

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President 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
Emailed Copy	Free

*Individual copies available for \$5 each
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Janine Edwards, *President Judge*
Raymond L. Hamill, *Senior Judge*

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Ronald J. Edwards
Linus H. Myers

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Jury Commissioners

Judith M. Romich
Patricia Biondo

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

ACCEPTING DONATIONS NOW!

For Information call the Wayne County Bar Association: (570) 253-9556 or go to
www.waynecountylawyers.org

Pike County District Attorney Press Release

**FENTANYL RING TIED TO 3 DEATHS
BROKEN UP IN PIKE AND WAYNE COUNTIES**

Milford, Pa. — The District Attorneys of Pike and Wayne County and the Pennsylvania State Police announced the arrests of 7 individuals and an arrest warrant for another related to a drug ring that operated in both Pike and Wayne Counties. The arrests were the culmination of a five-month long investigation into the sales of heroin and fentanyl by the Pennsylvania State Police Vice unit, and county detectives from both Pike and Wayne County. The Pike County and Wayne County Coroner's Office were also part of the investigation. The New York State Police and Pike County Sheriff's Department also assisted in the investigation.

Arrested were Jessica Phillips, age 30, of Lackawaxen, Carley Liguori, age 27, of Blooming Grove, Diane Phillips, age 55, of Lackawaxen, Wendy Fuehrer, age 53, of Paupack Township, Wayne County, William Phillips, III, age 28, of Lackawaxen, Lauren Phillips, age 34, of Lackawaxen, and Charles Warnott, age 35, of Honesdale. Remaining at large is Francisco Abreu-Pena, age 44, last known address of the Bronx, NY.

According to the affidavit of probable cause filed in support of the charges Pennsylvania State Police investigators used controlled purchases of fentanyl/heroin, search warrants, electronic surveillance and witness interviews to build the case against the drug ring. The affidavit indicates a belief of the participants that the fentanyl/heroin was coming from Mexico, and that they travelled to Indianapolis, Indiana to pick it up.

According to the affidavit in support of the criminal charges, the investigation began in August of last year with a series of purchases of fentanyl and heroin from William Phillips, III, in Lackawaxen and Blooming Grove Townships. During two of the purchases by an informant, Carley Liguori drove William Phillips to the place set to meet for the sale of the fentanyl/heroin. One at least one occasion, Liguori brought along her five-year old son.

According to the affidavit of probable cause, investigators made a purchase of fentanyl heroin from Diane Phillips at a residence in Lackawaxen.

In September, William Phillips was arrested after a search warrant found over seven grams of heroin/fentanyl in his possession. Jessica Phillips was also arrested in September on a probation violation.

Later in September, State Police investigators from Blooming Grove and the Pike County Coroner's Office responded to a residence in Lackawaxen for a drug overdose. There they discovered Kyle Ackerson, age 34, of Lackawaxen deceased. An autopsy concluded that Ackerson had fentanyl, a metabolite of cocaine and alcohol in his system. Pike County Coroner ruled Ackerson's death as a result of mixed substance toxicity. Investigators were able to make an undercover purchase of fentanyl from an individual. From there investigators obtained new leads on the source of the fentanyl coming into Wayne and Pike Counties. They learned that Francisco Abreu-Pena of the Bronx was bringing in quantities of fentanyl from New York City.

Through further investigation, investigators were later able to link the drugs used by Ackerson to Abreu-Pena and Wendy Fuehrer.

On October 15, 2018, troopers from the Blooming Grove State Police barracks responded to a residence in Lackawaxen for a possible drug overdose. When they arrived Kyle Messinetti, age 26, was transported to Wayne Memorial Hospital. Messinetti was pronounced dead at the hospital. Wayne County Coroner Edward Howell ordered an autopsy. The autopsy showed that Messinetti died from the pharmacologic effects of fentanyl.

