

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



May 5, 2023
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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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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.

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
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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Bonnie L. Carney
Jonathan J. Dunsinger

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Coroner

Edward Howell

Auditors

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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.**

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 Giuseppe Abate
AKA Giuseppe Abate
Late of Tennessee
EXECUTOR
Francesco Abate
527 Bigelow Lake Road
Pleasant Mount, PA 18453
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOAN ANN MCCORMICK, late of Hawley, PA., Date of death February 6, 2023. 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, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Alice M. Christopher
AKA Alice Christopher AKA Alice M. Martin AKA Alice Martin
Late of South Canaan Township
EXECUTOR
Edward J. Christopher
185 Racht Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Gloria T. Grunn
AKA Gloria Cooney Grunn
Late of Damascus Township
EXECUTOR
Peter T. Grunn
570 Braman Road
Equinunk, PA 18417
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Sharon F. Hadley
AKA Sharon Hadley
Late of Preston Township
EXECUTOR
Stanley B. Hadley
406 Woods Road
Lakewood, PA 18439
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Rebecca E. DeReamer
AKA Rebecca DeReamer
Late of State of North Carolina
ADMINISTRATRIX
Janette L. Burkholder
8 Dein Street
Honesdale, PA 18431
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of James
W. Johnson, who died on January
3, 2023, late a resident of Cherry
Ridge Township, to Christine
Rechner, 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 Christine Rechner c/o
RECHNER LAW OFFICE,
Attorneys for the Estate, at 924
Church Street, Honesdale, PA
18431.

RECHNER LAW OFFICE
ATTORNEYS FOR THE ESTATE

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Mary J. Dishong
AKA Mary Jane Dishong AKA
Mary Dishong
Late of Clinton Township
CO-EXECUTOR
John H. Dishong
411 Martin Street
Browndale, PA 18421
CO-EXECUTRIX
Nicole L. Dishong
19 Firemans Lane
Browndale, PA 18421
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Lawrence H. Ditty
Late of Salem Township
EXECUTRIX
Theresa M. Ditty
525 Main Street, PO Box 396
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Alice Erk
Late of Paupack Township
EXECUTRIX
Sarah Thieme
105 Lakeshore Drive
Lakeville, PA 18438
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Daniel K. Lewis
AKA Daniel Lewis
Late of South Canaan Township
ADMINISTRATRIX
Cathy A. Lewis
45 Cemetery Road
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Robert M. Hess
AKA Robert Maurice Hess AKA
Robert Hess
Late of Cherry Ridge Township
EXECUTRIX
Jocelyn S. Hess-Wigder
89 Camp Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of ROBERT S.
KUBIAK, late of Pleasant Mount,
PA., Date of death January 21,
2023. 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, in care of
Brendan R. Ellis, Esquire, 1018
Church Street, Honesdale, PA
18431.

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Robert L. Dillemoth
AKA Robert Dillemoth
Late of Bethany Borough
CO-EXECUTRIX
Kathryn M. Dillemoth
506 Wayne Street
Bethany, PA 18431
CO-EXECUTRIX
Sheila A. Brown
1114 Woodlyn Lane N
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of JUDITH
MARIE MURTHA, late of
Honesdale, PA., Date of death
December 10, 2022. 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, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

Estate of Cindy Lou Corcoran
Late of Cherry Ridge Township
ADMINISTRATOR
Jeffrey Hiller
1315 Main St.
Honesdale, PA 18431

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

Estate of Laurel Gehrig
AKA Laurel A. Gehrig
Late of Buckingham Township
ADMINISTRATRIX
Jane I. Gehrig
1807 Pine Mill Rd.
Equinunk, PA 18417
ATTORNEY
Law Office of Marissa McAndrew
630 Main Street
Forest City, PA 18421

4/21/2023 • 4/28/2023 • 5/5/2023

OTHER NOTICES

NOTICE

Take notice that the following account has been filed to the Common Pleas Court of Wayne County and will be confirmed

absolute on May 30, 2023.

First and Final Account of the Estate of Caroline T. Spott, deceased, Case No. 26- OCD-2023.

