

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

January 17, 2025

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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.



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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.

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

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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Matthew L. Meagher, *Judge*

Magisterial District Judges

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Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

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Chief Public Defender

Steven Burlein, Esq.

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James Shook
Jocelyn Cramer

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Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

*Are you in need of clothing for that job interview?
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

Raising the Bar is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

**For information contact the WCBA
Ronnie at ronnie_fischer@hotmail.com.**

CRIMINAL CASES

Wayne County District Attorney A.G. Howell announced the following cases were addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — January 9, 2025

JUSTIN CLEVELAND, age 25, of Lake Ariel, PA was placed on Probation for a period of 12 months on one count of Disorderly Conduct- Engage in Fighting.

DANIEL JOHNSON, age 42, of Starlight, PA was sentenced to no less than 3 months nor more than 6 months incarcerated in the Wayne County Correctional Facility on one count of DUIAlcohol.

GUILBERT KUNEY, age 38, of Harrisburg, PA sentenced to pay a fine of \$200 on one count of Possession of a Controlled Substance- Cocaine.

CHRISTINA FARRACHI, age 33, of Lake Ariel, PA was sentenced to no less than 5 months nor more than 23 ½ months incarcerated in the Wayne County Correctional Facility on one count of Endangering the Welfare of Children as Parent/Guardian and one count of Criminal Mischief- Damage Property.

ROBERT DOLPH, age 35, of Forest City, PA was sentenced to no less than 90 days incarcerated in the Wayne County Correctional Facility on one count of Driving While Operating Privileges Suspended/Revokes- 2nd Violation.

ROBERT POLTROCK, age 32, of Honesdale, PA was sentenced to no less than 1 month nor more than 23 1/2 months incarcerated in the Wayne County Correctional Facility on one count of Theft by Unlawful Taking or Disposition.



LEGAL NOTICES

*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 Jeanne Lee Tintle
Late of Berlin Township
EXECUTOR
Ronald P. Tintle
114 Blueberry Lane
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

1/10/2025 • 1/17/2025 • 1/24/2025

ESTATE NOTICE

Estate of Ann Marie Pappas
Late of Paupack Township
EXECUTOR
Jeffrey Ratay a/k/a Jeffrey Frank Ratay
160 Purdytown Tpke.
Lakeville, PA 18438
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

1/10/2025 • 1/17/2025 • 1/24/2025

ESTATE NOTICE

In the Estate of William D. Clift III, a/k/a William Delbert Clift of Pleasant Mount Township, Wayne County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Tyler W. Clift, a/k/a Tyler William Clift. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

1/10/2025 • 1/17/2025 • 1/24/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Marjorie C. Dakey, a/k/a Marjorie Dakey, a/k/a Marjorie J. Dakey, who died on December 6, 2024, late resident of Canaan Township, Wayne County, Pennsylvania, to Alan W. Dakey, a/k/a Alan Willard Dakey, Executor 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 Alan W. Dakey, a/k/a Alan Willard Dakey, Executor, 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

1/10/2025 • 1/17/2025 • 1/24/2025

ESTATE NOTICE

Estate of Harvey F. Meyer, a/k/a Harvey Meyer, deceased, late of Canaan Township, Wayne County Pennsylvania. Date of Death February 26, 2024. Any and 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, in care of Christopher E. Farrell, Esquire. P.O. Box 312. 158 South Street, Waymart, PA 18472.

1/3/2025 • 1/10/2025 • 1/17/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Jose E. Palomino, a/k/a Jose Palomino, who died on November 27, 2024, late resident of Paupack Township, Wayne County, Pennsylvania, to Jennifer Palomino, a/k/a Jennifer Ann Palomino, Administratrix 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 Jennifer Palomino, a/k/a Jennifer Ann

Palomino, Administratrix, 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

1/3/2025 • 1/10/2025 • 1/17/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Mary Amelia Smith, a/k/a Mary A. Smith, a/k/a Mary Smith, who died on September 27, 2024, late resident of Palmyra Township, Wayne County, Pennsylvania, to Debra Marie Blaine, Administratrix 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 Debra Marie Blaine, Administratrix, 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