On November, 7, 2018, Pennsylvania State Police Investigators responded to a report of a possible overdose death in Paupack Township, Wayne County at 27 Maple Street the home of Wendy Fuehrer. There investigators discovered Erin Phillips, age 32, the sibling of Jessica, Lauren and William Phillips, III, deceased. Wayne County Coroner Edward Howell responded and had an autopsy completed. After the autopsy Phillips' death was ruled as a result of the pharmacologic effects of fentanyl and cocaine.

Investigators learned that Abreu-Pena had been at the home with Erin Phillips and came out of the room where she was found and told a witness she was not breathing, and that Abreu-Pena thought she was dead. Abreu-Pena then hurriedly left the residence.

In December 2018 investigators made a purchase of suspected fentanyl/heroin from Lauren Phillips in Lackawaxen.

Earlier this month, troopers obtained arrest warrants for Jessica Philips, Lauren Phillips, Diane Phillips and William Phillips, III and Carly Liguori. According to the affidavits, Jessica Phillips told investigators that on September 10, 2018, she asked Charles Warnott to obtain fentanyl/heroin from Abreu-Pena in the Bronx and bring it back to her at a residence in Wayne County. According to Phillips, Warnott obtained 80 grams of fentanyl/heroin and brought it to her that night. Phillips went on to tell investigators that she obtained quantities of fentanyl/heroin on a regular basis from Abreu-Pena to resell in the area.

Lauren Phillips told investigators that the day prior to Kyle Messinetti's death she received a message from him asking if she wanted any "addies", which Phillips understood to be Adderall. She then met with Messinetti and traded him some fentanyl for the Adderall. Phillips told investigators that the fentanyl she traded with Messinetti was fentanyl she had received from Abreu-Pena.

Pike County District Attorney Tonkin stated, "the charges we have filed against this drug ring were only possible because of the dedication of State Police investigators to work tirelessly to put an end to the flow of fentanyl into this area. While all played a part in this investigation, the lead investigators were from the State Police Vice Unit. We are extremely pleased with the State Police provided the resources to thoroughly investigate these crimes that took the life of these three young adults."

Wayne County District Attorney Robinson stated " I am extremely proud of the cooperative effort put into this investigation and the resulting criminal charges. The Pennsylvania State Police and the PSP Vice Unit did an outstanding job, using the latest technology, to identify these Defendants and charge them appropriately. The District Attorney's Offices in Wayne and Pike County will continue to work together to address these Drug Delivery Resulting in Death cases. The drug dealers have no regard for county boundaries and we in law enforcement will work together to relentlessly pursue these dealers in poison regardless of where they are found."

The following are photos of the defendants, the charges they face.



Francisco Abreu-Pena

Bronx, NY

Charges:

Drug delivery resulting in death, 3 counts;

Charges Related to Deceased Kyle Ackerson, Kyle Messinetti and Erin Phillips

Conspiracy drug delivery resulting in death, 1 count

Delivery of a controlled substance, 4 counts;

Conspiracy to deliver a controlled substance, 1 count;

Criminal use of a communication facility, 1 count



Wendy Fuehrer

Drug delivery resulting in death, 2 counts;

Charges Related to Deceased Kyle Ackerson and Erin Phillips

Conspiracy drug delivery resulting in death, 2 counts

Delivery of a controlled substance, 1 counts;

Conspiracy to deliver a controlled substance, 1 count;

Criminal use of a communication facility, 1 count

\$250,000.00 Bail

Preliminary hearing scheduled February 13, 2019 before Magisterial District Judge Alan B. Cooper



Lauren Phillips

Drug delivery resulting in death, 1 counts;

Charge Related to Deceased Kyle Messinetti

Conspiracy drug delivery resulting in death, 1 counts

Delivery of a controlled substance, 2 counts;

Conspiracy to deliver a controlled substance, 1 count;

Criminal use of a communication facility, 1 count

\$100,000.00 Bail

Preliminary hearing scheduled February 13, 2019 before Magisterial District Judge Alan B. Cooper



Jessica Phillips

Conspiracy to deliver a controlled substance, 1 count;

