of Manatee  
County, Bradenton, FL, who died  
on January 1, 2025. All persons  
indebted to said Estate are required  
to make payment and those having  
claims or demands to present the  
same without delay to the Co-  
Executors, Robert A. Campagna,  
Jr. a/k/a Robert Anthony  
Campagna Jr. a/k/a Robert A.  
Campagna and Lisa Ann Bodmer  
a/k/a Lisa A. Bodmer, c/o Arielle  
Larson, Esquire, 1133 Main Street,  
Honesdale, PA 18431.

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Patricia Anne Hartshorn  
Late of Palmyra Township  
EXECUTOR  
Mark Kirsten  
109 Marquise Drive  
Tafton, PA 18464

**7/11/2025 • 7/18/2025 • 7/25/2025**

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**ESTATE NOTICE**

Estate of Howard A. Pierson  
AKA Howard Austin Pierson AKA  
Howard Pierson  
Late of Waymart Borough  
ADMINISTRATOR  
Bruce Morrell  
32 Bernard Place  
Centereach, NY 11720  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**7/11/2025 • 7/18/2025 • 7/25/2025**

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**ESTATE NOTICE**

Estate of John F. Lobb  
AKA John Francis Lobb AKA John  
Lobb  
Late of Lake Township  
EXECUTOR  
Jennifer Lobb  
1192 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**7/11/2025 • 7/18/2025 • 7/25/2025**

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**ESTATE NOTICE**

Estate of Linda Vandewater  
AKA Linda Van de Water  
Grant of Letters Testamentary  
Ancillary  
Late of Queens County, NY  
EXECUTRIX  
Frances Gruber  
214 Ninth Street  
Honesdale, PA 18431

**ATTORNEY**

Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
570-253-5400

**7/11/2025 • 7/18/2025 • 7/25/2025**

---

**ESTATE NOTICE**

Estate of Herbert Kaufman  
Late of Lake Township  
ADMINISTRATOR  
David Kaufman  
811 York Street, #237  
Oakland, CA 94610  
ATTORNEY  
Sarah Wilson, Esq.  
515 Broad Street  
Milford, PA 18336

**7/11/2025 • 7/18/2025 • 7/25/2025**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that  
Letters Testamentary have been  
granted in the estate of Erna  
Rosellen, late of Honesdale, Wayne  
County, PA., Date of death April  
25, 2025. All persons indebted to  
the said estate are required to make  
payment and those having claims  
or demands to present the same  
without delay to the  
Executor/Executrix, Lorraine  
Davis, 630 Carley Brook Road,  
Honesdale, PA 18431.

**7/11/2025 • 7/18/2025 • 7/25/2025**

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**OTHER NOTICES**

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY

CIVIL ACTION – LAW

CONFESSION OF JUDGMENT

CASE NO. 177-CV-2025

THE DIME BANK,  
PLAINTIFF,

V.

MICHAEL J. FARLEY,  
DEFENDANT.

**NOTICE IS HEREBY GIVEN  
TO the defendant, Michael J.  
Farley,** that a judgment entered by  
confession, along with a confession  
of judgment complaint, has been  
filed against you in the above  
captioned matter on March 24, 2025.

**PUBLIC NOTICE**

A judgment in the amount of  
fifty-one thousand seven hundred  
forty-seven dollars and seventeen  
cents (\$51,747.17) has been  
entered against you and in favor of  
the plaintiff without any prior  
notice or hearing based on a  
confession of judgment contained  
in a written agreement or other  
paper allegedly signed by you. The  
sheriff may take your money or  
other property to pay the judgment  
at any time after thirty (30) days  
after the date on which this notice

is served on you.

You may have legal rights to  
defeat the judgment or to prevent  
your money or property from being  
taken. YOU MUST FILE A  
PETITION SEEKING RELIEF  
FROM THE JUDGMENT AND  
PRESENT IT TO A JUDGE  
WITHIN THIRTY (30) DAYS  
AFTER THE DATE ON WHICH  
THIS NOTICE IS SERVED ON  
YOU OR YOU MAY LOSE  
YOUR RIGHTS.

YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
A LAWYER, GO TO OR  
TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE  
CAN PROVIDE YOU WITH  
INFORMATION ABOUT HIRING  
A LAWYER.

IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE  
YOU WITH INFORMATION  
ABOUT AGENCIES THAT MAY  
OFFER LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.

THE WAYNE COUNTY BAR  
ASSOCIATION  
LAWYER REFERRAL SERVICE  
922 Church Street  
Honesdale, PA 18431  
(570) 253-0556

-or-

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
P.O. Box 1086, 100 South St.  
Harrisburg, PA 17108  
(Pennsylvania residents phone:  
1-800-692-7375; out-of-state  
residents phone: 1-717-238-6715)

**HOURIGAN, KLUGER & QUINN**  
A PROFESSIONAL  
CORPORATION  
BY: JAMES T. SHOEMAKER,  
ESQUIRE  
ATTORNEY FOR PLAINTIFF  
IDENTIFICATION NO. 63871  
LAW OFFICES  
600 THIRD AVENUE  
KINGSTON, PA 18704-5815  
(570) 287-3000

**7/25/2025**

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY

CIVIL ACTION – LAW

No. 104762-321

NBT BANK, N.A.,  
Plaintiff

v.

Anthony W. Hillard Jr.  
Defendant

**NOTICE**

NOTICE IS HEREBY GIVEN to Defendant, Anthony W. Hillard Jr. (“Defendant”), that on or about February 2, 2025, Plaintiff, NBT Bank, N.A. (“Plaintiff”), filed a Praecipe for Writ of Revival (the “Praecipe”) against you in the above-captioned case (the “Action”). Subsequently, also on February 2, 2025, Wayne County Prothonotary’s Office issued a Writ of Revival (the “Writ”).

The Action involves certain monies owed to Plaintiff by Defendant in connection with a loan made by Plaintiff to Defendant as defined in the Complaint filed in this Action. On April 22, 2025, the Court ordered that the service of the Writ and all future legal documents to be filed in this matter be served upon Defendant by publication.

If you wish to respond, you must take action within twenty (20) days after this Writ is served by entering a written appearance personally or by attorney and filing your response in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

North Penn Legal Services  
Wayne County Courthouse  
925 Court Street  
Honesdale, PA 18431

7/25/2025

---

**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY

CIVIL ACTION – LAW

CONFESSION OF JUDGMENT

CASE NO. 178-CV-2025

THE DIME BANK,  
PLAINTIFF,

V.

ONPOINTE PROPERTY GROUP,  
LLC,  
DEFENDANT.

**NOTICE IS HEREBY GIVEN**  
**TO the defendant, OnPointe**  
**Property Group, LLC,** that a  
judgment entered by confession,  
along with a confession of  
judgment complaint, has been filed  
against you in the above captioned  
matter on March 24, 2025.

**PUBLIC NOTICE**

A judgment in the amount of fifty-  
one thousand seven hundred forty-  
seven dollars and seventeen cents  
(\$51,747.17) has been entered  
against you and in favor of the  
plaintiff without any prior notice or  
hearing based on a confession of  
judgment contained in a written

agreement or other paper allegedly  
signed by you. The sheriff may take  
your money or other property to  
pay the judgment at any time after  
thirty (30) days after the date on  
which this notice is served on you.