1/3/2025 • 1/10/2025 • 1/17/2025



**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
JANUARY 29, 2025**

By virtue of a writ of Execution instituted by: U.S. Bank Trust, N.A., not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 29th day of January, 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 located in the Borough of Starrucca, County of Wayne and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at the southeast corner, a stake and stones corner, the same being corner of a tract of land in the warrantee name of Conrad (Kryder) Kidder #64, also the corner of Isaac Sampson land;

THENCE on line of said Sampson land being the line of said Knider tract North 45 degrees East 132

rods more or less to stones with iron stake corner, being allotment corner of Knider tract, also corner of the Jessie Whitaker farm (so called) and Isaac Sampson farm, said corner standing in the bounds of the public road leading from the Starrucca Creek at William Staddard's farm to Hales Eddy, New York;

THENCE along the center of said road to a point where allotment line of lands or lots numbers 1 and 4 crosses said road;

THENCE South 45 degrees East on said allotment line to the easterly rounds of said Rider tract;

THENCE on line of Mumford land about 68 rods more or less to the place of BEGINNING.
CONTAINING 53 acres of land be the same more or less.

BEING the same premises which Alberta H. Dorer granted and conveyed to Alberta D. Ziegler, Donna D. Ledward and Margaret D. Kaisen, by virtue of a deed dated July 28, 1988 and recorded August 2, 1988, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 492, at Page 674.

The premises conveyed are under and subject to the rights of way of any public highway and public utility which may be over and across the same.

TAX MAP NUIMBER: 25-0-0120-0014.-

ADDRESS BEING KNOWN AS:
298 Maple Grove Road, Starrucca,
PA 18462

Seized and taken in execution as
property of:
Julienne Mulette 298 Maple Grove
Road STARRUCCA PA 18462

Execution No. 180-Civil-2021
Amount \$255,122.95 Plus
additional costs

November 13, 2024
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.**

Christopher DeNardo Esq.

1/3/2025 • 1/10/2025 • 1/17/2025



WAYNE COUNTY BAR ASSOCIATION



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CIVIL ACTIONS FILED

*FROM DECEMBER 28, 2024 TO JANUARY 3, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2024-00065	32 RIDGE LLC	12/30/2024 1:39	WRIT OF EXECUTION	808,353.09
2024-00065	OLHA KALY	12/30/2024 1:39	WRIT OF EXECUTION	808,353.09
2024-00259	YAMAMOTO KATIE JANE A/K/A	1/02/2025 9:32	DEFAULT JUDGMENT	18,121.24
2024-00259	YAMAMOTO KATIE J	1/02/2025 9:32	DEFAULT JUDGMENT	18,121.24
2024-00484	B G REALTY LLC	12/30/2024 12:55	DEFAULT JUDGMENT	5,972.35
2024-00485	B G REALTY LLC	12/30/2024 12:49	DEFAULT JUDGMENT	5,972.35
2024-00486	B G REALTY LLC	12/30/2024 12:39	DEFAULT JUDGMENT	5,972.35
2024-00497	JUBINSKY HEATHER	12/30/2024 11:31	DEFAULT JUDGMENT	950,201.08
2024-00497	HAYES FAMILY ENTERPRISES INC	12/30/2024 11:55	DEFAULT JUDGMENT	950,201.08
2024-20926	BAYLY SHARNON	12/30/2024 11:11	JP TRANSCRIPT	3,290.67
2025-20001	HARPIA LLC	1/03/2025 11:22	JP TRANSCRIPT	5,517.86
2025-20002	HARPIA LLC	1/03/2025 11:45	JP TRANSCRIPT	6,200.96
2025-20003	HARPIA LLC	P 1/03/2025 12:22	JP TRANSCRIPT	6,057.78
2025-20004	MOHRING SHAWN R	1/03/2025 12:55	JUDGMENT	1,378.25
2025-20005	WILLIAMS JAMIE	1/03/2025 12:55	JUDGMENT	1,456.75
2025-20006	SMITH MICHAEL J	1/03/2025 12:55	JUDGMENT	7,766.30
2025-20007	MAKARAVITZ JACOB J	1/03/2025 12:55	JUDGMENT	5,492.25

CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00001	AVALANCHE ENTERPRISES	PLAINTIFF	1/02/2025	—
2025-00001	STENLAKE CHARLES	PLAINTIFF	1/02/2025	—
2025-00001	MISHAK ANNA	DEFENDANT	1/02/2025	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00682	ALFREDSON HENRY	PLAINTIFF	12/31/2024	—
2024-00682	STATE FARM INSURANCE	DEFENDANT	12/31/2024	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00679	DATA MORTGAGE INC DBA	PLAINTIFF	12/31/2024	—
2024-00679	ESSEX MORTGAGE	PLAINTIFF	12/31/2024	—
2024-00679	RUDD TRINA	DEFENDANT	12/31/2024	—
2024-00681	NAVY FEDERAL CREDIT UNION	PLAINTIFF	12/31/2024	—
2024-00681	ALMA JOHN	DEFENDANT	12/31/2024	—
2024-00681	ALMA JACQUELYN	DEFENDANT	12/31/2024	—

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

TORT — PREMISES LIABILITY

Case No.	Indexed Party	Type	Date	Amount
2024-00680	GAWORSKI STEVEN	PLAINTIFF	12/31/2024	—
2024-00680	POLISE RENTALS LLC	DEFENDANT	12/31/2024	—
2024-00680	POLISE GROUP LLC	DEFENDANT	12/31/2024	—
2024-00680	POLISE HOLDINGS CORP	DEFENDANT	12/31/2024	—
2024-00680	PAUPACK VILLAGE LLC	DEFENDANT	12/31/2024	—

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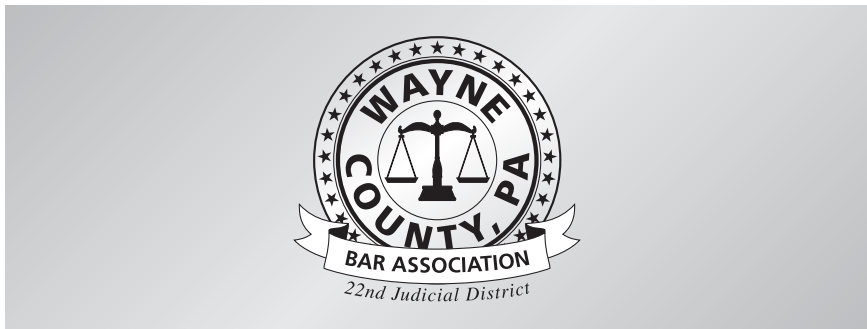
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MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 23, 2024 TO DECEMBER 27, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 185,000.00 Mortgagor: OCAMPO, PABLO E 2 - OCAMPO, EDILMA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$185,000.00 Mortgagee: WELLS FARGO BANK Municipality PALMYRA TOWNSHIP
Information: 314,837.00 Mortgagor: FOX, DANIEL J 2 - FOX, DONNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$314,837.00 Mortgagee: DIME BANK Municipality LAKE TOWNSHIP
Information: 147,283.00 Mortgagor: SNYDER, JULIE SERENA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$147,283.00 Mortgagee: CROSSCOUNTRY MORTGAGE Municipality HAWLEY BOROUGH
Information: 220,000.00 Mortgagor: SNUTES FARM LLC 2 - SNUTES FARM L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$220,000.00 Mortgagee: SNUTES, DAVID J 2 - SNUTES, NANCY J Municipality MOUNT PLEASANT TOWNSHIP
Information: 190,000.00 Mortgagor: BARBER, ANN MARIE 2 - BARBER, TIMMIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$190,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality DREHER TOWNSHIP
Information: 200,000.00 Mortgagor: PICKETT, ROBI 2 - GODFREY, JOANNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality CLINTON TOWNSHIP 1
Information: 237,000.00 Mortgagor: KURUN, AYDIN 2 - KURUN, GUZIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$237,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 97,500.00 Mortgagor: GOBLE, JANET D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$97,500.00 Mortgagee: JEFF BANK Municipality DAMASCUS TOWNSHIP
Information: 216,015.00 Mortgagor: HENNESSEY, EDWARD J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$216,015.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PALMYRA TOWNSHIP
Information: 300,000.00 Mortgagor: TURNER, ROBERT GREGORY 2 - KNEHR, ANTHONY JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HAWLEY BOROUGH

