

WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

**June 30, 2023**  
**Vol. 13, No. 18**  
**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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**Nicole Hendrix, Esq.**

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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

**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

Individual copies available for \$5 each Subscription Year: March–February  
Prorated subscriptions available

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

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

**Magisterial District Judges**

Kay Bates  
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

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> 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](mailto:ronnie_fischer@hotmail.com).**

**CRIMINAL CASES**

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

**HONESDALE, PA — June 15th, 2023**

DESIREE PERE, age 45, of Honesdale, PA, was sentenced to 5 days to 18 months incarcerated in the Wayne County Correctional Facility on one count of Corruption of Minors (M1) and one count of Obstruction of Justice (M3).

LORRAINE MATERN, age 54, of Honesdale, PA, was sentenced to no less than 3 months nor more than 23 ½ months incarcerated in the Wayne County Correctional Facility on one count of Retail Theft-Take Merchandise (M1).

CALEB ARNOUL, age 21, of Honesdale, PA, was placed on probation for a period of 12 months on one count of Recklessly Endangering Another Person (M2) and one count of Retail Theft (S).

MARIA DAY, age 42, of Waymart, PA, was placed on probation for a period of 6 months on one count of DUI (M).

NICHOLAS SCIBELLI, age 28, of Lake Ariel, PA, was placed on probation with restrictive (DUI) conditions for a period of 6 months on one count of Driving Under the Influence of Alcohol (M).

CHRISTOPHER WHITEMAN, age 36, of Honesdale, PA, was sentenced to 18 months to 72 months incarcerated in State Correctional Institution on one count of DUI (M1), one count of Possession of Controlled Substance (M) and one count of Driving While Operating Privileges Suspended/Revoked (S).

CLINTON DUFFY, age 37, of Honesdale, PA, was place on probation for a period of 36 months on one count of DUI (M1) and one count of Recklessly Endangering Another Person (M2).



**LEGAL NOTICES**

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

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**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.*

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**ESTATE NOTICE**

Estate of Ralph R. Morris, Jr.  
AKA Ralph Raymond Morris, Jr.  
AKA Ralph R. Morris  
Late of Waymart Borough  
EXECUTOR  
Ralph R. Morris III  
798 Pancoast Street  
Dickson City, PA 18519

6/30/2023 • 7/7/2023 • 7/14/2023

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Randal James Kohrs, a/k/a Randal J. Kohrs, a/k/a Randal Kohrs, a/k/a Randy Kohrs, who died on August 10, 2022, late resident of Honesdale, Pennsylvania, to Suzanne Bold-Kohrs, Executrix 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 Suzanne Bold-Kohrs, Executrix, 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

6/30/2023 • 7/7/2023 • 7/14/2023

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**ESTATE NOTICE**

Estate of Stephen Jeffrey Sassi  
Late of Dreher Township  
EXECUTRIX  
Beverly Ann Sassi  
249 Hilltop Road  
Newfoundland, PA 18445  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

6/30/2023 • 7/7/2023 • 7/14/2023

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**ADMINISTRATOR'S NOTICE**

ESTATE OF Francis L. O'Neill, late of Mount Pleasant Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Kerry L. Lombardi a/k/a Kerry Leigh Lombardi at 1097 Creamton Drive, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court 81., Honesdale, PA 18431, Attorney for the Estate.

6/30/2023 • 7/7/2023 • 7/14/2023

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**ESTATE NOTICE**

Estate of Dale T. Fowler  
Late of Dyberry Township  
EXECUTOR  
Susan Ruppert, a/k/a Susan Anne  
Ruppert  
154 Ellis Hollow Creek Road  
Ithaca, NY 14850  
ATTORNEY  
Ronald M. Bugaj, Esq.  
Bugaj/Fischer, PC  
308 9th St., PO Box 390  
Honesdale, PA 18431

**6/23/2023 • 6/30/2023 • 7/7/2023**

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**ESTATE NOTICE**

Estate of Martha Jean Thompson  
AKA Martha J. Thompson AKA  
Martha Thompson  
Late of Honesdale Borough  
EXECUTOR  
Philip J. Thompson  
172 Rosencranse Road  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**6/23/2023 • 6/30/2023 • 7/7/2023**

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**ESTATE NOTICE**

Estate of Eugene J. Enslin  
AKA Eugene Enslin  
Late of Lake Township  
EXECUTOR  
George Enslin, Jr.  
PO Box 872  
Hamlin, PA 18427  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**6/23/2023 • 6/30/2023 • 7/7/2023**

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**ESTATE NOTICE**

Estate of William Luke Parry  
AKA William L. Parry AKA  
William Parry AKA Luke Parry  
Late of Salem Township  
ADMINISTRATOR  
Morag N. Parry  
76 Parry Road  
Moscow, PA 18444  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**6/23/2023 • 6/30/2023 • 7/7/2023**

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**ESTATE NOTICE**

In re: **ESTATE OF Michael P. Dunphy, a/k/a Michael Dunphy**, late of Pleasant Mount, Wayne County, Pennsylvania (died August 10, 2022). Letters of Administration in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Amber Dunphy, Personal Representative, or to Joseph S. Toczydowski, Jr., Esquire of the Toczydowski Law Office, 723 North Main Street, Archbald, PA 18403.