5/5/2023 • 5/12/2023

NOTICE

**IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 28 Civil 2023**

WILLIAM R. BREault and
LISA J. BREault
Plaintiffs

DOMINION REALTY CORP., a Pennsylvania corporation, its successors, assigns, parent companies, subsidiaries, estate, heirs, executors, and all persons and entities, claiming any right title and interest in the land described in Complaint as 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113
Defendants

NOTICE TO: DOMINION REALTY CORP., a Pennsylvania corporation, its successors, assigns, parent companies, subsidiaries, estate, heirs, executors, and all persons and entities, claiming any right title and interest in the land described in Complaint as 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113

You have been named as Defendants in a civil action initiated by Plaintiffs, who allege that they are the owners of 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113 and bring this quiet title action to terminate your rights, title and interest to same. The legal description is:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 23, Section 10B, Cheyenne Trail, as shown on Final Map of Pocono Springs Estates, Inc., on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book No. 14 at Page 189. TAX MAP NO. 14-0-0032-0113

You are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered against you, requiring you to take such actions as may be ordered by the Court within thirty (30) days after the entry of such order in default of which final judgement shall be entered.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. If you fail to do so the case may proceed without you and a judgment may

be entered against you without further notice. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE. PLEASE CALL THE NUMBER BELOW.

WAYNE BAR ASSOCIATION,
922 Church St, Honesdale, PA
18431, (570) 253-0556

5/5/2023 • 5/12/2023 • 5/19/2023

**NOTICE OF FILING
OF ARTICLES OF
INCORPORATION**

Notice is hereby given that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about March 15, 2023. The name of the company is Double T Services, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

Michael P. Lehutsky, Esq.
BARNA LAW
207 Tenth Street
Honesdale, PA 18431
(570)253-4921

5/5/2023

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
WAYNE COUNTY, PA
CIVIL ACTION-LAW
NO. 2022-00616

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

MORTGAGE ASSETS
MANAGEMENT, LLC,
Plaintiff

v.
MARLIES KUPPINGER, IN HER
CAPACITY AS HEIR OF BERND
K. RATH A/K/A BERND RATH;
et al,
Defendants

To: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS, CLAIMING
RIGHT, TITLE, OR INTEREST
FROM OR UNDER BERND K.
RATH A/K/A BERND RATH
Defendant(s), 170 NEVIN ROAD,
NEWFOUNDLAND, PA 18445

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that
Plaintiff, MORTGAGE ASSETS
MANAGEMENT, LLC, has filed a
Mortgage Foreclosure Complaint
endorsed with a Notice to Defend,
against you in the Court of
Common Pleas of WAYNE County,
PA docketed to No. 2022-00616,
seeking to foreclose the mortgage
secured on your property located,
170 NEVIN ROAD
NEWFOUNDLAND, PA 18445.

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in this

notice you must take action within
twenty (20) days after the
Complaint and Notice are served,
by entering a written appearance
personally or by attorney and
filing in writing with the Court
your defenses or objections to the
claims set forth against you. You
are warned that if you fail to do
so, the case may proceed without
you, and a judgment may be
entered against you by the Court
without further notice for any
money claimed in the Complaint
or for any other claim or 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 THE INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

Northern Pennsylvania Legal
Services Inc.
925 Court Street
Honesdale PA, 18431-1996
877-515-7465

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
A Florida professional limited
liability company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq.

ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

5/5/2023

**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
MAY 24, 2023**

By virtue of a writ of Execution instituted by: Loancare, 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 24th day of May, 2023 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 TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA KNOWN AS LOT NUMBER 2531, IN SECTION 41, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE

COUNTY, PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119.

BEING THE SAME PARCEL CONVEYED TO MILTON HINOJOSA, JR. AND STEVEN TRUSH FROM JOHN THOMPSON AND DEBRA THOMPSON, BY VIRTUE OF A DEED DATED 6/27/2003, RECORDED 7/3/2003, IN DEED BOOK 2272, PAGE 24, AS INSTRUMENT NO. 200300008130, COUNTY OF WAYNE, STATE OF PENNSYLVANIA.