Criminal use of a communication facility, 1 count;

Possession of a controlled substance, 1 count

\$100,000.00 bail

Waived preliminary hearing before Magisterial District Judge Alan Cooper on January 30, 2019



William E. Phillips, III

Delivery of a controlled substance, 6 counts;
Criminal conspiracy to deliver a controlled substance, 1 count;
Criminal use of a communication facility, 1 count;
Endangering the welfare of a child, 1 count
\$100,000.00 Bail
Waived preliminary hearing before Magisterial District Judge Alan Cooper on January 30, 2019



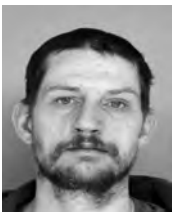
Carly Liguori

Delivery of a controlled substance, 2 counts
Criminal conspiracy to deliver a controlled substance, 2 counts
Endangering welfare of a child, 1 count
\$100,000.00 Bail
Waived preliminary hearing before Magisterial District Judge Alan Cooper on January 30, 2019



Diane Phillips

Delivery of a controlled substance, 1 count;
Conspiracy to deliver controlled substance, 1 count
Criminal use of a communication facility, 1 count
\$15,000.00 Bail
Waived preliminary hearing before Magisterial District Judge Alan Cooper on January 30, 2019



Charles Warnott

Delivery of a controlled substance, 1 count;
Criminal conspiracy to deliver controlled substance, 1 count;
100,000.00 Bail
Preliminary hearing scheduled February 13, 2019 before Magisterial District Judge Alan Cooper

The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.

Wayne County District Attorney Press Release

**CHILD MOLESTER SENTENCED TO
STATE CORRECTIONAL INSTITUTION**

January 31, 2019 — Patrick L. Robinson, Wayne County District Attorney, announced that Mark Allen Blevins, age 57, of Hamlin, was sentenced today to a total of 13.25 years to 30 years by Senior Judge Raymond L. Hamill to a State Correctional Institution. Blevins was found Guilty on November 7, 2018 by a Wayne County Jury of one count of Aggravated Indecent Assault of a Child (F1), one count of Criminal Attempt-Aggravated Indecent Assault (F1), one count of Unlawful



MARK ALLEN BLEVINS

Restraint (F2), one count of Corruption of Minors (F3), one count Indecent Assault Complainant Less than 13 (M1), and one count of Indecent Exposure (M1).

First Assistant District Attorney Rothenberg stated “Obviously any and all sexual assaults are heinous, especially those perpetrated upon children. This series of assaults was committed by a 56 year old man against a 5 year old child. That, in my opinion, makes this Defendant especially evil. To choose a very young, innocent, and defenseless victim such as this requires a person to possess a kind of darkness that I, as a prosecutor, will never understand. I am thankful that a Wayne County jury saw through his lies

and convicted him for what he did, and I am thankful that the Defendant was identified as a Sexually Violent Predator today, because that is exactly what he is. No sentence can reverse the pain he inflicted on this little girl and her family, but the sentence imposed by Senior Judge Hamill today of 13.25 to 30 years in State Prison is certainly a step in the right direction..”

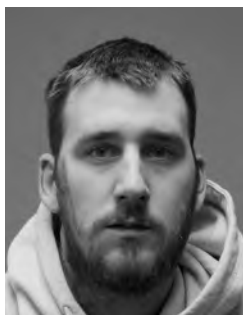
District Attorney Robinson stated, “Again I would like to commend, First Assistant District Attorney Rothenberg for an outstanding job. She is a fierce and very effective prosecutor of child molesters.”

Wayne County District Attorney Press Release

ARREST IN PLEASANT MOUNT MURDER

February 1, 2019 — Patrick L. Robinson, Wayne County District Attorney announced the arrest this morning of Cole Francis Dufton, age 25, of Pleasant Mount for the Murder of Suzette Bullis.