Joseph S. Toczydowski, Jr.,  
Attorney for the Estate

**6/23/2023 • 6/30/2023 • 7/7/2023**

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**ESTATE NOTICE**

Estate of Charles J. Fritz, Sr. a/k/a  
Charles Fritz a/k/a Charles Fritz,  
Sr. a/k/a Charles J. Fritz, a/k/a  
Charles John Fritz, Sr., a/k/a  
Charles John Fritz  
Late of Palmyra Township  
CO-EXECUTOR  
Marta Fritz a/k/a Marta Ellen Fritz  
6 Wellfleet Lane  
Chesterbrook, PA 19087  
CO-EXECUTOR  
Charles J. Fritz, Jr. a/k/a Charles  
Fritz  
107 Riverside Drive  
Honesdale, PA 18431  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-5400

**6/23/2023 • 6/30/2023 • 7/7/2023**

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**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary, have been granted to  
Patricia Stubber, Executrix of the  
Estate of James J. Willow a/k/a Jim  
Willow, late of Wayne County,  
Honesdale, PA 18431, who died on  
September 7, 2022. 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  
Executrix Patricia Stubber, c/o  
Mark R Zimmer, Esquire, 1133  
Main Street, Honesdale, PA 18431.

**6/23/2023 • 6/30/2023 • 7/7/2023**

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**ESTATE NOTICE**

Estate of Walter B. Barbe  
AKA Walter Barbe AKA Dr.  
Walter Burke Barbe  
Late of Honesdale Borough  
EXECUTOR  
Nicholas A. Barna  
207 Tenth Street  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**6/16/2023 • 6/23/2023 • 6/30/2023**

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**ESTATE NOTICE**

**RE: ESTATE OF  
MARY BETH FARRELL**

NOTICE IS HEREBY GIVEN that  
Letters Testamentary in the Estate  
of **ESTATE OF MARY BETH  
FARRELL**, late of Lake  
Township, Wayne County,  
Pennsylvania, have been granted to  
the undersigned. All persons  
indebted to said estate are required  
to make immediate payment and  
those having claims shall present  
them for settlement to:

KEVIN R. GREBAS, EXECUTOR  
BRENDA D. COLBERT, Esquire  
COLBERT & GREBAS, P.C.  
210 Montage Mountain Road -  
Suite A  
Moosic, PA 18507

**6/16/2023 • 6/23/2023 • 6/30/2023**

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**ESTATE NOTICE**

Estate of Ann T. O'Hara a/k/a Edith  
Ann Tully O'Hara a/k/a Ann  
O'Hara  
Late of Texas Township  
EXECUTOR  
Aidan Gillespie a/k/a Aidan P.  
Gillespie  
2 Sherman Avenue  
Summit, NJ 07901  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-5400

**6/16/2023 • 6/23/2023 • 6/30/2023**

**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  
JULY 12, 2023**

By virtue of a writ of Execution instituted by: MCLP Asset Company, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of July, 2023 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 piece or parcel of

land located in the Township of Palmyra, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

Beginning at the most northerly corner of Lot 3 and the southeasterly corner of the land herein conveyed; thence South 50 degrees 07 minutes 00 seconds West 666.50 feet to the center of Township Road T-416; thence along said public road the following three courses and distances:

- (1) North 45 degrees 23 minutes 20 seconds West 39.02 feet to a corner;
- (2) North 39 degrees 27 minutes 57 degrees West 64.94 feet to a corner; and
- (3) North 36 degrees 48 minutes 18 seconds West 9.45 feet to a corner; thence through the lands of the Doris E. Waller Irrevocable Trust the following four courses and distances;

- (1) North 53 degrees 11 minutes 42 seconds East 77.64 feet to a corner;
- (2) North 08 degrees 32 minutes 30 seconds West 964.74 feet to a corner;
- (3) North 81 degrees 25 minutes 00 seconds East 561.56 feet to a corner; and
- (4) South 08 degrees 35 minutes 00 seconds East 750.50 feet to the point and place of beginning.