BEING KNOWN AS: 2531 OAK CIRCLE HIDEOUT, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 22-0-0027-0031.-

BEING THE SAME PREMISES WHICH JOHN THOMPSON AND DEBRA THOMPSON, HIS WIFE BY DEED DATED 6/27/2003 AND RECORDED 7/3/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2272 AT PAGE 24, INSTRUMENT NO.: 200300008130, GRANTED AND CONVEYED UNTO MILTON HINOJOSA, JR. AND STEVEN TRUSH, AS TENANTS BY THE ENTIRETY.

Seized and taken in execution as property of:
Milton Hinojosa, Jr.
8265 SW 176th Terrace
Palmetto Bay, FL 33157
Steven Trush
8265 SW 176th Terrace
Palmetto Bay, FL 33157

Execution No. 510-Civil-2022
Amount \$105,312.37 Plus
additonal costs

March 9, 2023
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 DiLeva Esq.

4/28/2023 • 5/5/2023 • 5/12/2023

CIVIL ACTIONS FILED

FROM APRIL 8, 2023 TO APRIL 14, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1996-20587	PATZUK ADAM J	4/11/2023 1:46	SATISFACTION	—
2000-20049	PRICE WILLIAM	4/11/2023 1:46	SATISFACTION	—
2002-20681	TUTTLE LAWRENCE E III	4/11/2023 1:46	SATISFACTION	—
2003-20197	PONGRACZ BRIAN	4/11/2023 1:47	SATISFACTION	—
2003-20372	SERGE MICHAEL M	4/11/2023 1:46	SATISFACTION	—
2004-20071	STEVENS DONALD LEE	4/11/2023 1:46	SATISFACTION	—
2004-20500	RECK RAYMOND CB	4/11/2023 1:46	SATISFACTION	—
2004-20618	PATZUK JESSE J	4/11/2023 1:46	SATISFACTION	—
2007-20355	STANTON MATTHEW B	4/11/2023 1:46	SATISFACTION	—
2011-00066	ZELLER GEORGE	4/11/2023 9:08	SATISFACTION	—
2011-00066	KLINGER ZELLER SHERREE	4/11/2023 9:08	SATISFACTION	—
2011-00066	ZELLER SHERREE KLINGER	4/11/2023 9:08	SATISFACTION	—
2011-20882	SAVACOO FRIEDA JOHANNA	4/11/2023 1:47	SATISFACTION	—
2018-20874	DUDA AMBER SIRENE	4/11/2023 1:47	SATISFACTION	—
2022-00242	WALLER SUSANNE.	4/14/2023 3:11	WRIT OF EXECUTION	—
2022-00242	WALLER KEVIN	4/14/2023 3:11	WRIT OF EXECUTION	—
2022-00290	UTTER ELAINE J	4/14/2023 2:58	JGMT/ARBITRATION AWD	4,896.11
2022-00380	CRAWFORD CHRIS	4/11/2023 12:28	JGMT/ARBITRATION AWD	3,784.13
2022-00383	PORTFOLIO RECOVERY ASSOCIATES P	4/13/2023 12:08	NON-PROS STRICKEN	—
2022-00405	ESSELMAN JOEL	4/13/2023 8:28	SATISFACTION	—
2022-00617	KOBER LINDA	4/10/2023 1:23	DEFAULT JUDGMENT	—
2022-00617	RABINOWITZ BETTINA	4/10/2023 1:23	DEFAULT JUDGMENT	.00
2022-20643	DIME BANK THE GARNISHEE	4/10/2023 12:27	GARNISHEE/DISC ATTCH	—
2023-00112	HEWSON JANINE	4/14/2023 3:51	DEFAULT JUDGMENT	308,356.98
2023-00195	PREFERRED INVESTORS A PENNSYLVANIA PARTNERSHIP	4/13/2023 9:11	QUIET TITLE	—
2023-00195	THEIR HEIRS SUCCESSORS & ASSGN & ALL PERSONS ENTITIES	4/13/2023 9:11	QUIET TITLE	—
2023-20049	MULLALLY LAWRENCE W	4/11/2023 1:47	SATISFACTION	—
2023-20074	ISLAND LAKE CAMPCO LLC	4/13/2023 11:11	SATISFACTION	—
2023-20131	LATOURETTE KEVIN	4/13/2023 11:47	WRIT OF EXECUTION	107,987.58
2023-20131	OUTSIDE MATTERS 652 FARM STAND D/B/A	4/13/2023 11:47	WRIT OF EXECUTION	107,987.58
2023-20154	BOLIVAR JANETH	4/10/2023 12:56	MUNICIPAL LIEN	762.57
2023-20155	RODRIGUEZ MIGDALIA	4/10/2023 1:07	MUNICIPAL LIEN	641.05
2023-20156	KELLOGG JEFFREY	4/10/2023 1:49	JP TRANSCRIPT	911.91
2023-20157	COUNTRYMAN HOME IMPROVEMENTS INC A CORPORATION	4/10/2023 2:53	FEDERAL TAX LIEN	20,919.80
2023-20158	EHRGOOD DAVID J	4/11/2023 1:46	JUDGMENT	2,121.75
2023-20159	HAYNEY TOM SR	4/13/2023 1:39	JP TRANSCRIPT	1,268.99
2023-29160	HALISCAK SHERRI	4/14/2023 2:48	JP TRANSCRIPT	5,094.11
2023-20161	COLLINS JARED	4/14/2023 2:48	JP TRANSCRIPT	7,929.85
2023-20162	PARRY MARJORIE	4/14/2023 2:49	JP TRANSCRIPT	6,573.85
2023-20163	ZERFAFA LAUREN	4/14/2023 2:49	JP TRANSCRIPT	7,567.12