District Attorney Robinson stated, “This execution style killing is very disgusting and obviously unconscionable. The Pennsylvania State Police did an outstanding job of investigating and documenting this crime as evidenced by the comprehensive Affidavit of Probable Cause filed by Trooper Decker. This Defendant, Cole Francis Dufton, had the motive, the means, and the opportunity to kill Suzette Bullis. Dufton is the last known person to see Suzette Bullis alive. Bullis was shot with a pistol found in Dufton’s bedroom. The circumstantial evidence is clear. I believe that this is a drug related murder. I will personally handle the prosecution of this Defendant.”



COLE FRANCIS DUFTON

According to the Affidavit of Probable Cause filed by Trooper John Decker, Suzette Bullis, age 51, was found shot to death in her Lakewood house on the morning of December 19, 2018. The investigation revealed that Bullis was shot in the back of the head with a 9mm handgun. The bullet exited her forehead. A 9mm bullet was found at the scene near the body and a discharged 9mm cartridge casing was also found near the body. A Firearm and Tool Mark Examiner from the

PSP Wyoming Lab determined that the cartridge casing was discharged from a 9mm Taurus G2 c semiautomatic pistol belonging to the Defendant Dufton.

The victim Bullis had supplied the Defendant Dufton in the past with prescription pills.

Approximately one to two weeks prior to the fatal shooting Dufton was at the victim’s residence, very upset, yelling and screaming at the victim about being shorted \$1,500.00. Dufton pulled out a black handgun slammed it down and said he was going to kill the guy that stiffed him. The victim stated she had money in the deal too.

A 9mm Taurus G2 c semiautomatic belonging to Dufton, which was purchased by Dufton’s girlfriend was found in Dufton’s bedroom. 9 mm ammunition matching the casing found at the murder scene was also found in Dufton’s bedroom.

The State Police showed a photo of the 9mm pistol to Dufton who initially claimed he had never seen the pistol before and had no idea where it came from. A subsequent investigation revealed that on October 17, 2018, prior to the shooting on December 18, 2018, that Dufton’s Facebook depicted a firearm resembling the 9mm Firearm recovered from Dufton’s bedroom.

Dufton was arraigned before Magisterial District Judge Ronald Edwards and incarcerated in the Wayne County Correctional Facility. His initial Court appearance is scheduled for Wednesday February 6, 2019

The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant’s guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.

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.

EXECUTRIX NOTICE

Estate of Robert F. Schaffer AKA
Robert Francis Schaffer AKA
Robert Schaffer
Late of Honesdale Borough
EXECUTRIX
Martha J. Thompson
234 Terrace Street
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/8/2019 • 2/15/2019 • 2/22/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of ANITA ENGEL a/k/a ANITA L. ENGEL. Date of death JANUARY 9, 2019. 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 Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, PA 18431.

2/8/2019 • 2/15/2019 • 2/22/2019

ESTATE NOTICE

Estate of Robert F. Hopstetter, late of Damascus Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Michael G. Ritch 84 Owl Wood Road, Honesdale, Pennsylvania 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTOR'S NOTICE

ESTATE OF CHARLES J. 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 Rita A. O'Neill, of 72 Miller Pond Road, Honesdale, PA 18431 or Timothy J. O'Neill, of 204 Miller Pond Road, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

2/8/2019 • 2/15/2019 • 2/22/2019

EXECUTOR NOTICE

Estate of Margaret L. Longo AKA
Margaret Longo
Late of Cherry Ridge Township
CO-EXECUTOR
James Daly
89 Miami Ave.
Newington, CT 06111
CO-EXECUTRIX
Sandra Rowe
2213 Owego Turnpike
Honesdale, PA 18431
ATTORNEY
Ronald M. Bugaj, Esq.
308 9th St., PO Box 390
Honesdale, PA 18431

2/1/2019 • 2/8/2019 • 2/15/2019

EXECUTOR NOTICE

Estate of Babette Salvagin AKA
Babette D. Salvagin AKA Babette
Dodd Salvagin
Late of Scott Township
EXECUTOR
Gregory R. Hopkins
33 Fairlawn Avenue
Middletown, New York 10940
ATTORNEY
Robert J. Madigan, Jr.
P.O. Box 2039
Binghamton, NY 13902