Comprising within said boundaries Lot 4 as shown on a certain plan of lots on the lands of the grantor herein.

Bearings of the magnetic meridian and containing twelve and zero (12.00) one-hundredths of an acre to be the same more or less.

As surveyed by, William F. Schoenagel, Registered Professional Land Surveyor, in February 2003. A plan/plat, depicting a survey of the subject premises herein conveyed, is recorded in Wayne County Map Book Volume 99 at Page 19 comprising Lot #4, on said map.

Together with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record, as found in the chain of title.

Tax Parcel ID: 18-0-0274-0102.0005-

Address: 321 Beechnut Drive, Honesdale, PA 18431

Being the same property conveyed to Kevin Waller and Susanne Waller, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Kevin Waller, no marital status shown, dated April 21, 2004, recorded April 27, 2004, at Instrument Number 200400004396, and recorded in Book 2486, Page 213, Office of the Recorder of Deeds, Wayne County, Pennsylvania.

Seized and taken in execution as

property of:  
Susanne Waller 321 Beechnut Drive HONESDALE PA 18431  
Kevin Waller 321 Beechnut Drive HONESDALE PA 18431

Execution No. 242-Civil-2022  
Amount \$340,725.22  
Plus additional costs

April 17, 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.**  
Katherine M. Wolf Esq.

**6/16/2023 • 6/23/2023 • 6/30/2023**

## CIVIL ACTIONS FILED

*FROM JUNE 3, 2023 TO JUNE 9, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2015-20213	BRINDLE PAUL J	6/09/2023 1:43	SATISFACTION	—
2015-20213	BRINDLE DENISE M	6/09/2023 1:43	SATISFACTION	—
2015-21207	DROUGAS DIMITRIOS	6/09/2023 1:43	SATISFACTION	—
2015-21207	DROUGAS SARA C	6/09/2023 1:43	SATISFACTION	—
2015-21212	HOHERCHAK WAYNE A	6/05/2023 2:44	SATISFACTION	—
2016-20453	FERRIS MICHAEL J	6/09/2023 2:45	SATISFACTION	—
2017-20784	BRINDLE PAUL J	6/09/2023 1:43	SATISFACTION	—
2017-20784	BRINDLE DENISE M	6/09/2023 1:43	SATISFACTION	—
2018-20523	WILLIAMS JAY C	6/08/2023 12:41	SATISFACTION	—
2018-20641	NOBLE LANE INC	6/09/2023 11:52	SATISFACTION	—
2018-20849	BRINDLE PAUL J	6/09/2023 1:43	SATISFACTION	—
2018-20849	BRINDLE DENISE M	6/09/2023 1:43	SATISFACTION	—
2019-20306	HOPKINS DYLAN SHANE	6/05/2023 2:44	SATISFACTION	—
2019-20566	ORR MICHAEL F	6/05/2023 2:24	REIS/WRITSCIREFACIAS	—
2021-20070	DAY MARCUS ALEXANDER	6/09/2023 2:29	SATISFACTION	—
2021-20630	DELANEY DENNIS T	6/09/2023 1:32	SATISFACTION	—
2021-20748	FIGUEROA JOEL BRIAN	6/05/2023 2:44	SATISFACTION	—
2022-00347	HORAK RICHARD F	6/07/2023 11:19	DEFAULT JUDGMENT	234,786.70
2022-00347	HORAK AMANDA	6/07/2023 11:19	DEFAULT JUDGMENT	234,786.70
2022-20162	ARAUJO FRANCISCO ROMERO	6/05/2023 2:43	SATISFACTION	—
2022-20354	TURIANO THOMAS Q	6/05/2023 1:59	REIS/WRITSCIREFACIAS	—
2022-20704	WUERTH RUTH V ESTATE OF	6/09/2023 2:00	LIEN FILED IN ERROR	—
2023-00006	MORCOM DONNA	6/09/2023 3:35	SATISFACTION	—
2023-00108	DEKLE KAREN A	6/06/2023 3:47	DEFAULT JUDGMENT	80,385.15
2023-00153	PEDRAZA LUIS	6/07/2023 12:39	DEFAULT JUDG IN REM	172,619.94
2023-00153	LYON PATRICK WILLIAM	6/07/2023 12:39	DEFAULT JUDG IN REM	172,619.94
2023-00216	KRAJMER ENTERPRISES	6/06/2023 12:57	DEFAULT JUDGMENT	—
2023-20127	ELY GINA L FLORIO	6/09/2023 11:59	SATISFACTION	—
2023-20127	FLORIO GINA L ELY	6/09/2023 11:59	SATISFACTION	—
2023-20143	FOSTER MAUREEN	6/09/2023 11:59	SATISFACTION	—
2023-20250	JOHNSON JOHN C	6/09/2023 2:29	SATISFACTION	—
2023-20251	JOHNSON JOHN C	6/09/2023 2:29	SATISFACTION	—
2023-20257	GUNDERMAN BONNIE J	6/05/2023 12:06	JP TRANSCRIPT	3,944.11
2023-20258	IRON EAGLE OF HONESDALE INC	6/05/2023 3:00	TAX LIEN	5,549.53
2023-20259	COVER YOUR WORLD FLOORING INC	6/05/2023 3:00	TAX LIEN	5,521.29
2023-20260	SCHISANO MARGO	6/05/2023 3:12	TAX LIEN	7,606.64
2023-20261	DEAN FOWLER SERVICE STATION INC A CORPORATION	6/06/2023 10:22	FEDERAL TAX LIEN	24,409.57
2023-20262	FOWLER OIL CO INC A CORPORATION	6/06/2023 10:22	FEDERAL TAX LIEN	165,488.83
2023-20263	SPANO MAUREEN P	6/08/2023 12:05	JP TRANSCRIPT	2,762.84
2023-20264	SWAIKA DENISE	6/08/2023 12:35	JP TRANSCRIPT	1,386.98