You may have legal rights to  
defeat the judgment or to prevent  
your money or property from being  
taken. **YOU MUST FILE A**  
**PETITION SEEKING RELIEF**  
**FROM THE JUDGMENT AND**  
**PRESENT IT TO A JUDGE**  
**WITHIN THIRTY (30) DAYS**  
**AFTER THE DATE ON WHICH**  
**THIS NOTICE IS SERVED ON**  
**YOU OR YOU MAY LOSE**  
**YOUR RIGHTS.**

**YOU SHOULD TAKE THIS**  
**PAPER TO YOUR LAWYER AT**  
**ONCE. IF YOU DO NOT HAVE**  
**A LAWYER, GO TO OR**  
**TELEPHONE THE OFFICE SET**  
**FORTH BELOW. THIS OFFICE**  
**CAN PROVIDE YOU WITH**  
**INFORMATION ABOUT HIRING**  
**A LAWYER.**

**IF YOU CANNOT AFFORD TO**  
**HIRE A LAWYER, THIS OFFICE**  
**MAY BE ABLE TO PROVIDE**  
**YOU WITH INFORMATION**  
**ABOUT AGENCIES THAT MAY**  
**OFFER LEGAL SERVICES TO**  
**ELIGIBLE PERSONS AT A**  
**REDUCED FEE OR NO FEE.**

THE WAYNE COUNTY BAR  
ASSOCIATION  
LAWYER REFERRAL SERVICE  
922 Church Street  
Honesdale, PA 18431  
(570) 253-0556

-or-  
PENNSYLVANIA LAWYER  
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1-800-692-7375; out-of-state  
residents phone: 1-717-238-6715)

**HOURIGAN, KLUGER & QUINN**  
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ESQUIRE  
ATTORNEY FOR PLAINTIFF  
IDENTIFICATION NO. 63871  
LAW OFFICES  
600 THIRD AVENUE  
KINGSTON, PA 18704-5815  
(570) 287-3000

**7/25/2025**

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**NOTICE**

The following ORDER was issued  
in the below captioned matter:

**IN THE COURT OF COMMON  
PLEAS WAYNE COUNTY,  
PENNSYLVANIA**

**NO. 118 - 2025 – CIVIL**

**ACTION TO QUIET TITLE**

**KEVIN WARFIELD and JULIE  
WARFIELD, Plaintiffs, vs.  
The Known and Unknown Heirs,  
Successors, and Assigns of  
Marshall B. Warfield and Sarah  
J. Osborne Warfield, Deceased,  
and All Persons Claiming Any  
Right, Title, or Interest in the  
Real Property described herein,  
Defendant.**

.....

**ORDER**

AND NOW, this 17 day of July ,  
2025, upon consideration of  
Plaintiffs' Motion for Final  
Judgment in Quiet Title pursuant to  
Pa.R.C.P. 1066(a), and based upon  
the record before the Court,  
including the Complaint, the Proofs  
of Publication, Affidavit of  
Counsel, and the lack of any  
responsive pleading or objection  
filed by any Defendant, it is hereby  
**ORDERED** and **DECREED** as  
follows:

1. All persons or entities claiming  
any right, title, interest, or lien in or  
to the above-referenced real  
property shall have thirty (30) days  
from the date of this Order in  
which to contest the entering of  
Judgment in this matter;

2. If such action is not taken  
within the thirty (30) day period,  
the Defendants shall be forever  
barred from asserting any right,  
lien, title or interest in the real  
property located at: 440 Old Union  
Road, Equinunk, Pennsylvania  
18431, Wayne County Tax Map No.  
15-0-0001-0014, as more  
particularly described in the legal  
description attached to the  
Complaint; and Plaintiffs, Kevin  
Warfield and Julie Warfield, shall  
be declared the owners in fee  
simple absolute of the aforesaid  
real property;

3. If such action is not taken  
within the thirty (30) day period,  
the Prothonotary on Praecept of the  
Plaintiffs shall enter final judgment,  
and the Plaintiffs shall thereby be  
authorized to record the same at its  
expense as a deed of conveyance  
with the Office of the Wayne

County Recorder of Deeds, which Office is directed to accept for recording this Order and to index the Order appropriately as a deed of conveyance.

4. The Plaintiffs are hereby **ORDERED** to serve a copy of this Order upon the Defendant's via publication one (1) time in the Wayne County Legal Journal and one (1) time in the Tri-County Independent. **IT IS SO ORDERED.**

BY THE COURT:  
Matthew L. Meagher

7/25/2025

### FICTITIOUS NAME

Notice is hereby given that the Five Star Modular, Inc., of 1571 Ledgedale Road, Lake Ariel, PA 18436, filed for and received approval by the Secretary of the Commonwealth, Department of State, Harrisburg, Pennsylvania of an application to conduct business under the assumed and/or fictitious name known as Five Star Modular and Construction. The principal place of business of Five Star Modular and Construction is 1571 Ledgedale Road, Lake Ariel, PA 18436. This Notice is pursuant to the provisions of the Fictitious Name Act, 54 Pa.C.S. §311.

By:  
Clause Law Group  
Attorney, Tammy Lee Clause  
972 Main St.  
P.O. Box 241  
Newfoundland, PA 18445  
(570) 676-5212  
attyclause@gmail.com

7/25/2025

### NOTICE OF FILING OF SHERIFF'S SALES

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

### SHERIFF'S SALE AUGUST 6, 2025

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing LLC, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of August, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in Paupack Township, County of Wayne, Commonwealth of Pennsylvania, known and designated as Lot Number 430, Windsor Road, Regency Section as shown on a Map of Lands of Paupacken Lake Shores, Inc., recorded in the Office of the Recorder of Deeds for Wayne County in Map Book Number 29 at Page 37.

BEING THE SAME PREMISES which David Boogertman and Barbara Boogertman, husband and wife, by Deed dated June 14, 2017 and recorded on July 7, 2017, in the Wayne County Recorder of

Deeds Office at Deed Book Volume 5193 at Page 320, as Instrument No. 201700004069, granted and conveyed unto Robert L. Johnson, Jr. The said Robert L. Johnson, Jr. a/k/a Robert Lloyd Johnson, Jr. departed this life on or about September 26, 2021. Tracy L. Arnold a/k/a Tracy Lynn Arnold has been named the Administrator of the Estate of Robert L. Johnson, Jr. a/k/a Robert Lloyd Johnson, Jr., Deceased as reflected under File No. 6422-0409 filed with the Wayne County Register of Wills. Whereby operation of law, title vested in Tracy L. Arnold a/k/a Tracy Lynn Arnold, as Administrator of the Estate of Robert L. Johnson, Jr. a/k/a Robert Lloyd Johnson, Jr., Deceased.

Being Known as 25 Windsor Road,  
Hawley, PA 18428

Parcel I.D. No. 19-0-0042-0430.-

Seized and taken in execution as property of:  
Tracy L. Arnold aka Tracy Lynn Arnold as Admx. of the Estate of Robert L. Johnson, Jr. aka Robert Lloyd Johnson, Jr.,  
Deceased 3 2 Windsor Road  
HAWLEY PA 18428

Execution No. 116-Civil-2025  
Amount Due: \$58,428.90 Plus  
additional costs

May 9, 2025  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:  
That all claims to the property will

be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Thomas C. Dyer Esq

**7/11/2025 • 7/18/2025 • 7/25/2025**

### **SHERIFF'S SALE AUGUST 6, 2025**

By virtue of a writ of Execution instituted by: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of August, 2025 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN** land situated in the Township of Palmyra in the County of Wayne in the Commonwealth of Pennsylvania.

Being Lot 10 on a certain map entitled Milestone Estates, as prepared by Carney Rhinevault, dated July 28, 1984, as recorded in the Office of the Recorder of Deeds, in and for Wayne County, Pennsylvania in Plot Book 55 at Page 101 and 102 on May 16, 1985.

Being the same premises which Freddie Mac, by Deed dated 09/23/2016 and recorded 10/17/2016, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 5078, Page 63, granted and conveyed unto Eric Mitschele, in fee.

Tax Parcel: 18-0-0011-0010

Premises Being: 75 Fern Drive, Hawley, PA 18428

Seized and taken in execution as property of:  
Eric Mitschele 75 Fern Drive  
HAWLEY PA 18428

Execution No. 148-Civil-2025  
Amount Due: \$191,101.64 Plus  
additional costs

May 9, 2025  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days

thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Carolyn Treglia Esq.