2/1/2019 • 2/8/2019 • 2/15/2019

EXECUTOR NOTICE

Estate of Helen A. O’Heren
Late of Hawley Borough
CO-EXECUTOR
Shawn G. O’Heren
117 Falls Ave.
Hawley, PA 18428

CO-EXECUTRIX
Susan G. O’Heren
117 Falls Ave.
Hawley, PA 18428
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

1/25/2019 • 2/1/2019 • 2/8/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have been
issued in the Estate of Jean Kahny
Wood a/k/a Jean Wood, a/k/a Jean
K. Wood, who died on November
25, 2018, late resident of
Honesdale, PA 18431, to Michael
T. Wood and Regina Wood Pollard,
Co-Executors 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 Michael T. Wood and Regina
Wood Pollard c/o Law Offices of
HOWELL & HOWELL, ATTN:
ALFRED J. HOWELL, ESQUIRE,
Attorney for the Estate, at 109
Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

1/25/2019 • 2/1/2019 • 2/8/2019

ESTATE NOTICE

Notice is hereby given, that Letters
Testamentary have been granted to
Kendra Angione, Executrix of the
Estate of Wayne G. Gilbert, late of
Berlin Township, Wayne County,
Pennsylvania who died on

November 12, 2018. 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, Kendra Angione c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

1/25/2019 • 2/1/2019 • 2/8/2019

EXECUTOR NOTICE

Estate of Edward H. DeVrieze
AKA Edward DeVrieze
Late of Damascus Township
EXECUTOR
Michael DeVrieze
1174 Calkins Road
Milanville, PA 18443
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

1/25/2019 • 2/1/2019 • 2/8/2019

EXECUTOR NOTICE

Estate of Anne Kowalczyk
Late of Waymart Borough
CO-EXECUTOR
Paul N. Kowalczyk
55 Billard Road
Hawley, PA 18428
CO-EXECUTOR
Allan H. Kowalczyk
668 Towpath Road
Hawley, PA 18428
ATTORNEY
Ronald M. Bugaj, Esq.
PO Box 390, 308 9th St.
Honesdale, PA 18431

1/25/2019 • 2/1/2019 • 2/8/2019

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON PLEAS OF THE 22ND JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF WAYNE

ACTION IN QUIET TITLE
NO. 501 - CIVIL - 2018

TIMOTHY L. SALVATORE and
JANA S. REHM,
Plaintiffs

VS.

BARBARA VAN HEUVEL and
PAUL VAN HEUVEL, her
husband, KENNETH ANDREW
SWIATEK and DAVID C.
LEOBINO and MARTA G.
LEOBINO, his wife, their heirs
and assigns,
Defendants

.....
LEGAL NOTICE

To the Defendants Named Above:

Preliminary Judgment
extinguishing all of your right, title
and interest in and to Plot Numbers
108 and 109, Section C, Pocono
Peak Lake, Lehigh Township,
Wayne County, Pennsylvania,
known on the tax records of Wayne
County as Parcels 14-3-8 and 14-3-
9 was entered January 29, 2018.

You have thirty (30) days within

which to contest the entry of this Preliminary Judgment. If you fail to do so, Final Judgment will be entered against you.

Warren Schloesser, Esq.
Attorney for Plaintiff

2/8/2019

**NOTICE OF REGISTRATION
OF FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, that on January 11, 2019, a certificate for the conduct of business under the fictitious name of Maude & Main, with its principal place of business at 1023 Main Street, Honesdale, Pennsylvania 18431, was filed with the Department of State. The name of the individual owning or interested in said business is Mary A. Dinan.