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

2023-20265	SANTULLI MICHAEL	6/09/2023 12:18 TAX LIEN	4,203.80
2023-20266	BRAXTON SELECT PROPERTIES LLC GRANTOR	6/09/2023 12:18 TAX LIEN	5,475.20
2023-20266	MARTIN MALCOLM LLC GRANTEE	6/09/2023 12:18 TAX LIEN	5,475.20
2023-20267	HOWANITZ DONALD J	6/09/2023 12:18 TAX LIEN	3,364.41
2023-20268	MCGINNIS CRAIG C	6/09/2023 12:36 TAX LIEN	3,537.05
2023-20268	MCGINNIS DARIA C	6/09/2023 12:36 TAX LIEN	3,537.05
2023-20269	KARASEV ANATOLIY	6/09/2023 1:53 TAX LIEN	5,047.28
2023-20269	KARASEV YELENA	6/09/2023 1:53 TAX LIEN	5,047.28
2023-20270	PAWLOWSKI RICHARD A	6/09/2023 3:02 TAX LIEN	5,540.87
2023-20271	SHREK JASON M	6/09/2023 3:02 TAX LIEN	5,633.52
2023-20271	SHREK LIANE	6/09/2023 3:02 TAX LIEN	5,633.52
2023-20272	OFFICE PROJECT SOLUTIONS INC	6/09/2023 3:02 TAX LIEN	3,636.28
2023-20273	OUTSIDE MATTERS SERVICES LLC	6/09/2023 3:02 TAX LIEN	3,946.91
2023-20274	DOBKOWSKI THEODORE	6/09/2023 3:03 TAX LIEN	3,894.40
2023-40028	ZMIJEWSKI DAVID N OWNER	P 6/05/2023 12:46 STIP VS LIENS	—
2023-40028	ZMIJEWSKI DAVID OWNER A/K/A	P 6/05/2023 12:46 STIP VS LIENS	—
2023-40028	ZMIJEWSKI BETH DERR OWNER	P 6/05/2023 12:46 STIP VS LIENS	—
2023-40028	ZMIJEWSKI BETH OWNER A/K/A	P 6/05/2023 12:46 STIP VS LIENS	—
2023-40028	DENNIS MATTHEW R CONTRACTOR	6/05/2023 12:46 STIP VS LIENS	—
2023-40028	MATT DENNIS CONTRACTING D/B/A CONTRACTOR	6/05/2023 12:46 STIP VS LIENS	—
2023-40029	OTT WILLIAM OWNER	P 6/07/2023 11:38 STIP VS LIENS	—
2023-40029	OTT ALYSIA J OWNER	P 6/07/2023 11:38 STIP VS LIENS	—
2023-40029	REITZ ARTHUR CONTRACTOR	6/07/2023 11:38 STIP VS LIENS	—
2023-40029	A REITZ CONSTRUCTION GENERAL CONTRACTOR T/D/B/A CONTRACTOR	6/07/2023 11:38 STIP VS LIENS	—
2023-40029	REITZ ARTHUR INDIVIDUALLY CONTRACTOR	6/07/2023 11:38 STIP VS LIENS	—
2023-40030	OTT WILLIAM OWNER	P 6/07/2023 11:38 STIP VS LIENS	—
2023-40030	OTT ALYSIA J OWNER	P 6/07/2023 11:38 STIP VS LIENS	—
2023-40030	TIMBERHAVEN LOG & TIMBER HOMES LLC CONTRACTOR	6/07/2023 11:38 STIP VS LIENS	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00285	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	6/09/2023	—
2023-00285	VITALE ELLYSSA	DEFENDANT	6/09/2023	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00280	POCONO SPRINGS CIVIC ASSOCIATI	PLAINTIFF	6/06/2023	—
2023-00280	PHILLIPS HENRY LEE	DEFENDANT	6/06/2023	—
2023-00280	PHILLIPS KIM LOUISE	DEFENDANT	6/06/2023	—