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

2023-20164	BAILEY ANN		4/14/2023 2:49 JP TRANSCRIPT	12,171.75
2023-20165	FITZMORRIS MARIA		4/14/2023 2:50 JP TRANSCRIPT	6,797.76
2023-20166	ZERILLI ANTHONY		4/14/2023 2:50 JP TRANSCRIPT	8,687.85
2023-20167	SMITH SARA LYNN		4/14/2023 2:50 JP TRANSCRIPT	10,307.94
2023-20168	ACOVENO KASSANDRA		4/14/2023 2:51 JP TRANSCRIPT	2,070.81
2023-20169	BREIDENSTEIN BENJAMIN		4/14/2023 2:51 JP TRANSCRIPT	9,870.10
2023-20170	VANHORN WILLIAM NELSON		4/14/2023 2:51 JP TRANSCRIPT	4,910.51
2023-20171	SZWAYKA MATTHEW		4/14/2023 2:51 JP TRANSCRIPT	1,762.75
2023-40016	DILEO HOLLY OWNER	P	4/10/2023 12:38 WAIVER OF LIENS	—
2023-40016	DILEO KYLE OWNER	P	4/10/2023 12:38 WAIVER OF LIENS	—
2023-40016	HERITAGE HOMES CONTRACTOR		4/10/2023 12:38 WAIVER OF LIENS	—
2023-40016	PAGANO CHARLES CONTRACTOR		4/10/2023 12:38 WAIVER OF LIENS	—
2023-40017	CROOKED CREEK HIDEAWAY LLC OWNER	P	4/10/2023 1:27 STIP VS LIENS	—
2023-40017	FONTANA OUTDOORS LLC CONTRACTOR		4/10/2023 1:27 STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00191	HENRY GEORGE HUGH III	PLAINTIFF	4/11/2023	—
2023-00191	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	4/11/2023	—

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CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00192	DISCOVER BANK	PLAINTIFF	4/11/2023	—
2023-00192	NAGEL JENNIENE	DEFENDANT	4/11/2023	—
2023-00199	DISCOVER BANK	PLAINTIFF	4/14/2023	—
2023-00199	FALTZ RONALD	DEPENDANT	4/14/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00198	CARTMELL TIMOTHY	PLAINTIFF	4/14/2023	—
2023-00198	CARTMELL DEBORAH	PLAINTIFF	4/14/2023	—
2023-00198	FOREST RIVER INC	DEPENDANT	4/14/2023	—
2023-00198	THREE RIVERS MARINE & RV CENTER LLC	DEPENDANT	4/14/2023	—