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

Information: 150,000.00 Mortgagor: HARDICK, FLOYD IV Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 192,000.00 Mortgagor: STEVENS, WILLIAM M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$192,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PALMYRA TOWNSHIP
Information: 50,000.00 Mortgagor: SCHWARZ, TRACY LYNNE 2 - SCHWARZ, MARY T 3 - MALTI, WENDY KAYE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 125,000.00 Mortgagor: JAMES H WILSON FUNERAL HOME INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 200,000.00 Mortgagor: AZAR, ISSAM N 2 - AZAR, LISA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Mortgagee: NEW TRIPOLI BANK Municipality PAUPACK TOWNSHIP
Information: 50,000.00 Mortgagor: TOMAZIC, MATTHEW PAUL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CLINTON TOWNSHIP 1
Information: 75,000.00 Mortgagor: OLVER, GERALD E 2 - OLVER, MARY J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Mortgagee: DIME BANK Municipality DYBERRY TOWNSHIP
Information: 168,000.00 Mortgagor: ALBRIGHT, ALBERT 2 - ALBRIGHT, LYNN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$168,000.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 79,300.00 Mortgagor: LONG, JAIME L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$79,300.00 Mortgagee: PNC BANK 2 - P N C BANK Municipality CLINTON TOWNSHIP 1
Information: 30,000.00 Mortgagor: ONE ZERO TWO THREE MAIN STREET Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$30,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 80,000.00 Mortgagor: GOODMAN, BRIAN L 2 - GOODMAN, JILL S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$80,000.00 Mortgagee: DIME BANK Municipality TEXAS TOWNSHIP 1 & 2
Information: 240,000.00 Mortgagor: KOTRAN, PAUL D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$240,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH

Information: 21,500.00 Mortgagor: MEAD, SCOTT D 2 - MEAD, REBECCA A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$21,500.00 Mortgagee: DIME BANK Municipality HAWLEY BOROUGH
Information: 220,500.00 Mortgagor: ROZENTSVAYG, MIKHAIL 2 - PECHERSKAYA, LARISA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$220,500.00 Mortgagee: WELLS FARGO BANK Municipality LAKE TOWNSHIP
Information: 390,000.00 Mortgagor: WOODLEY, GLENN 2 - WOODLEY, JUSTYNA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$390,000.00 Mortgagee: DIME BANK Municipality SOUTH CANAAN TOWNSHIP
Information: 244,150.00 Mortgagor: HUTTER, JAKOB HENRY Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$244,150.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 189,662.00 Mortgagor: MELI, SALVATORE J JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$189,662.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - SWBC MORTGAGE CORP 3 - S W B C MORTGAGE CORP Municipality PAUPACK TOWNSHIP

DEEDS

Information: LOT D Grantor: SPRUCE LAKE FARMS LLC 2 - SPRUCE LAKE FARMS L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$275,000.00 Grantee: ANDRE, JOHN 2 - ANDRE, SUSAN Municipality PRESTON TOWNSHIP
Information: LOT 208 Grantor: BOERGER, RONALD Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$730,000.00 Grantee: PHTWO HOLDINGS 2 - P H TWO HOLDINGS Municipality PAUPACK TOWNSHIP
Information: LOT 17 Grantor: NIKITINA, SOFYA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$396,000.00 Grantee: MURPHY, MATTHEW 2 - MURPHY, JULIANA Municipality PAUPACK TOWNSHIP
Information: Grantor: LAWRENCE M GROSBERG REVOCABLE TRUST BY TR 2 - ROSENTHAL, SUSAN J TR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ROSENTHAL, SUSAN J Municipality DAMASCUS TOWNSHIP
Information: Grantor: SUSAN J ROSENTHAL REVOCABLE TRUST BY TR 2 - ROSENTHAL, SUSAN J TR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ROSENTHAL, SUSAN J Municipality DAMASCUS TOWNSHIP