2023-00281	POCONO SPRINGS CIVIC ASSOCIATI	PLAINTIFF	6/06/2023	—
2023-00281	SCHULTZ ED	DEFENDANT	6/06/2023	—
2023-00283	MACDONALD LUCIANNE MITZI	PLAINTIFF	6/07/2023	—
2023-00283	SCRANTON CRAFTSMEN INC	DEFENDANT	6/07/2023	—
2023-00284	POCONO SPRINGS CIVIC ASSOCIATI	PLAINTIFF	6/09/2023	—
2023-00284	HINTON JAMES G	DEFENDANT	6/09/2023	—
2023-00284	HINTON BARBARA G	DEFENDANT	6/09/2023	—
2023-00286	POCONO SPRINGS CIVIC ASSOCIATI	PLAINTIFF	6/09/2023	—
2023-00286	BELIAK BRADLEY	DEFENDANT	6/09/2023	—

**MISCELLANEOUS — DECLARATORY JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00279	FOUR STAR COUNTRY CORNERS INC	PLAINTIFF	6/06/2023	—
2023-00279	TOMASETTI CHRISTOPHER MICHAEL	DEFENDANT	6/06/2023	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00287	DEAL HOUSE CAPITAL FUND II LLC	PLAINTIFF	6/09/2023	—
2023-00287	BASSANO NICHOLAS PAUL	DEFENDANT	6/09/2023	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00278	PONS KORI	PLAINTIFF	6/05/2023	—
2023-00278	WILLIAMS THEODORE R	DEFENDANT	6/05/2023	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM JUNE 20, 2023 TO JUNE 23, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
HILL DEMETRIA	MID PENN BANK	LEHIGH TOWNSHIP	80,000.00
MARRITZ EDWARD	ROCKET MORTGAGE	MANCHESTER TOWNSHIP	
MARRITZ HANA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		250,000.00
GARDNER LISA M	GARDNER MARCELLA L	HONESDALE BOROUGH	
GARDNER RICHARD B SR			7,900.00
GODA CHRISTINE M	DIME BANK	BERLIN TOWNSHIP	
GODA MARK B			35,000.00
VILLANI JENNIFER	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
HOBENCAMP RICHARD J	HOMETOWN LENDERS INC		202,170.00
RODRIGUEZ KEVIN	NBT BANK	SALEM TOWNSHIP	
	N B T BANK		24,150.00
COHEN CHAD	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
COHEN HEIDI REYER	NEW AMERICAN FUNDING		66,137.00
SANTANA RYAN ABRAM	HOMETOWN LENDERS INC	LEHIGH TOWNSHIP	
SANTANA GRACE CIERRA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		186,893.00
BLAIR MARCELA	HOUSING & URBAN DEVELOPMENT	SALEM TOWNSHIP	
PERAL RUBEN			19,456.24
MCCAFFERY THOMAS M JR AKA	UNITED WHOLESALE MORTGAGE LLC	PALMYRA TOWNSHIP	
CANTO MELISSA BREEZE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
MCCAFFERY THOMAS M AKA	UNITED WHOLSALE MORTGAGE L L C		261,182.00
FLYNN MICHAEL BRIAN	HONESDALE NATIONAL BANK	SCOTT TOWNSHIP	
MUSERO TALIA ROSE			183,200.00
ABBAMONTE LILIA A	NE PA COMMUNITY FEDERAL CREDIT UNION	HAWLEY BOROUGH	
	N E PA COMMUNITY FEDERAL CREDIT UNION		184,000.00
STELTER DENISE	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
STELTER GORDON L			216,000.00
ANDERSON CATHLEEN C	WAYNE BANK	CLINTON TOWNSHIP	170,000.00
MORGENBESSER MICHELLE	WAYNE BANK	CLINTON TOWNSHIP I	
RYAN STEPHEN			440,000.00
DONAT KYLE	FNCB BANK	DYBERRY TOWNSHIP	
MASTROIANNI GINA	F NCB BANK		27,900.00
ROWEDDER KATHRYN ELAINE	HOLTERMANN JEFFREY	DAMASCUS TOWNSHIP	5,000.00
ENZERILLO JOHN	CITIZENS BANK	LAKE TOWNSHIP	
ENZERILLO VIRGINIA			
ENZERILLO JOHN R			
ENZERILLO JACQUELYN			100,000.00
MECCA VINCENT A	NBT BANK	LAKE TOWNSHIP	
	N B T BANK		140,000.00