JUDICIAL SALE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00190	WAYNE CO-Y TAX CLAIM BUREAU	PETITIONER	4/13/2023	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00188	THOL SHANNON LEIGH	PETITIONER	4/11/2023	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00194	1990 LIL RIDER 1PHCTCMISLI000058	PETITIONER	4/12/2023	—
2023-00194	MENOTTI DANIELLE MARIE	PETITIONER	4/12/2023	—
2023-00194	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	4/12/2023	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00196	HUDSON HOMES MANAGEMENT	PLAINTIFF	4/13/2023	—
2023-00196	AQUINO ARISMENDY	DEPENDANT	4/13/2023	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00195	ZAREMBA STEFAN	PLAINTIFF	4/13/2023	—
2023-00195	ZAREMA KATARZYNA	PLAINTIFF	4/13/2023	—
2023-00195	DABROWSKI MAGDALENA MARIE	PLAINTIFF	4/13/2023	—
2023-00195	ZAREMA MATTHEW JOSEPH	PLAINTIFF	4/13/2023	—
2023-00195	PREFERRED INVESTORS A PENNSYLVANIA PARTNERSHIP	DEFENDANT	4/13/2023	—
2023-00195	THEIR HEIRS SUCCESSORS & ASSGN & ALL PERSONS ENTITIES	DEFENDANT	4/13/2023	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00187	GORTON KYLE	PLAINTIFF	4/11/2023	—
2023-00187	WAGNER CARY DR	DEFENDANT	4/11/2023	—
2023-00187	THE FISHING HOLE LLC	DEFENDANT	4/11/2023	—
2023-00187	PISHING HOLE REALTY GROUP	DEPENDANT	4/11/2023	—
2023-00187	SWIPT RICHARD	DEPENDANT	4/11/2023	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00186	SALTER EDWARD R	PLAINTIFF	4/11/2023	—
2023-00186	LITTLE GEORGE M	DEFENDANT	4/11/2023	—
2023-00186	MOORE KERI	DEFENDANT	4/11/2023	—
2023-00186	WAHL MARK	DEPENDANT	4/11/2023	—
2023-00186	HENDRICK J LT	DEPENDANT	4/11/2023	—
2023-00186	LEONARD SGT	DEPENDANT	4/11/2023	—
2023-00186	AREA THREE (3) SGT	DEPENDANT	4/11/2023	—
2023-00186	UNKNOWN SCI WAYMART CORRECTIONAL OFFICER 2ND SHIFT	DEPENDANT	4/11/2023	—
2023-00193	TERRY WALTER	PLAINTIFF	4/12/2023	—
2023-00193	TERRY CATHERINE A/K/A	DEFENDANT	4/12/2023	—
2023-00193	YAROSH CATHERINE TERRY	DEFENDANT	4/12/2023	—

TORT — PREMISES LIABILITY

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00189	COVEY RICHARD	PLAINTIFF	4/11/2023	—
2023-00189	ROAMINGWOOD SEWER AND WATER AUTHORITY	DEPENDANT	4/11/2023	—
2023-00197	DOMBROSKI CLAIR	PLAINTIFF	4/14/2023	—
2023-00197	DJB PROPERTY INC	DEPENDANT	4/14/2023	—