**7/11/2025 • 7/18/2025 • 7/25/2025**

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**SHERIFF'S SALE  
AUGUST 13, 2025**

By virtue of a writ of Execution instituted by: Wells Fargo Bank N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of August, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land lying, situated and being in the Township of Dyberry, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEING Lot No. 25, Rose Land Drive, in Bethany Gardens Development, as laid out by George E. Ferris, Registered Surveyor, on June 1, 1959, map of which is recorded in Wayne County Map Book No. 4 at page 145.



The lot herewith conveyed is subject to the following restrictions, covenants and conditions, which bind said lot in the hands of any and all grantees, their heirs and assigns, and mutually bind all lots conveyed subject to such restrictions, covenants and conditions. All such restrictions and conditions are covenants running with the land enforceable by injunction or otherwise at the suit of the former grantors or owners of neighboring or adjoining lands in Bethany Gardens Development.

(1) The land herewith conveyed and improvements placed hereon shall be for residential use only and may not be used for any commercial or club purposes.

(2) One residence only, with garage, may be located upon the lot herewith conveyed, and all building plans, type of construction and location of buildings shall be subject to the approval of the former grantors.

(3) The premises shall be maintained in a neat and sanitary manner. No trailers shall be located upon the premises. Raising of poultry, livestock and farm animals is not permitted. Each owner shall dispose of sewage through a septic tank. All for sale or for rent signs shall be subject to the approval of the former grantors.

(4) Lot owners at Bethany Gardens, in common with other lot owners and a reasonable number of guests and licenses, shall be entitled to use areas located as roads on the

recorded maps of Bethany Gardens Development, and after a majority of said lots have been sold, the individual lot owners shall be responsible for maintenance of the portion of the aforesaid roads bordering on such lots until a plan is devised by said lot owners for common maintenance.

(5) The use and maintenance of such common use facilities as may be supplied by the former grantors shall be the grantees' and users' responsibility, and the former grantors shall in no way be held liable or any accidents, damages or other costs arising from or in the course of using such common use facilities, and the grantees will indemnify and save harmless the former grantors from any and all claim, loss, damage or injury growing out of such exercise.

BEING the same premises which D. Michael Evans and Christine M. Evans granted and conveyed unto David Dulay, Inc. by deed dated January 30, 2006 and recorded January 30, 2006 in Wayne County Record Book 2967, page 235.

BEING KNOWN AS: 44 LONG MEADOW DRIVE  
HONESDALE, PA 18431-4112

PROPERTY ID: 09-0-0002-0014

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER KINNEY AND ANGELA KINNEY, HIS WIFE BY DEED FROM DAVID DULAY, INC., A PENNSYLVANIA CORPORATION, DATED AUGUST 15, 2007 RECORDED

AUGUST 22, 2007 IN BOOK  
NO. 3358 PAGE 344  
INSTRUMENT NO.  
200700008785

Seized and taken in execution as  
property of:  
Christopher Kinney 44 Long  
Meadow Drive HONESDALE PA  
18431  
Angela Kinney 44 Long Meadow  
Drive HONESDALE PA 18431

Execution No. 389-Civil-2024  
Amount Due: \$192,565.15 Plus  
additonal costs

June 6, 2025  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will  
be filed with the sheriff before the  
sale and all claims to the proceeds  
before distribution; That a sheriff's  
schedule of distribution will be in his  
office on a date specified by him, not  
later than thirty (30) days after sale;  
and that distribution will be made in  
accordance with the schedule unless  
exceptions are filed within ten (10)  
days thereafter. No further notice of  
filing of the schedule of distribution  
need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Danielle R. Dreier Esq.

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**SHERIFF'S SALE  
AUGUST 13, 2025**

By virtue of a writ of Execution  
instituted by: Amerifunds Secured  
Income Fund, II, LLC issued out of  
the Court of Common Pleas of  
Wayne County, to me directed,  
there will be exposed to Public  
Sale, on Wednesday the 13th day  
of August, 2025 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

ALL that certain lot, piece or  
parcel of land situate, lying and  
being in the Township of Paupack,  
County of Wayne and State of  
Pennsylvania, bounded and  
described as follows, to wit:

BEGINNING at a point in the  
macadam pavement of PA Traffic  
Route 590 leading from Hamlin to  
Hawley, said point being the most  
Northwesterly corner of the herein  
described tract; thence in and along  
same towards Hawley, South 77  
degrees 53 minutes East 160.00 feet  
also to a point in the macadam  
pavement; thence leaving said  
highway and along the Westerly  
side of right of way line of  
Shoreline Drive the following two  
(2) courses of distances: (1) South  
31 degrees 11 minutes East 50.95  
feet to a placed rebar for a corner;  
thence leaving said right of way line  
and thru lands of the (prior)  
Grantors herein, Joseph E. and Ruth  
L. Cody, of which this was a part,  
South 68 degrees 39 minutes, 26  
seconds West 233.22 feet to a rebar  
placed for a corner in line of lands  
of Leonard Malinoski; thence along

same North 2 degrees 53 minutes West 285.00 feet (passing over an iron pipe placed on line at 245.00 feet) to the place of Beginning.

Legal description pursuant to a survey by Karl A. Hennings, Registered Surveyor. Bearing of magnetic meridian 1954.

RESERVING unto the former Grantor, his heirs and assigns, the right to use certain roadway that is presently on the Northeast corner of the premises hereby conveyed which joins Shoreline Drive with Route 590. The aforesaid right of way is visible on the premises conveyed but does not fully appear on the map which is recorded on Map Book 46, Page 329.

TAX PARCEL 19-49-33; Control No. 036566

TITLE is vested in Christopher T. Barnes, by deed from Nationwide Capital Group LLC, dated June 9, 2018, recorded September 15, 2018 in the Wayne County Clerk's/Register's Office in Deed Book 5333, Page 123.

Seized and taken in execution as property of:  
Christopher T Barnes 175  
Purdytown Tpke LAKEVILLE PA  
18438

Execution No. 660-Civil-2024  
Amount Due: \$51,138.75 Plus  
additonal costs

June 2, 2025  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Dylan Chess Esq.