Information: Grantor: ROSENTHAL, SUSAN J	Consideration: \$1.00 Grantee: WALTERS, KENNETH 2 - WALTERS, GINA GROSBURG
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: SCHNAKENBERG, MYRA	Consideration: \$1.00 Grantee: SCHNAKENBERG, MYRA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP
Information: Grantor: CONSIDINE, JAMES	Consideration: \$172,000.00 Grantee: ALVAREZ, DEBRA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: SALVI, ANDREW RALPH	Consideration: \$450,000.00 Grantee: BIERS, ERIC L 2 - BIERS, CAROLYN M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 513 Grantor: KHODIK, KALMAN 2 - KHODIK, JULIA	Consideration: \$1.00 Grantee: KHODIK FAMILY TRUST 2 - ROSIN, MARINA TR 3 - ROSIN, LENNY TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: DANIELS, SUSAN EST 2 - DANIELS, JONATHAN EST 3 - MARTIN, GEORGE E ADM 4 - DANIELS, MERRY 5 - OETTINGER, MELINDA 6 - DANIELS, MICHAEL 7 - DANIELS, RUTH E 8 - BURKE, JULIANA 9 - BRUSSELL, JULIANA	Consideration: \$150,000.00 Grantee: SNYDER, JULIE SERENA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HAWLEY BOROUGH
Information: Grantor: SNUTES, DAVID J AKA 2 - SNUTES, DAVID AKA 3 - SNUTES, NANCY J AKA 4 - SNUTES, NANCY AKA	Consideration: \$320,000.00 Grantee: SNUTES FARM
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 2596 Grantor: MARSAN, ROBERT C 2 - MARSAN, NATALYA	Consideration: \$395,000.00 Grantee: KURUN, AYDIN 2 - KURUN, GUZIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: COLBERG, BARBARA ELIZABETH	Consideration: \$252,500.00 Grantee: GOBLE, JANET D
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 80 Grantor: FISHMAN, YELENA	Consideration: \$1.00 Grantee: MIA NINE TWO TRUST 2 - M I A NINE TWO TRUST 3 - FISHMAN, YELENA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

Information: Grantor: GLOVER, ROBERT FREDERICK Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GLOVER & SOLIS LIVING TRUST Municipality PRESTON TOWNSHIP
Information: Grantor: GLOVER, ROBERT FREDERICK Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GLOVER & SOLIS LIVING TRUST Municipality PRESTON TOWNSHIP
Information: Grantor: BROWN, KENT L JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: KENT BROWN JR REVOCABLE TRUST 2 - TAYLOR, JOLYN T TR Municipality DAMASCUS TOWNSHIP
Information: Grantor: HOFFMAN, LAURA 2 - PALERMO, LAURA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$15,000.00 Grantee: HAWKER, PAUL 2 - HAWKER, MARLENE Municipality LEHIGH TOWNSHIP
Information: LOT 47 Grantor: RUSSELL, JOHN J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$220,000.00 Grantee: HENNESSEY, EDWARD Municipality PALMYRA TOWNSHIP
Information: Grantor: CATHOLIC FOUNDATION FOR THE DIOCESE OF SCRANTON PA 2 - ROMAN CATHOLIC DIOCESE OF SCRANTON TR 3 - BAMBERA, JOSEPH CHARLES TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$495,000.00 Grantee: KORTA, HILLARY V B J 2 - BAILEY, ANGELA M Municipality LAKE TOWNSHIP
Information: LOT 115 Grantor: VACCARO, MARYANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: BARBARO, CHRISTOPHER Municipality PAUPACK TOWNSHIP
Information: LOT 1 Grantor: LEPRO, CONSTANCE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CONSTANCE B LEPRO TRUST 2 - LEPRO, CONSTANCE B TR Municipality PRESTON TOWNSHIP
Information: LOT 203 Grantor: POLAKOWSKI, RONALD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$318,600.00 Grantee: SMITH, MARIE 2 - SMITH, WAYNE Municipality LEHIGH TOWNSHIP
Information: Grantor: RYAN, LAURA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: AZAR, ISSAM N 2 - AZAR, LISA Municipality PAUPACK TOWNSHIP
Information: LOT 997 Grantor: HELT, JEFFREY A 2 - HELT, DIANA L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$240,000.00 Grantee: ALBRIGHT, ALBERT 2 - ALBRIGHT, LYNN Municipality LAKE TOWNSHIP
Information: LOT 76 Grantor: BLUE WATER TWO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BLUE WATER ONE Municipality DAMASCUS TOWNSHIP