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

WICKEN SHANE	NAVY FEDERAL CREDIT UNION	LAKE TOWNSHIP	
WICKEN DARA			297,478.00
CURRERI BRANKICA	HOUSING & URBAN DEVELOPMENT	BERLIN TOWNSHIP	
CURRERI JAMES P			188.85
JOHNSON WILLIAM A	DIME BANK	DREHER TOWNSHIP	210,000.00
BOYLES ANDREW H	DIME BANK	OREGON TOWNSHIP	
BOYLES JULIA B			25,000.00
BARBARA WILLIAM	WAYNE BANK	BUCKINGHAM TOWNSHIP	
SHUGRUE TRICIA			10,000.00
WAYNE ECONOMIC		STERLING TOWNSHIP	
DEVELOPMENT CORPORATION	DIME BANK		2,635,000.00
WAYNE ECONOMIC		STERLING TOWNSHIP	
DEVELOPMENT CORPORATION	DIME BANK		1,000,000.00
HONESDALE MACHANA GROUP	FNCB BANK	LEBANON TOWNSHIP	
	F N C B BANK		5,317,000.00
HONESDALE MACHANA GROUP	FNCB BANK	LEBANON TOWNSHIP	
	F N C B BANK		200,000.00
DICARLO MARK L	BANK OF AMERICA	PAUPACK TOWNSHIP	
DICARLO RENEE C BY AF	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
DICARLO MARK L AF			238,000.00
MCANDREW JOHN	HONESDALE NATIONAL BANK	MOUNT PLEASANT TOWNSHIP	225,000.00
DIEHL GREGORY P	MEMBERS FIRST FEDERAL CREDIT UNION	DAMASCUS TOWNSHIP	110,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
MARZUCCO CARMEN W JR	MARZOCCO CARMEN W JR	SCOTT TOWNSHIP	
MARZOCCO CARMEN W JR			
AMPE JOHN E TR	INNISFREE RILEYVILLE	DAMASCUS TOWNSHIP	
REDDING MARY ELIZABETH TR			
STEFFEN IRREVOCABLE			
GRANTOR TRUST			
REDDING MARY ELIZABETH			
CZYL MARGARET MARY			
AMPE JOHN E			
SHEA VIRGINIA			
AMPE JAMES			
AMPE PETER J			
BENTLEY ALFRED Y J R	BALASSONE DAN	LAKE TOWNSHIP	
BENTLEY GERALDINE G	BALASSONE FALYNN		LOT 1182
TALPINS ALAN D	KENNY MARJORIE A	PAUPACK TOWNSHIP	LOT 89
LITTMAN RUTH A AKA	BARNES GERARD	PAUPACK TOWNSHIP	
SCHMICK RUTH A AKA			LOT 224
REID JAMES M	DAVIS HAROLD J	SALEM TOWNSHIP	
REID PATRICIA	DAVIS CHRISTINE		LOT 389
SCIARRINO SALVATORE JR TR	SCIARRINO SALVATORE	BUCKINGHAM TOWNSHIP	
SCIMEME LINDA TR	ANAGNOSTAKOS HELEN		
SALVATORE SCIARRINO TRUST			
CONCETTA SCIARRINO TRUST			
CATALANO LAUREN M	SHUTT ANDREW B	LEHIGH TOWNSHIP	
SHUTT ANDREW B	CATALANO LAUREN M		