**7/18/2025 • 7/25/2025 • 8/1/2025**

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## CIVIL ACTIONS FILED

FROM JULY 5, 2025 TO JULY 11, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2010-01141	GARDNER KAREN A	7/09/2025 11:08	SATISFACTION	—
2010-20036	YOUSSEF HANY	7/10/2025 12:37	SATISFACTION	495.75
2010-21716	YOUSSEF HANY	7/10/2025 12:37	SATISFACTION	540.68
2011-00646	SCHULZ KATHRYN L	7/10/2025 11:33	SATISFACTION	—
2011-20243	HAWLEY PERRY	7/11/2025 2:10	SATISFACTION	—
2011-20243	HAWLEY JENNIFER	7/11/2025 2:10	SATISFACTION	—
2012-20616	YOUSSEF HANY	7/10/2025 12:37	SATISFACTION	1,200.71
2012-21716	NORTHEAST FINANCIAL	7/10/2025 12:58	SATISFACTION	426.33
2013-21036	NORTHEAST FINANCIAL	7/10/2025 12:58	SATISFACTION	653.06
2013-21212	BEEBEE PETER C	7/10/2025 12:37	SATISFACTION	458.82
2013-21213	RAY BRIAN G	7/10/2025 12:37	SATISFACTION	458.67
2014-20648	BEEBEE PETER C	7/10/2025 12:37	SATISFACTION	740.55
2014-20649	RAY BRIAN G	7/10/2025 12:37	SATISFACTION	740.55
2015-00317	BOROUGH OF HONESDALE	7/07/2025 3:52	FINAL JUDGMENT	2,600,000.00
2015-00317	HONESDALE BOROUGH	7/07/2025 3:52	FINAL JUDGMENT	2,600,000.00
2015-21165	CHRISTOFOROU CHRIS	7/10/2025 12:58	SATISFACTION	546.62
2015-21165	CHRISTOFOROU ANA P	7/10/2025 12:58	SATISFACTION	546.62
2015-21169	WEGRZYNSKI JOHN EXECUTOR	7/10/2025 12:37	SATISFACTION	546.62
2016-20905	WEGRZYNSKI JOHN EXECUTOR	7/10/2025 12:37	SATISFACTION	954.86
2016-20906	CHRISTOFOROU CHRIS	7/10/2025 12:58	SATISFACTION	954.86
2016-20906	CHRISTOFOROU ANA P	7/10/2025 12:58	SATISFACTION	954.86
2017-20347	TOTH TIBOR ALBERT	7/10/2025 12:37	SATISFACTION	1,325.41
2017-21237	TOTH TIBOR ALBERT	7/10/2025 12:37	SATISFACTION	694.25
2018-20227	VENIERO CARMEN	7/10/2025 12:58	SATISFACTION	620.34
2018-20889	TOTH TIBOR ALBERT	7/10/2025 12:37	SATISFACTION	1,575.06
2018-20904	VENIERO CARMEN	7/10/2025 12:58	SATISFACTION	677.94
2019-20241	TOTH TIBOR ALBERT	7/10/2025 12:37	SATISFACTION	1,162.59
2019-21024	TOTH TIBOR ALBERT	7/10/2025 12:37	SATISFACTION	1,628.09
2020-20697	SHINN ROBERT	7/10/2025 12:37	SATISFACTION	896.67
2021-20421	MURPHY COLLEEN M	7/07/2025 12:56	SATISFACTION	—
2024-00396	WAYNE BANK GARNISHEE - DISSOLVED 2-18-25	7/07/2025 11:30	DISSOLVE ATTACHMENT	—
2024-00661	SAUL TANYA ALICE	7/07/2025 1:38	DEFAULT JUDGMENT	3,941.07
2024-20042	ELIZA PEDRO E	7/10/2025 12:58	SATISFACTION	3,404.99
2024-20042	ELIZA NOEMI	7/10/2025 12:58	SATISFACTION	3,404.99
2024-20058	GRIECO STEVEN	7/10/2025 12:58	SATISFACTION	1,921.08
2024-20264	PINTO DJALMA DE SOUZA	7/10/2025 12:58	SATISFACTION	664.31
2024-20264	DE SOUZA DJALMA PINTO	7/10/2025 12:58	SATISFACTION	664.31
2024-20890	CORDARO JOSEPH	7/11/2025 10:14	SATISFACTION	—

For further information on these listings, call the Prothonotary's office at 570-253-5970 ext. 4030.

2025-00101	THE DIME BANK	7/10/2025 11:28	DISCT. ATTACHMT.EXEC	—
2025-00162	WINNINGHAM ANDREWLYN	7/09/2025 11:24	DEFAULT JUDGMENT	5,746.65
2025-00163	RADOMSKY MICHAEL E	7/07/2025 2:30	DEFAULT JUDGMENT	4,987.91
2025-00164	CARACHILO ANTHONY	7/07/2025 3:20	VACATE JUDG-CT ORDER	161,872.77
2025-00223	RUDD TRINA	7/07/2025 2:02	DEFAULT JUDGMENT	1,515.39
2025-00246	STREETER SANCERIA	7/07/2025 2:08	DEFAULT JUDGMENT	2,000.14
2025-00247	CREWE DEIDRA	7/07/2025 2:05	DEFAULT JUDGMENT	2,536.23
2025-00259	MUNLEY EVAN P	7/07/2025 1:19	CONSENT JUDGMENT	16,485.09
2025-00263	WHITE VALERIE R OVERTON	7/11/2025 3:23	DEFAULT JUDG IN REM	27,038.93
2025-00263	WHITE GEORGE S JR	7/11/2025 3:23	DEFAULT JUDG IN REM	27,038.93
2025-00355	J D HOSPITALITIES LLC	7/10/2025 2:58	WRIT OF EXECUTION	165,681.54
2025-00355	JIMMIE G'S BAR & GRILL	7/10/2025 2:58	WRIT OF EXECUTION	165,681.54
2025-00355	GEBERT JAMES S	7/10/2025 2:58	WRIT OF EXECUTION	165,681.54
2025-00355	GEBERT DANIELLE E	7/10/2025 2:58	WRIT OF EXECUTION	165,681.54
2025-20073	SMITH DENNIS	7/11/2025 1:17	WRIT OF EXECUTION	—
2025-20073	SMITH ANDRILLA	7/11/2025 1:17	WRIT OF EXECUTION	—
2025-20469	HARRIS FRANK J	7/09/2025 1:07	SATISFACTION	—
2025-20475	YOUNG KRISTIE M	7/07/2025 3:07	JUDGMENT	2,460.65
2025-20476	JENKINS WILBUR J	7/07/2025 3:07	JUDGMENT	564.75
2025-20477	MANSOUR MARION D	7/10/2025 8:19	REDEMPTION CTF	2,731.26
2025-20478	MANSOUR MARION D	7/10/2025 8:19	REDEMPTION CTF	3,792.19
2025-20479	ARONSON BOBBY	7/10/2025 11:22	JP TRANSCRIPT	3,190.75
2025-20480	BUNKER JOSEPH	7/11/2025 11:14	JP TRANSCRIPT	4,182.69
2025-20480	MARTINEZ SHERRY	7/11/2025 11:14	JP TRANSCRIPT	4,182.69
2025-40045	BORUTA JONATHAN TOWNER	P 7/07/2025 12:29	STIP VS LIENS	—
2025-40045	IMBALZANO CARA ANNE OWNER	P 7/07/2025 12:29	STIP VS LIENS	—
2025-40045	FINE LINE HOMES LP	7/07/2025 12:29	STIP VS LIENS	—
	CONTRACTOR			
2025-40046	WEGBREIT ROBERT OWNER	P 7/07/2025 12:39	WAIVERMECHANICSLIENS	—
2025-40046	CARVILLE NICOLE A OWNER	P 7/07/2025 12:39	WAIVERMECHANICSLIENS	—
2025-40046	CONSALVI CONTRACTING LLC	7/07/2025 12:39	WAIVERMECHANICSLIENS	—
	CONTRACTOR			
2025-40047	KASE PETER J SR OWNER	P 7/07/2025 12:50	MECHANICSLIENWAIVER	—
2025-40047	KASE RENEE OWNER	P 7/07/2025 12:50	MECHANICSLIENWAIVER	—
2025-40047	KILLAM CONSTRUCTION INC	7/07/2025 12:50	MECHANICSLIENWAIVER	—
	CONTRACTOR			
2025-40048	BERKOWITZ ROBERT OWNER	P 7/11/2025 10:49	STIP VS LIENS	—
2025-40048	BERKOWITZ SUSAN OWNER	P 7/11/2025 10:49	STIP VS LIENS	—
2025-40048	FUSION HOMES LLC	7/11/2025 10:49	STIP VS LIENS	—
	CONTRACTOR			
2025-40049	GIAMPIETRO ERNEST OWNER	P 7/11/2025 3:32	STIP VS LIENS	—
2025-40049	DAVIS LISA OWNER	P 7/11/2025 3:32	STIP VS LIENS	—
2025-40049	ANDERSEN JOSEPH	7/11/2025 3:32	STIP VS LIENS	—
	CONTRACTOR			
2025-40049	ANDERSEN CARPENTRY	7/11/2025 3:32	STIP VS LIENS	—
	D/B/A CONTRACTOR			

**CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00429	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	7/10/2025	—
2025-00429	KELLY MARYELLEN	DEFENDANT	7/10/2025	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00430	BANK OF AMERICA NA	PLAINTIFF	7/10/2025	—
2025-00430	SMITH NATHAN	DEFENDANT	7/10/2025	—
2025-00431	CAPITAL ONE N A	PLAINTIFF	7/10/2025	—
2025-00431	RUSHIK DAWN	DEFENDANT	7/10/2025	—
2025-00434	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/11/2025	—
2025-00434	PORRECA MELISSA	DEFENDANT	7/11/2025	—
2025-00437	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/11/2025	—
2025-00437	ANGEL BRANDA	DEFENDANT	7/11/2025	—
2025-00438	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/11/2025	—
2025-00438	PLACE CHRISTINA B	PLAINTIFF	7/11/2025	—
2025-00439	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/11/2025	—
2025-00439	ZIELINSKI JENNIFER	DEFENDANT	7/11/2025	—
2025-00440	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/11/2025	—
2025-00440	PLACE CHRISTINA	DEFENDANT	7/11/2025	—
2025-00441	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/11/2025	—
2025-00441	FITZPATRICK STEVEN	DEFENDANT	7/11/2025	—
2025-00442	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/11/2025	—
2025-00442	PHILLIPS ANN MARIE	DEFENDANT	7/11/2025	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00424	THE TRUSTEES OF THE UNIVERSITY OF PENNSYLVANIA	PLAINTIFF	7/07/2025	—
2025-00424	PEIFER HANNAH G	DEFENDANT	7/07/2025	—
2025-00436	VELOCITY INVESTMENTS LLC	PLAINTIFF	7/11/2025	—
2025-00436	DECKER CHELSEY	DEFENDANT	7/11/2025	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00432	MASTER TOW TRAILER VIN # 4DFTST04HIS4293	PETITIONER	7/10/2025	—
2025-00432	KENNEDY JAMES D	PETITIONER	7/10/2025	—
2025-00432	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/10/2025	—
2025-00433	1973 CADILLAC VIN 6D47RQ190588	PETITIONER	7/10/2025	—
2025-00433	MILLON ERNEST ANDREW D/B/A MILLON & SON TOWING	PETITIONER	7/10/2025	—
2025-00433	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/10/2025	—

**REAL PROPERTY — EJECTMENT**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00423	U S BANK NATIONAL ASSOCIATION	PLAINTIFF	7/07/2025	—
2025-00423	ELIZA NOEMI	DEFENDANT	7/07/2025	—
2025-00423	ELIZA PEDRO E	DEFENDANT	7/07/2025	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00425	NEWREZ LLC D/B/A	PLAINTIFF	7/07/2025	—
2025-00425	SHELLPOINT MORTGAGE SERVICING F/K/A	PLAINTIFF	7/07/2025	—
2025-00425	SPECIALIZED LOAN SERVICING LLC	PLAINTIFF	7/07/2025	—
2025-00425	HICKS WAYNE W	DEFENDANT	7/07/2025	—
2025-00427	ROCKET MORTGAGE LLC F/K/A	PLAINTIFF	7/08/2025	—
2025-00427	QUICKEN LOANS LLC F/K/A	PLAINTIFF	7/08/2025	—
2025-00427	QUICKEN LOANS INC	PLAINTIFF	7/08/2025	—
2025-00427	BEFUMO JOSEPH P	DEFENDANT	7/08/2025	—
2025-00427	BEFUMO PAULA J	DEFENDANT	7/08/2025	—

**REAL PROPERTY — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00428	IRCHA STEVEN D	PLAINTIFF	7/08/2025	—
2025-00428	IRCHA JANE	PLAINTIFF	7/08/2025	—
2025-00428	LOTHIAN WILLIAM G	DEFENDANT	7/08/2025	—
2025-00428	LOTHIAN MARY LOUISE HIS WIFE	DEFENDANT	7/08/2025	—
2025-00428	LOTHIAN EVAN J	DEFENDANT	7/08/2025	—
2025-00428	LOTHIAN JOHANNE K	DEFENDANT	7/08/2025	—

**REAL PROPERTY — PARTITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00435	SCHECKNER EDWARD	PLAINTIFF	7/11/2025	—
2025-00435	NINOS LINDA	DEFENDANT	7/11/2025	—

**TORT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00422	TCHORZEWSKI DAVID	PLAINTIFF	7/07/2025	—
2025-00422	TCHORZEWSKI MAREK	PLAINTIFF	7/07/2025	—
2025-00422	THE PNC FINANCIAL SERVICES GROUP INC	DEFENDANT	7/07/2025	—

**TORT — PREMISES LIABILITY**

Case No.	Indexed Party	Type	Date	Amount
2025-00443	PORTUHONDO JASELY	PLAINTIFF	7/11/2025	—
2025-00443	THE HILLTOP MANSION LLC	DEFENDANT	7/11/2025	—
2025-00443	DOE JOHN	DEFENDANT	7/11/2025	—
2025-00443	DOE JOHN CORPORATION	DEFENDANT	7/11/2025	—



## MORTGAGES AND DEEDS

*RECORDED FROM JUNE 30, 2025 TO JULY 4, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## MORTGAGES

Information: 187,920.00 Mortgagor: KRANIOTAKIS, STELIOS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$187,920.00 Mortgagee: HONESDALE NATIONAL BANK Municipality OREGON TOWNSHIP
Information: 6,271.91 Mortgagor: ZAWICKI, JOAN A 2 - ZAWICKI, STEVEN J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,271.91 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality LEHIGH TOWNSHIP
Information: 288,000.00 Mortgagor: SHIELDS, JAMES V 2 - SHIELDS, ELIZABETH A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$288,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 500,000.00 Mortgagor: KYMAC 2 - K Y M A C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Mortgagee: DIME BANK Municipality BERLIN TOWNSHIP
Information: 32,500.00 Mortgagor: FREY, PATRICIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$32,500.00 Mortgagee: DIME BANK Municipality PALMYRA TOWNSHIP
Information: 425,500.00 Mortgagor: BORUTA, JONATHAN T 2 - IMBALZANO, CARA ANNE 3 - IMBALZANOBORUTA, CARA ANNE 4 - BORUTA, CARA ANNE IMBALZANO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$425,500.00 Mortgagee: ESSA BANK & TRUST 2 - E S S A BANK & TRUST Municipality LEHIGH TOWNSHIP
Information: 117,000.00 Mortgagor: KIMKER, JOHN SCOTT 2 - MALESTEIN, DEBORAH LYNN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$117,000.00 Mortgagee: ENCOMPASS LENDING GROUP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality MANCHESTER TOWNSHIP
Information: 100,000.00 Mortgagor: CMWII 2 - C M W I I Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: NEPA ALLIANCE ECONOMIC GROWTH FUND 2 - N E P A ALLIANCE ECONOMIC GROWTH FUND Municipality TEXAS TOWNSHIP
Information: 210,000.00 Mortgagor: ADAMS, ANTHONY 2 - ADAMS, KRYSTAL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$210,000.00 Mortgagee: NFM INC 2 - N F M INC 3 - NFM LENDING 4 - N F M LENDING 5 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP

*For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.*

Information: 412,000.00 Mortgagor: MCGEEVER, GERARD 2 - MCGEEVER, ROSE	Consideration: \$412,000.00 Mortgagee: ARC HOME LLC 2 - ARC HOME L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 100,000.00 Mortgagor: POLLOCK, GREGORY 2 - POLLOCK, KELLY	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 486,741.00 Mortgagor: WILLIAMS, ROBERT R 2 - WILLIAMS, JACLYN	Consideration: \$486,741.00 Mortgagee: AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC 2 - AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 75,000.00 Mortgagor: MORRIS, CAITLIN MARIE	Consideration: \$75,000.00 Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BETHANY BOROUGH
Information: 100,000.00 Mortgagor: RESTI, PATRICK J 2 - LONG, LAURA B 3 - RESTI, LAURA B	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 439,500.00 Mortgagor: DIMMICK, DAVID E 2 - DIMMICK, SUSAN C	Consideration: \$439,500.00 Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 439,500.00 Mortgagor: DIMMICK, DAVID E 2 - DIMMICK, SUSAN C	Consideration: \$439,500.00 Mortgagee: FEDERAL HOUSING COMMISSIONER
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 280,000.00 Mortgagor: OSECKI, STEFAN	Consideration: \$280,000.00 Mortgagee: ESSA BANK & TRUST 2 - E S S A BANK & TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 165,600.00 Mortgagor: GUANTI, FRANK SALVATORE	Consideration: \$165,600.00 Mortgagee: THINK MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 150,000.00 Mortgagor: CHAPMAN PARKS	Consideration: \$150,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

Information: 167,250.00 Mortgagor: CLIFFWOOD HOLDINGS LLC 2 - CLIFFWOOD HOLDINGS L L C	Consideration: \$167,250.00 Mortgagee: CHAMPIONS FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 205,000.00 Mortgagor: DODSON, MATTHEW C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$205,000.00 Mortgagee: WAYNE BANK Municipality BERLIN TOWNSHIP
Information: 400,000.00 Mortgagor: WILKEN, BRIAN 2 - WILKEN, EMILY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$400,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 792,000.00 Mortgagor: CALLERY, DAVID E 2 - CALLERY, SUSAN ALICE	Consideration: \$792,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 188,522.00 Mortgagor: ESTILOW, LILLIAN R 2 - COOPER, BRIAN R	Consideration: \$188,522.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 275,000.00 Mortgagor: IMBESI, CHRISTINE M 2 - IMBESI, FRANK 3 - WALDNER, JOSEPH CHARLES IV	Consideration: \$275,000.00 Mortgagee: EAST COAST CAPITAL CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 297,500.00 Mortgagor: GUAMAN, CRISTIAN GEOVANNY 2 - FLORES, MELISSA SANCHEZ 3 - SANCHEZFLORES, MELISSA	Consideration: \$297,500.00 Mortgagee: HORIZON FARM CREDIT
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: 17,500.00 Mortgagor: GUAMAN, CRISTIAN GEOVANNY 2 - FLORES, MELISSA SANCHEZ 3 - SANCHEZFLORES, MELISSA	Consideration: \$17,500.00 Mortgagee: HORIZON FARM CREDIT
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: 300,000.00 Mortgagor: KUZMIAK, MICHAEL 2 - KUZMIAK, BRIELLE	Consideration: \$300,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 65,000.00 Mortgagor: LAMORTE, MARC 2 - LAMORTE, CRISSIE	Consideration: \$65,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: 25,000.00 Mortgagor: RODEN, EDWARD 2 - RODEN, ARA	Consideration: \$25,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP

Information: 178,150.00 Mortgagor: HOMISAK, TOSHA 2 - HOMISAK, MATTHEW P	Consideration: \$178,150.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 235,000.00 Mortgagor: WEIBLEY, KEVIN D	Consideration: \$235,000.00 Mortgagee: US MORTGAGE CORPORATION NE 2 - U S MORTGAGE CORPORATION N E 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 25,001.00 Mortgagor: SMITH, JOHN R 2 - SMITH, PAMELA A	Consideration: \$25,001.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP
Information: 457,000.00 Mortgagor: THUNDER MANOR LLC 2 - THUNDER MANOR L L C	Consideration: \$475,000.00 Mortgagee: DIRLAM, ROGER L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: 240,000.00 Mortgagor: WATSON, STEVEN T 2 - WATSON, AMY L	Consideration: \$240,000.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 245,000.00 Mortgagor: BURGALETA, WILLIAM 2 - BURGALETA, CAROLYN ANN 3 - PISSERI, MATTHEW JOSEPH 4 - PISSERI, KATHRYN ANN	Consideration: \$245,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 1,900,000.00 Mortgagor: BRIGHT VISION Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1,900,000.00 Mortgagee: DIME BANK Municipality TEXAS TOWNSHIP CHERRY RIDGE TOWNSHIP

## DEEDS

Information: Grantor: BAKER, KENNETH 2 - BAKER, KEVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$234,900.00 Grantee: KRANIOTAKIS, STELIOS Municipality OREGON TOWNSHIP
Information: Grantor: BACKLUND, ANNE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BACKLUND IRREVOCABLE TRUST 2 - BACKLUND, JEREMY TR 3 - BACKLUND, TARA TR 4 - MCBRIDE, FRANCIS TR Municipality MANCHESTER TOWNSHIP

Information: Grantor: BACKLUND, ANNE M 2 - BACKLUND, JEREMY 3 - BACKLUND, TARA 4 - MCBRIDE, FRANCIS TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BACKLUND IRREVOCABLE TRUST 2 - BACKLUND, JEREMY TR 3 - BACKLUND, TARA TR Municipality MANCHESTER TOWNSHIP
Information: Grantor: BACKLUND, ANNE M  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BACKLUND IRREVOCABLE TRUST 2 - BACKLUND, JEREMY TR 3 - BACKLUND, TARA TR 4 - MCBRIDE, FRANCIS TR Municipality MANCHESTER TOWNSHIP
Information: LOT A Grantor: BACKLUND, ANNE M  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BACKLUND IRREVOCABLE TRUST 2 - BACKLUND, JEREMY TR 3 - BACKLUND, TARA TR 4 - MCBRIDE, FRANCIS TR Municipality MANCHESTER TOWNSHIP
Information: LOT 3396 Grantor: JONES, NICOLE B  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: JONES, ALAN B 2 - JONES, NICOLE B Municipality LAKE TOWNSHIP
Information: LOT A Grantor: RZECZKOWSKI, JAYNE 2 - BURGER, NICHOLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: RZECZKOWSKI, JAYNE Municipality LAKE TOWNSHIP

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Information: LOT A Grantor: RZECZKOWSKI, JAYNE	Consideration: \$10.00 Grantee: JAYNE RZECZKOWSKI IRREVOCABLE LIVING TRUST 2 - RZECZKOWSKI, JAYNE TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: BABINO, MICHAEL	Consideration: \$10.00 Grantee: MICHAEL GERARD BABINO REVOCABLE TRUST 2 - BABINO, MICHAEL GERARD TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT 3434 Grantor: MIDRISE CONSTRUCTION INC	Consideration: \$40,000.00 Grantee: PLETNICK, EDWARD 2 - PLETNICK, GAIL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: ULITSKIY, MICHAEL AKA 2 - ULITSKIY, MIKHAIL AKA 3 - ULITSKIY, IRINA	Consideration: \$130,000.00 Grantee: KIMKER, JOHN 2 - MALESTEIN, DEBORAH
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: CMWII 2 - C M W I I	Consideration: \$1.00 Grantee: CMWII 2 - C M W I I
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 22 Grantor: MALKASIAN, MICHAEL	Consideration: \$859,000.00 Grantee: MASINO, THOMAS 2 - MASINO, MICHELLE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 19 Grantor: PORTER, JILL S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$127,000.00 Grantee: OMMUNDSEN, ERIK Municipality HAWLEY BOROUGH
Information: Grantor: BELLUCCI, PAUL 2 - BELLUCCI, JEAN	Consideration: \$280,000.00 Grantee: ADAMS, ANTHONY 2 - ADAMS, KRISTAL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: PARCEL A B Grantor: BURTON, GARY S 2 - CZYZYK, MICHELE A	Consideration: \$1.00 Grantee: BURTON, GARY STEVEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: MCCAFFERTY, STEVEN M 2 - MCCAFFERTY, REBECCA	Consideration: \$515,000.00 Grantee: MCGEEVER, GERARD 2 - MCGEEVER, ROSE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: BELAHMEUR, LOKMAN	Consideration: \$1,000.00 Grantee: PULLINS, JEMAR R 2 - PULLINS, CRYSTAL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