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MORTGAGES AND DEEDS

*RECORDED FROM APRIL 24, 2023 TO APRIL 28, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
BICKINGS EDWARD S BICKINGS PAMELA E FOREMAN SCOTT A	WELLS FARGO BANK	PAUPACK TOWNSHIP	103,000.00
DILEO HOLLY DILEO KYLE BAUER ROBERT	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HAWLEY BOROUGH	196,400.00
SWAN CLAYTON W SR SWAN NORA F	WAYNE BANK	DREHER TOWNSHIP	298,928.80
AUSTIN CANDICE	DIME BANK	DAMASCUS TOWNSHIP	30,000.00
SZWEDO LUKASZ	EQUITY PRIME MORTGAGE LLC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS EQUITY PRIME MORTGAGE L L C	STARRUCCA BOROUGH	139,950.00
CAMUS MONIKA P CAMUS JORGE JR	HOMETOWN LENDERS INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	195,700.00
SOSA RAMON L ENSLIN JESSICA	PLAZA HOME MORTGAGE INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	200,000.00
LORENZEN KATRINA E SPLENDORIO DEREK R KAYEL PAMELA A DEFILIPPI JOHN	LOANDEPOT COM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	100,000.00
SABZALI SHARON IRENE SABZALI JAMES EDWARD SHAZAMAN	INVICTA MORTGAGE GROUP INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	80,000.00
BRAND MATTHEW BRAND CHRISTA PLASTARAS BRIAN P PLASTARAS YVONNE D	RURAL HOUSING SERVICE JPMORGAN CHASE BANK	STERLING TOWNSHIP	6,113.02
STONE JOSHUA E STONE JESSICA I DAWSON NOAH MULCAHY STEVEN OLSZYK NICOLE K OLSZYK CHAD N RICKARD BART D RICKARD ALANA C	J P MORGAN CHASE BANK NET FEDERAL CREDIT UNION NET FEDERAL CREDIT UNION MALVERN BANK FN C B BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	40,000.00
	HANF DAVID	PAUPACK TOWNSHIP	450,000.00
	HANF LINDA	SALEM TOWNSHIP	
	PEOPLES SECURITY BANK & TRUST CO	MOUNT PLEASANT TOWNSHIP	73,000.00
	TD BANK	PAUPACK TOWNSHIP	125,000.00
	T D BANK		126,900.00
	HONESDALE NATIONAL BANK	DREHER TOWNSHIP	20,000.00
	HONESDALE NATIONAL BANK	DREHER TOWNSHIP	100,000.00
	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	78,000.00
	WAYNE BANK	BERLIN TOWNSHIP	100,000.00

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

RIVARDO REBECCA ANN	WAYNE BANK	PALMYRA TOWNSHIP	175,000.00
JUSKEY MICHELE	WAYNE BANK	CHERRY RIDGE TOWNSHIP	
MILLER MICHELE			35,000.00
REICHMAN HEATHER ANNE	WAYNE BANK	HAWLEY BOROUGH	27,000.00
MORRIS JAMES	TEACHERS FEDERAL CREDIT UNION	LEBANON TOWNSHIP	
MORRIS LAURA			300,000.00
WATSON JOEL	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP	
LEWIS VICTORIA			46,000.00
HAMMELL PAULA	HOUSING & URBAN DEVELOPMENT	MOUNT PLEASANT TOWNSHIP	5,740.86
S & G FARMS	HONESDALE NATIONAL BANK	CHERRY RIDGE TOWNSHIP	90,000.00
KAMMEIER ALEXANDER M	SUMMIT MORTGAGE CORPORATION	WAYMART BOROUGH	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		128,040.00
MARTIN MICHAEL THOMAS JR	KEYBANK NATIONAL ASSOCIATION	DAMASCUS TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		207,000.00
MARCINKEVICH AMY	NET FEDERAL CREDIT UNION	LAKE TOWNSHIP	
	NET FEDERAL CREDIT UNION		15,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
SUTTONWALKER JOSEPH WALKER JOSEPH SUTTON SUTTON ASHLEY	FOREMAN SCOTT A	HAWLEY BOROUGH	
COCCODRILLI DONALD T COCCODRILLI CAROL M	MORRISSEY RALPH L	TEXAS TOWNSHIP 1 & 2	
SCIGOWSKI STANLEY AKA SCIGOWSKI STANLEY JR AKA	CARDELLA RONALD SQUASSONI CINDY	LAKE TOWNSHIP	LOT 1366
SWAN CLAYTON W SR AKA SWAN CLAYTON W AKA SWAN NORA F	SWAN CLAYTON W SR SWAN NORA F	STARRUCCA BOROUGH	
METCALF WILLIAM	KEEFE JOSEPH KEEFE ALICE	LEHIGH TOWNSHIP	LOT 484
MILKO GAYLE AKA MILKO GAYLE LOUISE AKA MILKO GAYLE EXR AKA MILKO GAYLE LOUISE EXR AKA PHILLIPS LAURA MAE EST PHILLIPS DOUGLAS G AKA PHILLIPS DOUGLAS GLENN AKA PHILLIPS DOUGLAS G EXR AKA PHILLIPS DOUGLAS GLENN EXR AKA PHILLIPS CHARLES R PHILLIPS WILLIAM	PHILLIPS DOUGLAS G	PRESTON TOWNSHIP	
ONEILL JAMES G ONEILL JOYCE	AUSTIN CANDICE	SALEM TOWNSHIP	LOT 1330
BLOXHAM RICHARD R	BLOXHAM DENISE M BLOXHAM RICHARD R	MOUNT PLEASANT TOWNSHIP	
PRADA SANDRO A STEVENS WENDY J	SCIANNA CHRISTOPHER R	DREHER TOWNSHIP	
BAUSE JEFFREY BAUSE CHRISTY	NOLAN PATRICK NOLAN ELISHA	PAUPACK TOWNSHIP	
WETHERILL ROGER WETHERILL VIRGINIA	SZWEDO LUKASZ DANIEL	SALEM TOWNSHIP	LOT 8