MCDONALD THOMAS J	MCDONALD THOMAS J	LEHIGH TOWNSHIP	
MCDONALD TAMMY J	MCDONALD TAMMY J		
CIARDULLO MICHAEL J	CIARDULLO MICHAEL J	LEHIGH TOWNSHIP	
CIARDULLO DARLENE A	CIARDULLO DARLENE A		
GURTLER ADAM C	GURTLER ADAM C	LEHIGH TOWNSHIP	
GURTLER DANYA M	GURTLER DANYA M		
MALAKIN LINDA JEAN	COUTTS WAYNE	PAUPACK TOWNSHIP	
MALAKIN THEODORE E			LOT 20
METTLER BENJAMIN E	METTLER BRIAN E	DYBERRY TOWNSHIP	
	SABOURIN DARLENE R		LOT 13
WALKER DAVID C	SZYMANSKI LAURA A	SALEM TOWNSHIP	
WALKER KAREN			
WALKER DAVID C	SZYMANSKI LAURA A	SALEM TOWNSHIP	
WALKER KAREN			LOT BR
WALKER KAREN	WALKER AMY E	SALEM TOWNSHIP	
WALKER DAVID C			LOT A
GARDNER MARCELLA L	GARDNER RICHARD B SR	HONESDALE BOROUGH	
	GARDNER LISA M		
LABERTEAUX MARGARET	BELLUCCI PAUL	PAUPACK TOWNSHIP	
RAMOS DONNA M EXR	HOBENCAMP RICHARD J	LAKE TOWNSHIP	
LOONEY GERARD D EST AKA	VILLANI JENNIFER		
LOONEY GERARD EST AKA			LOT 1564
BROOKFIELD GAYLE EVANS EXR	FRITZ WESLEY	MANCHESTER TOWNSHIP	
FRITZ WESLEY L EXR	CIOFFI LARA A		
MARSDEN DONALD EST AKA			
MARSDEN DONALD A EST AKA			
KRYZANOWSKI ROSE M EST	RODRIGUEZ KEVIN	SALEM TOWNSHIP	
BERNARDO PATRICK G EXR			LOT 1
KRAUSHAAR REBECCA TR	BRIAR HILL RESERVE LLC	PAUPACK TOWNSHIP	
DANIEL KRAUSHAAR ONE			
NINE NINE NINE TRUST	BRIAR HILL RESERVE L L C		
BARRY KRAUSHAAR ONE			
NINE NINE NINE TRUST			
RACHEL GOLLAND ONE NINE			
NINE NINE TRUST			
KRAUSHAAR REBECCA EXR			
KRAUSHAAR DAVID EST			
KORB MICHAEL J	KORB MICHAEL J	CHERRY RIDGE TOWNSHIP	
	HILL TEGAN J		
CULLEN ANTHONY	CULLEN ANTHONY	MANCHESTER TOWNSHIP	
	CULLEN JOANNE		
	CULLEN SIOBHAN		
	CULLEN SHANNON		
MARTIN ALICE EST AKA	SLEDZINSKI STEPHEN E	SALEM TOWNSHIP	
MARTIN ALICE M EST AKA	SLEDZINSKI VICTOR C		
CHRISTOPHER ALICE EST AKA			
CHRISTOPHER ALICE M EST AKA			
CHRISTOPHER EDWARD J EXR AKA			
CHRISTOPHER EDWARD JOHN			
EXR AKA			
CHRISTOPHER EDWARD J			PARCEL 2
SPANGENBERG MARGOT E	SPANGENBERG MARGOT E	PRESTON TOWNSHIP	LOT 6
JOHNSON JOYCE C EST	JOHNSON LORIANNE	CHERRY RIDGE TOWNSHIP	
JOHNSON LORIANNE EXR			LOT 2
KOHN AFTON L	SANTANA RYAN ABRAM	LEHIGH TOWNSHIP	
	SANTANA GRACE CIERRA		