Information: LOT 133 Grantor: DETRICK, GLENN W EST 2 - SKALUBA, KATHLEEN DETRICK EXR 3 - DETRICK, KEVIN EXR 4 - DETRICK, TODD EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DETRICK, TODD Municipality PAUPACK TOWNSHIP
Information: Grantor: DETRICK, GLENN W EST 2 - SKALUBA, KATHLEEN DETRICK EXR 3 - DETRICK, KEVIN EXR 4 - DETRICK, TODD EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DETRICK, TODD Municipality PAUPACK TOWNSHIP
Information: LOT 133A Grantor: DETRICK, GLENN W EST 2 - SKALUBA, KATHLEEN DETRICK EXR 3 - DETRICK, KEVIN EXR 4 - DETRICK, TODD EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DETRICK, TODD Municipality PAUPACK TOWNSHIP
Information: LOT 97 Grantor: JANE U KEMPESELL LIVING TRUST 2 - CROSS, BONNIE K TR 3 - CROSS, BONNIE K 4 - KEMPESELL, HOWARD F JR 5 - KEMPESELL, MARK A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BONNIE K CROSS TRUST SHARE 2 - CROSS, BONNIE K TR Municipality PAUPACK TOWNSHIP
Information: LOT 132R Grantor: MALL, WERNER A 2 - MALL, CHRISTINE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WERNER MALL IRREVOCABLE FAMILY TRUST 2 - CHRISTINE MALL IRREVOCABLE FAMILY TRUST Municipality PAUPACK TOWNSHIP
Information: LOT 260 Grantor: DELADE, DONALD F Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$106,000.00 Grantee: HORNUNG, JASON Municipality PAUPACK TOWNSHIP
Information: Grantor: MAHER, MARTIN J EST 2 - MAHER, MIKAYLA EXR AKA 3 - MAHER, MIKAYLA MARION EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$20,000.00 Grantee: BOOTH, ERIC C 2 - BOOTH, ANGELA D Municipality LAKE TOWNSHIP
Information: Grantor: GUARINO, BETTY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GUARINO, WILLIAM R Municipality CLINTON TOWNSHIP 1
Information: LOT 4022 Grantor: KLEIN, NEIL A 2 - KLEIN, MINDI J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$303,000.00 Grantee: ROMANELLI, LUCIANO 2 - ROMANELLI, MARIA CHRISTINE Municipality LAKE TOWNSHIP
Information: Grantor: CHORBA, JEFFREY RONALD EST 2 - CHORBA, EILEEN ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHORBA, EILEEN Municipality BERLIN TOWNSHIP