WERKMEISTER JOHN	PICCIALLO JOHN	PALMYRA TOWNSHIP	
WERKMEISTER VICTORIA			LOT 9
SPINNICCHIA JASON	BEYER CHRISTOPHER	MANCHESTER TOWNSHIP	
	BEYER SHERYL		LOT 6
GABBASOV RAFAEL	GABBASOV MARAT	STERLING TOWNSHIP	LOT 3
RUTLEDGE MICHAEL C	RUTLEDGE MICHAEL C	MANCHESTER TOWNSHIP	
HAWLEY VALERIE D			
RUTLEDGE VALERIE H			LOT 1
BAGNICK FLOYD IRVIN	BAGNICK MATTHEW JOHN	SOUTH CANAAN TOWNSHIP	
BAGNICK DONNA MARIE	BAGNICK GIANNA MARIE		
ENSLIN SHARON	SOSA RAMON L	SALEM TOWNSHIP	
	ENSLIN JESSICA		LOT 11
ADAM GERALD	SPLENDORIO DEREK R	LAKE TOWNSHIP	
ADAM LORI	KAYEL PAMELA A		LOT 3473
FLYNN ALISON GOLD	FLYNN ALISON GOLD	DAMASCUS TOWNSHIP	
GOLD STEVEN W			
FLYNN ALISON GOLD EXR			
GOLD STEVEN W EXR			
GOLD ALLEN M EST			
HELMSLEDON RAISSA AKA	NARROW HELMS TRUST	PAUPACK TOWNSHIP	
LEDON RAISSA HELMS AKA			
CISZAK THOMAS EXR	CISZAK KENNETH	PAUPACK TOWNSHIP	
CISZAK RICHARD EST			
LUCAS KATHRYN V	LUCAS CARL M TR	WAYMART BOROUGH	
	LUCAS ELAINE M TR		
	LUCAS FAMILY TRUST		
FALLON WILLIAM JOHN	KOVALESKI ANTHONY	MOUNT PLEASANT TOWNSHIP	
FALLON KATHLEEN		MT PLEASANT & CLINTON TWPS	
		CLINTON TOWNSHIP	
		CLINTON & MT PLEASANT TWPS	
KNOLL RACHAEL	RIBAUDO STEFANI	CLINTON TOWNSHIP 1	
LAURITSEN JENNIFER J	SLOVITSKY ROBERT	PAUPACK TOWNSHIP	
LAURITSEN RYAN F			
BLIT MATTHEW	SABZALI SHARON IRENE	SALEM TOWNSHIP	
BLIT ERICA	SABZALI JAMES EDWARD		
	SHAZAMAN		LOT 593
ABRAMO JOHN A	POCONO RANCHETTES INC	LEHIGH TOWNSHIP	
ABRAMO THERESA M EST			
ABRAMO JOHN A EXR			
ABRAMO JOHN A TR			
CIATTO JOHN ANTHONY			LOT 3
CARPENTER SUSAN M	HANF DAVID	MOUNT PLEASANT TOWNSHIP	
CARPENTER SUSAN M EXR	HANF LINDA		
KNAPP THEODORE J EST	BRAND MATTHEW		
	BRAND CHRISTA		
SCHWARTZ ALEXANDER	SWINGLE JOSEPH M	LAKE TOWNSHIP	
	CAMPOS RUBEN D FLORES		
BRAND NICHOLAS	BRAND NICHOLAS	PALMYRA TOWNSHIP	
BRAND MICHELLE RANDI			LOT 3
PLASTARAS JAMES C	PLASTARAS BRIAN P	MOUNT PLEASANT TOWNSHIP	
PLASTARAS SUSAN	PLASTARAS YVONNE D		
PLASTARAS BRIAN P			
PLASTARAS YVONNE D			LOT 10
TAYLOR BRIAN L	FORDAHL STEVEN A	LEHIGH TOWNSHIP	
TAYLOR MICHELE L	FORDAHL ELLEN M		LOT 14
OAKLEY CHARLES T	OAKLEY CHARLES	DREHER TOWNSHIP	
	OAKLEY ARLEEN		LOT 18