RUSSO JOAN L	CHRISMER NOAH CHRISMER SARA	PAUPACK TOWNSHIP	
DIROSA FRANK L DIROSA ROBIN R	BURIAN ANDREW SOSABURIAN CASANDRA BURIAN CASANDRA SOSA	CANAAN TOWNSHIP	
WATERBURY BRYAN R	WATERBURY BRYAN R ARASIMOWICZ JULIANNE	DYBERRY TOWNSHIP	
VELEZ ALEXANDRA CRUM MICHAEL C CRUM MICHAEL	MCCAFFERY THOMAS M JR CANTO MELISSA BREEZE	PALMYRA TOWNSHIP	
L T REALTY INC	L T REALTY INC	DYBERRY TOWNSHIP	
MAURO CHRISTOPHER J	FLYNN MICHAEL BRIAN MUSERO TALIA ROSE	SCOTT TOWNSHIP	LOT 5
GILPIN WILLIAM J ADM KLIKUS NICOLE K ADM GILPIN DONNA S EST	GILPIN WILLIAM J GILPIN JEFFREY KLIKUS NICOLE K GILPIN BRITTANI	LAKE TOWNSHIP	
GILPIN WILLIAM J GILPIN JEFFREY KLIKUS NICOLE K GILPIN BRITTANI	GILPIN JEFFREY	LAKE TOWNSHIP	
SCHEUERMANN JEANNE SCHEUERMANN LESLIE R	ABBAMONTE LILIA A	HAWLEY BOROUGH	
NOLAN PATRICK NOLAN ELISHA	STELTER DENISE STELTER GORDON L	PAUPACK TOWNSHIP PARCEL CC 1209	
MOYIK STEVEN	WILLIARD MARK C WILLIARD MARGARET A	CLINTON TOWNSHIP 2	LOT 5
BELLINO CYNTHIA	RYAN STEPHEN MORGENBESSER MICHELLE	CLINTON TOWNSHIP 1	
TOVAR DESIRETH ESPARZA	ROCA CATHERINE	SALEM TOWNSHIP	LOT 591
SCHWARTZ ALEXANDER	EVANS BRAD	LAKE TOWNSHIP	
HOLTERMANN JEFFREY	ROWEDDER KATHRYN ELAINE	DAMASCUS TOWNSHIP	LOT 6
KMETZ JOSEPH M ADM KMETZ KATHRYN ELIZABETH EST	KMETZ JOSEPH M KMETZCASSERI MARY HOPE CASSERI MARY HOPE KMETZ	PALMYRA TOWNSHIP	
KMETZ JOSEPH M ADM KMETZ KATHRYN ELIZABETH EST	KMETZ JOSEPH M	PALMYRA TOWNSHIP	
AJT PROPERTIES A J T PROPERTIES	MECCA VINCENT A	LAKE TOWNSHIP	
PIERCE DAVID A	WICKEN SHANE WICKEN DARA	LAKE TOWNSHIP	LOT 3009
KESSLER PAULINE	KESSLER KATHY	PAUPACK TOWNSHIP	LOT 10
MACHANA ASSOCIATES INC MACHANA ASSOCIATES INC	HONESDALE MACHANA GROUP HONESDALE MACHANA GROUP	LEBANON TOWNSHIP LEBANON TOWNSHIP	LOT 1
GURDINEER MELISSA A	DICARLO MARK L DICARLO RENEE C	PAUPACK TOWNSHIP	LOT 48
GIARDINA ANTHONY GIARDINA ELAINE	STOKER BRANDON STOKER KAITLYN	LEHIGH TOWNSHIP	
REVIVAL PROPERTIES	MCCURDY BRENT	PAUPACK TOWNSHIP	LOT 8F

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Security Disability, Real Estate  
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**Nicholas D. Gregory, Esq.**

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**Alfred J. Howell, Esq.**

Howell & Howell

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ajhowell@hhklawyers.com

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calkuni@verizon.net  
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**Steve Jennings, Esq.**

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sjesq@ptd.net  
303 Tenth Street  
Honesdale, PA 18431

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**Zachary Jennings, Esq.**

Jennings & Jennings, LLC  
570-253-5161  
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Honesdale, PA 18431

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**Kathryn Ann Karam, Esq.**

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karamk@lackawannacounty.org  
123 Wyoming Ave., 1st Floor  
Scranton, PA 18503-2030

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**Arielle Larson, Esq.**

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arielle.zimmslaw@gmail.com  
1133 Main Street  
Honesdale, PA 18431  
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**John Martin, Esq.**

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jmartin@martin-law.net  
1022 Court Street  
Honesdale, PA 18431

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**John Martin, II, Esq.**

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jjmartin@martin-law.net  
1022 Court Street  
Honesdale, PA 18431

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**Kimberly Martin, Esq.**

Law Office of John Martin  
570-253-6899  
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**Sean P. McDonough, Esq.**

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*Nursing Home Abuse*

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**John Notarianni, Esq.**

570-468-0844  
johnnotarianni1@aol.com  
1412 Delaware Street  
Dunmore, PA 18509

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**Alida O'Hara, Esq.**

570-253-6148  
oharak1@verizon.net  
PO Box 190  
Honesdale, PA 18431  
*Family Law*

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**Tobey Oxholm, Esq.**

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tobeyoxholm@gmail.com  
1 Watawga Way West  
Gouldsboro, PA 18424  
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**Kerin Podunajec, Esq.**

570-352-7834

KerinPodunajec@gmail.com

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**Brian G. Price, Esq.**

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Fax: 570-288-0799

bprice@dlplaw.com

459 Wyoming Avenue

Kingston, PA 18704

*Spanish Speaking Clients, Plaintiff  
Personal Injury, Truck Accidents,  
Auto Accidents, Product Liability,  
Medical Negligence*

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**Joseph G. Price, Esq.**

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jprice@dlplaw.com

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Moosic, PA 18507

*Plaintiff Personal Injury, Truck  
Accidents, Auto Accidents, Product  
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