Information: Grantor: SHELDON, CHERYL LYNN EST 2 - PANULLO, ALFONCE TIMOTHY EXR AKA 3 - PANULLO, TIMOTHY EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$196,000.00 Grantee: TIGUE, WILLIAM J  Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: PANULLO, ALFONCE TIMOTHY 2 - PANULLO, DAWN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10,000.00 Grantee: TIGUE, WILLIAM J  Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 194 Grantor: SAUKA, PATRICIA 2 - SAUKA, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$20,000.00 Grantee: OSULLIVAN, BRENDAN 2 - OSULLIVAN, SHEILA  Municipality PAUPACK TOWNSHIP
Information: Grantor: BEVIN PROPERTIES INC  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$178,000.00 Grantee: MIZUR, DAVID 2 - MIZUR, ANN  Municipality SALEM TOWNSHIP
Information: LOT 2096 Grantor: DOWNS, BRANDON M 2 - DOWNS, ALYSSA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$282,500.00 Grantee: SARDINAS, FRANK 2 - SARDINAS, TIFFANY  Municipality LAKE TOWNSHIP
Information: LOT 12 Grantor: DARBEE, PAULINE EST AKA 2 - DARBEE, PAULINE H EST AKA 3 - DARBEE, DEBORAH R EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$4,900.00 Grantee: ARAGONA, CARMEN 2 - ARAGONA, LORI  Municipality DREHER TOWNSHIP
Information: LOT 171 Grantor: CURRY, PAUL 2 - CURRY, ERIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$13,000.00 Grantee: JORDAN, EDWARD  Municipality PAUPACK TOWNSHIP
Information: LOT 238 Grantor: WILKE, CATHERINE BY AGENT 2 - TAMBURRO, MICHAEL AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$276,000.00 Grantee: GUANTI, FRANK SALVATORE  Municipality PAUPACK TOWNSHIP
Information: Grantor: CHAPMAN, DUSTIN  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Grantee: CHAPMAN PARKS LLC 2 - CHAPMAN PARKS L L C  Municipality SALEM TOWNSHIP
Information: LOT 3436 Grantor: HORNER, CRAIG R 2 - HORNER, AMY L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$219,900.00 Grantee: CLIFFWOOD HOLDINGS LLC 2 - CLIFFWOOD HOLDINGS L L C  Municipality LAKE TOWNSHIP
Information: Grantor: SHAFFER, ROGER JAMES JR  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$95,000.00 Grantee: ROE, DAVID R 2 - ROE, JENNIFER C 3 - ROE, PATRICIA  Municipality LAKE TOWNSHIP



Information: Grantor: KUNDLA, EDWARD J BY AGENT 2 - ALGAR, JANET MARIE AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: EDWARD KUNDLA LIVING TRUST 2 - KUNDLA, EDWARD TR Municipality SALEM TOWNSHIP
Information: Grantor: KUNDLA, EDWARD J BY AGENT 2 - ALGAR, JANET MARIE AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: EDWARD KUNDLA LIVING TRUST 2 - KUNDLA, EDWARD TR Municipality SALEM TOWNSHIP
Information: Grantor: KUNDLA, EDWARD BY AGENT 2 - ALGAR, JANET MARIE AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: EDWARD KUNDLA LIVING TRUST 2 - KUNDLA, EDWARD TR Municipality SALEM TOWNSHIP
Information: Grantor: SNYDER, GREGG N Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SNYDER, GREGG N 2 - SNYDER, BARBARA Municipality PAUPACK TOWNSHIP
Information: LOT 155 Grantor: BURKE, RILEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$404,200.00 Grantee: EIGHT EIGHT MOUNTAINSIDE LLC 2 - EIGHT EIGHT MOUNTAINSIDE L L C Municipality LEHIGH TOWNSHIP
Information: LOT 1143 Grantor: ONEILL, DANIEL SR 2 - ONEILL, CATHERINE 3 - ANSON, CALEIGH ROSE 4 - ANSON, JAMES 5 - ANSON, PATRICIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,010,200.00 Grantee: CALLERY, DAVID E 2 - CALLERY, SUSAN ALICE Municipality LAKE TOWNSHIP
Information: LOT 77 Grantor: RUOTOLO, JUDITH 2 - RUOTOLO, CATHERINE ROSA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$192,000.00 Grantee: COOPER, BRIAN R 2 - ESTILOW, LILLIAN R Municipality LEHIGH TOWNSHIP
Information: LOT 3026 Grantor: IMBESI, FRANK 2 - IMBESI, CHRISTINE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: IMBESI, FRANK 2 - IMBESI, CHRISTINE M 3 - WALDNER, JOSEPH CHARLES IV Municipality LAKE TOWNSHIP
Information: Grantor: PETTINGER, RONALD S EST 2 - HUDACK, NANCY ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$350,000.00 Grantee: GUAMAN, CRISTIAN GEOVANNY 2 - FLORES, MELISSA SANCHEZ 3 - SANCHEZFLORES, MELISSA Municipality CLINTON TOWNSHIP 1
Information: Grantor: DEXTER, MARK 2 - DEXTER, DONNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$85,000.00 Grantee: UPPER DELAWARE HOSPITALITY CORP Municipality DAMASCUS TOWNSHIP
Information: Grantor: ANGERAMI, JOHN L 2 - ANGERAMI, KAREN C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: APPELBAUM, LANCE 2 - LATTANZI, MICHELE Municipality PAUPACK TOWNSHIP

Information: Grantor: SCOTTO, MICHAEL J 2 - SCOTTO, SERENA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$2,825,000.00 Grantee: CALABRO, SEBASTIANO F JR 2 - CALABRO, ERIN Municipality LEBANON TOWNSHIP
Information: Grantor: MOREA, JULI 2 - LOVE, JULI Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$715,000.00 Grantee: ROZENRAUKH, MARK 2 - ADAMOVICH, ALEXANDRA Municipality DAMASCUS TOWNSHIP
Information: LOT 1 Grantor: YABLON, BONNIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$585,000.00 Grantee: WEIBLEY, KEVIN Municipality SALEM TOWNSHIP
Information: Grantor: JOAQUIM, ELIZABETH M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: JOAQUIM, EDWARD 2 - JOAQUIM, MICHAEL Municipality DAMASCUS TOWNSHIP
Information: Grantor: BAUREIS, JUDITH A EST 2 - IORIATTI, GREGORY R EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Grantee: THUNDER MANOR LLC 2 - THUNDER MANOR L L C Municipality PRESTON TOWNSHIP
Information: LOT 828 Grantor: R & R RENOVATIONS & RESTORATIONS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$330,000.00 Grantee: LOVE, JULIE DANIELLE Municipality LAKE TOWNSHIP
Information: LOT 148 Grantor: SCHWENKER, MEGAN CHRISTINA 2 - SCHWENKER, MATTHEW Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Grantee: WATSON, STEVEN T 2 - WATSON, AMY L Municipality PAUPACK TOWNSHIP
Information: LOT 1 Grantor: ELDRED, JASON M BY SHERIFF 2 - ELDRED, BOBBI L AKA BY SHERIFF 3 - ELDRED, BOBBI LEIGH AKA BY SHERIFF 4 - VADOVSKY, BOBBI AKA BY SHERIFF 5 - VADOVSKY, BOBBI LEIGH AKA BY SHERIFF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,649.14 Grantee: DEUTSCHE BANK NATIONAL TRUST CO TR 2 - AMERIQUEST MORTGAGE SECURITIES INC Municipality CLINTON TOWNSHIP 1
Information: Grantor: KROUT, JOHN L 2 - KROUT, MARIE T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$345,000.00 Grantee: BURGALETA, WILLIAM 2 - BURGALETA, CAROLYN ANN 3 - PISSERI, MATTHEW JOSEPH 4 - PISSERI, KATHRYN ANN Municipality SALEM TOWNSHIP
Information: LOT 407 Grantor: GONZALEZ, MYRA 2 - ESTELA, ALEXANDER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,000.00 Grantee: RAMOS, RUDY 2 - MONTESINO, JOENNY Municipality LEHIGH TOWNSHIP
Information: LOT 406 Grantor: GONZALEZ, MYRA 2 - ESTELA, ALEXANDER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,000.00 Grantee: RAMOS, RUDY 2 - MONTESINO, JOENNY Municipality LEHIGH TOWNSHIP