OAKLEY CHARLES	OAKLEY CHARLES OAKLEY ARLEEN	DREHER TOWNSHIP	
WHITOSKY BRUCE E DINOTO ANTONIA	JOHNSON JOHN JOHNSON CATHY	HONESDALE BOROUGH	
MAZZA JON A	MAZZA JON A MAZZA PATRICIA	SCOTT TOWNSHIP	
LAKEVIEW PA PROPERTIES LLC LAKEVIEW PA PROPERTIES L L C	LENNON RAYMOND LENNON JEANNINE LENNON DYPNA LENNON KEVIN	LAKE TOWNSHIP	LOT 2173
FRITZ NANCY S	NANCY FRITZ IRREVOCABLE FAMILY TRUST	OREGON TOWNSHIP	
PASS JOHN MARK PASS KAREN L	MANNIS SCOTT MANNIS LINDA	SALEM TOWNSHIP	LOT 1647
FERDINANDO MICHAEL J FERDINANDO CHRISTINE	FERDINANDO MICHAEL J FERDINANDO CHRISTINE SWINGLE AUDREY A	SALEM TOWNSHIP	
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GILL SHANNON	KAMMEIER ALEXANDER M	WAYMART BOROUGH	
QUILES LAURA QUILES NIGALE	MARTIN MICHAEL THOMAS JR	DAMASCUS TOWNSHIP	LOT 59
HUNT JOSEPH J TR HUNT LORI A TR HUNT FAMILY REVOCABLE TRUST	HUNT JOSEPH J TR HUNT LORI A TR JOSEPH J HUNT FAMILY PROPERTY TRUST LORI A HUNT FAMILY PROPERTY TRUST	BUCKINGHAM TOWNSHIP	
HUNT JOSEPH J TR HUNT LORI A TR HUNT FAMILY REVOCABLE TRUST	HUNT JOSEPH J TR HUNT LORI A TR JOSEPH J HUNT FAMILY PROPERTY TRUST LORI A HUNT FAMILY PROPERTY TRUST	BUCKINGHAM TOWNSHIP	
HUNT JOSEPH J TR HUNT LORI A TR HUNT FAMILY REVOCABLE TRUST	HUNT JOSEPH J TR HUNT LORI A TR JOSEPH J HUNT FAMILY PROPERTY TRUST LORI A HUNT FAMILY PROPERTY TRUST	BUCKINGHAM TOWNSHIP	
HUNT JOSEPH J TR HUNT LORI A TR HUNT FAMILY REVOCABLE TRUST	HUNT JOSEPH J TR HUNT LORI A TR JOSEPH J HUNT FAMILY PROPERTY TRUST LORI A HUNT FAMILY PROPERTY TRUST	BUCKINGHAM TOWNSHIP	LOT ABC
DIETERICH BEVERLY	DIETERICH BEVERLY MANG SUSANNE	PALMYRA TOWNSHIP	



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Title Insurance, Children & Youth
Matters, PennDOT Appeals,
Department of State/Licensing
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