Information: LOT 7 Grantor: SCHMIDT, JOHN G 2 - HREHA, PATRICIA ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$320,000.00 Grantee: GARCEAU, ROBERT Municipality SOUTH CANAAN TOWNSHIP
Information: PARCEL DR Grantor: CHORBA, JEFFREY RONALD EST 2 - CHORBA, EILEEN ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHORBA, EILEEN Municipality BERLIN TOWNSHIP
Information: LOT 1962 Grantor: CHEN, SAMANTHA COURTNEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$315,000.00 Grantee: ROZENTSVAYG, MIKHAIL 2 - PECHERSKAYA, LARISA Municipality LAKE TOWNSHIP
Information: LOT 31 Grantor: AHERN, JEREMIAH F Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: AHERN FAMILY TRUST 2 - MACCHIO, MARY T TR 3 - AHERN, PATRICK J TR Municipality HAWLEY BOROUGH
Information: Grantor: CHORBA, JEFFREY RONALD EST 2 - CHORBA, EILEEN ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHORBA, EILEEN Municipality BERLIN TOWNSHIP
Information: Grantor: CHORBA, EILEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHORBA, STEPHEN 2 - WOJTOWICZ, ELLEN Municipality BERLIN TOWNSHIP
Information: PARCEL DR Grantor: CHORBA, EILEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHORBA, STEPHEN 2 - CHORBA, MICHELLE Municipality BERLIN TOWNSHIP
Information: Grantor: BARBARA A TIGER IRREVOCABLE LIVING TRUST 2 - TIGER, BARBARA A TR 3 - TIGER, BARBARA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$520,000.00 Grantee: WOODLEY, GLENN 2 - WOODLEY, JUSTYNA Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: CHORBA, EILEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHORBA, STEPHEN 2 - WOJTOWICZ, ELLEN Municipality BERLIN TOWNSHIP
Information: LOT 2781 Grantor: CIAMPO, BRIAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$257,000.00 Grantee: HUTTER, JAKOB HENRY Municipality LAKE TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
January 20, 2025–January 24, 2025

Monday, January 20, 2025

Courthouse Closed

Wednesday, January 22, 2025

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Friday, January 24, 2025

9:00 AM
PFA

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
January 20, 2025–January 24, 2025

Monday, January 20, 2025

Courthouse Closed-Martin

Tuesday, January 21, 2025

11:00 AM
In Re: B. H. 1-2025-DP
Dependency
Anderson/Martin II/Rechner/

Wednesday, January 22, 2025

9:00 AM
Hopkins v. Caridad 411-2022-CV
Rule to Dismiss
Pro Se/ Parkins

9:00 AM
North Pocono v. Heir of Ryan 1119-2012-Judg
Hearing on Petition for Rule to Show cause to Sell Property
Ziff/Pro se

9:00 AM
Dreher Township v. Jan Commune, LLC 529-2024-CV
Preliminary Injunctive Relief
Magnotta/ Martin

1:00 PM
In Re: R. D. 46-2023-DP (Susq. County)
Goal Change

Thursday, January 23, 2025

9:00 AM
In Re: Y. S. 22-2024-JV
Dispositional Review
DA/Martin II

9:30 AM
Cartmell v. Forest river & three rivers 198-2023-CV
Motion for Summary Judgment
Martin/Pisano

10:00 AM
In Re: T. L.S. 39-2024-JV
Contested Finding of Fact
DA/Martin II

11:00 AM
In Re: T. K. 1-2015-JV
Placement Review (Discharge from Placement)
OAG Coleman/ Burlein

1:30 PM
In re: J. C. 49-2024-JV
Finding of Fact
DA/Farrell

Friday, January 24, 2025

10:00 AM
In Re: Estate of Terry 27-2024-OCD
Hearing- Directing Sale of Real and personal property
Bugaj

1:30 PM
538-2024-CV-Preston Township v. Vacirca
Hearing on Preliminary Injunction & Argument on Plaintiff's preliminary
objections
McAndrew/Bugaj

ARBITRATION ROOM CALENDAR

January 20, 2025–January 24, 2025

Monday, January 20, 2025

Courthouse Closed

Tuesday, January 21, 2025

9:00 AM
Remo v Jorge 62-2024-CV
Partition (Rechner)
Clause/Pro Se

Wednesday, January 22, 2025

9:00 AM
Saklad v Saklad 91-2023-DR
Divorce Hearing (Karam)
Gelb/Hanna

1:30 PM
Smith v. Seeger 317-2024-CV
Partition (Zimmer)
B.Ellis/Rechner

Friday, January 24, 2025

9:00 AM
Lawler v. Cintron 487-2024-DR
Conciliation Conference (Karam)

9:30 AM – 10:00 AM
Hunt v. Thomkins & Crawson 489-2024-DR
Conciliation Conference
Pro Se/ Pro Se

10:00 AM
Muscolina v. Glenn 163-2013-DR
Conciliation Conference (Karam)
Pierangeli/Pro Se

10:30 AM
Dolph v. Dolph 490-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

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