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*July 28, 2025–August 1, 2025*

---

**Monday, July 28, 2025**

9:00 AM  
Swingle v. Swingle 291-2019-DR  
Custody Hearing  
Bugaj/Baron/McCambridge

---

1:00 PM  
DRO De Novo & Contempt  
79-2024 –Arsenicos vs. Arsenicos Muir/Lalley  
100-2024 –Arsenicos vs. Arsenicos Lalley/Muir  
360-2017-DR-Belson v. Pingitore  
29-2014-DR Miller v. Breidenstein  
Wyoming County case-

---

1:30 PM  
Romanofski v. Covey 236-2024-DR  
Special Relief  
Pro Se/Cali

---

2:00 PM  
Hoffman v. Glogowski 232-2025-DR  
Argument on Defendant's Preliminary Objections  
Rechner/McDonald

---

**Tuesday, July 29, 2025**

9:00 AM  
Desantis v Desantis 322-2023-DR  
Special Relief

---

9:30 AM  
Muir v Muir/Beck 431-2024-DR  
Arg-Exceptions; Mtn to Disqualify  
Farrell/Pro se

---

10:00 AM  
Torrance v. Torrance 143-2025-DR  
Hearing on Plaintiff's Motion for Exclusive possession of the Marital Home  
Bugaj/Martin

---

11:00 AM  
Blessinger v. Blessinger 418-2012-DR  
Contempt  
Treat/Pro Se

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1:00 PM

Commonwealth v. Michael Washington 102-2024-CR

Hearing regarding withdrawal of counsel, Petitioners request to proceed Pro Se & Amended Petition for PCRA

DA/Baron/Pro Se

---

**Wednesday, July 30, 2025**

---

8:30 AM

Tello v. Lanza 615-2022-DR

Custody Pre-Trial

Thomas/Martin II

---

8:45 AM

Commonwealth v. Hageman 395-2024-CR

Second day of Hearing on Defendant's Motion to Quash

OAG/Pro Se

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9:00 AM

Central Court

---

12:00 PM

Drug Court Team Meeting

---

12:30 PM – 1:30 PM

Drug Court

---

1:30 PM

Com v Alcott 137-2025-CR

Status Conference

DA/Ackourey

---

**Thursday, July 31, 2025**

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9:00 AM

Commonwealth Matters

Sentencing 407-2024-CR Mcvicker, Daniel

Sentencing 92&128-2025-CR Sutton, Jennifer

Sentencing 408-2024-CR Dougherty, Kevin

Sentencing 457,458& 459-2024-CR Yzkanin, Michael

Sentencing 84-2025-CR Fetterman, Brianna

Sentencing 144-2025-CR Dunne, Dennis

Sentencing 421-2024-CR Krivak, Andrew

Sentencing 109-2025-CR Hendershot, Ronald

Contempt 294-2001-CR Kronyak, Jessica

ICC 117-2025-MD Petroziello, Brian

ICC 118-2025-MD Jordan, Tara

Formal Arraignment 153-2025-CR Swingle, Jesse

Martin II

Farrell

Lampman

Nenner

Farrell

Yzeik

Toporowski

W. Martin

---

11:00 AM

Commonwealth v. Lisa Barnes 290-2023-CR

Argument on Motion in Limine and Motion to Dismiss & Pre-Trial  
Conference, Exhibit argument

Howell/Mattioli

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1:00 PM

Commonwealth Matters

Guilty Plea 122-2025-CR Donovan, Ronald Elliott

Violation of IPP 189-2023-CR Ashford, Alexandria

Violation of ARD 420-2024-CR Long, Michael

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2:00 PM

Commonwealth v. Edwin Labrador

Non-Jury Trial

DA/Stephens

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### Friday, August 1, 2025

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9:00 AM

PFA

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10:00 AM

Commonwealth v. Salvatore V. Guida 32-2025-CR

Non-Jury Trial

DA/Burlein

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## COURT CALENDAR — FOURTH FLOOR COURTROOM #2

*July 28, 2025–August 1, 2025*

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### Monday, July 28, 2025

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11:00 AM

In Re: Dessin Animal Shelter 402-2025-CV

Hearing on Petition for Appointment of Richard Banks as a Humane Society  
Police officer

DA/Martin II

---

11:30 AM

Keen Lake v. Linman Commercial 200-2023-CV

Argument on Preliminary Objections

Kravitz/Zelinka

---

1:30 PM

In Re: R. J. 74-2025-OCD

Hearing on Motion to Disqualify Counsel

Zimmer/Bugaj

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## **Tuesday, July 29, 2025**

9:00 AM

Dependency

9:00 25-2019-DP Permanency Review In Re: K. K. Anderson/Collins

9:30 43-2014-DP Permanency Review In Re: Z. P. Anderson/Martin II/  
Henry/Weed

## **Wednesday, July 30, 2025**

9:00 AM

Lamy v. Lopez 334-2024-CV

Hearing on Petition to Distribute Additional proceeds in partition to Plaintiff  
Bugaj/Pro se

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10:00 AM

In Re: F. R. 77-2025-OCD

Hearing on Petition to Declare R.R. Deceased  
B.Ellis

---

11:00 AM

In Re: B.M. 26-2025-OCD

Review hearing regarding disbursement of settlement monies  
Rothenberg/Rechner

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11:30 AM

In Re: B. F. 42-2024-JV

Dispositional review Hearing  
DA/Farrell

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1:30 PM

In Re: I.F. 15-2025-JV

Contested Finding of Fact  
DA/Burlein

## **Friday, August 1, 2025**

9:00 AM

Tax Assessment

565-2024-CV PP&L v. Assessment D'Amore/ Martin

537-2024-CV 1126 Verma v. Assessment O'Brien/Peifer/Martin/

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10:00 AM

Sheard v Centaurus 353-2025-CV

Hearing-Petition to Vacate Arbitration Award  
Martin/

---

10:30 AM

In Re: H. F. 17-2025-JV

Dispositional Review Hearing  
DA/Martin II

---

11:00 AM  
Culotta v. Allen & Haggerty 69-2025-CV  
Hearing on Motion to Strike Monetary Judgment  
N. Gregory/Treat

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## ARBITRATION ROOM CALENDAR

*July 28, 2025–August 1, 2025*

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### Friday, August 1, 2025

9:00 AM  
Kolarcik v Zuidema 637-2018-DR  
Conciliation Conference (Karam)

---

9:30 AM  
Jordan v. Petroziello 214-2025-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

---

10:00 AM  
Long v. Peters 75-2021-DR  
Conciliation Conference (Karam)

---

10:30 AM  
Leister v. Edwards e/k/a Leister 184-2023-DR  
Conciliation Conference (Karam)  
Farrell/Bugaj

---

11:00 AM  
Sheriff v. Klueber 144-2024-DR  
Conciliation Conference (Karam)

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11:30 AM  
Sheriff v. Lyons 519-2020-DR  
Conciliation Conference (Karam)



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