Attorney Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/8/2019



**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
FEBRUARY 20, 2019**

By virtue of a writ of Execution instituted by: LSF10 Master Participation 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 20th day of February, 2019 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 Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

Lot 58, Section 3, as shown on Plan of Lots, Wallenpaupack Lakes Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

TOGETHER with all the right of way and UNDER AND SUBJECT

to all covenants, reservations, restriction and conditions as more particularly set forth in Wayne County Deed Book Volume 294, at Page 927.

PARCEL NO. 19-0-0030-0108

BEING KNOWN AS 82 Wallen Paupack Drive, Lake Ariel, PA 18436

BEING THE SAME PREMISES which Gerard Russell and Joyce A. Russel, husband and wife, by Deed dated June 8, 1998 and recorded June 8, 1998, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 1372, Page 317, granted and conveyed unto Gerard Russell

Seized and taken in execution as property of:
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gerard Russell 1069 Wallenpaupack Dr., f/k/a 82 Wallenpaupack Dr., f/k/a 82 Wallenpaupack Estates, LAKE ARIEL PA 18436

Execution No. 257-Civil-2017
Amount Due: \$227,580.16 Plus additional costs

November 21, 2018
Sheriff Mark Steelman

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



Celebrate a *Life Legacy*
Create a *Life Legacy*
WAYNE COUNTY
COMMUNITY FOUNDATION
Serving Wayne County since 1990
Honor your loved one forever with a memorial fund.
www.waynefoundation.org • 570.499.4299 • wccf-pd.net

The Wayne County Community Foundation has twenty seven years of experience helping create a lasting tribute to a deceased loved one. We define "legacy" as options aligned with you and your loved one's values. These values may include the ongoing support of a church, favorite non profit organization, educational scholarship or any variety of "causes." Our funds support cultural endeavors, the environment, and humanitarian concerns. Donors can be assured that their gifts will endure to benefit future generations.

We look forward to helping you start a fund that will preserve your family member's "legacy" for many, many years. Call us at 570-499-4299.

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.

Pierre E. Simonvil Esq.

1/25/2019 • 2/1/2019 • 2/8/2019

**SHERIFF'S SALE
FEBRUARY 20, 2019**

By virtue of a writ of Execution instituted by: Jame B. Nutter & Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of February, 2019 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 of parcel of land lying, situate and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at the northwest corner of a lot conveyed by George Wells and wife to Charles W. Traintor, in the center of the Plank Road; thence along said road South 74° East 4 rods; thence South 2° West 10 rods; thence West 16 ° North to the west line of the land aforesaid; thence North 2 ° East along the line of land occupied by David Tamblyn, 10 rods to the place of beginning.

Being known and designated as Tax Parcel ID No. 1-2-62 in the Deed Registry Office of Wayne County, Pennsylvania.

Being the same property which Louis S Damato and Doreen Damato, husband and wife, by their deed dated July 3, 1993 and

recorded August 7, 1992 in the Recorder's Office of Wayne County, Pennsylvania, at Deed Book Volume 709 and Page 25, granted and conveyed unto Louis S. Damato.

BEING KNOWN AS: 58
VILLAGE ROAD BEACH LAKE,
PA 18405

PROPERTY ID: 1-2-62

TITLE TO SAID PREMISES IS
VESTED IN LOUIS S. DAMATO
BY DEED FROM LOUIS S.
DAMATO AND DOREEN
DAMATO, HUSBAND AND
WIFE DATED 07/03/1992
RECORDED 08/07/1992 IN
BOOK 709 PAGE 25

Seized and taken in execution as
property of:
Louis S. Damato A/K/A Louis
Damato 58 Village Road, Beach
Lake PA 18405

Execution No. 332-Civil-2018
Amount Due: \$197,470.44 Plus
additional costs

November 21, 2018
Sheriff Mark Steelman

**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.

Robert J. Crawley Esq.

1/25/2019 • 2/1/2019 • 2/8/2019

**SHERIFF'S SALE
FEBRUARY 20, 2019**

By virtue of a writ of Execution instituted by: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of February, 2019 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, parcel or tract of land lying, situate and being to the Borough of Waymart, County of Wayne and common. wealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a railroad spike

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corner mat, being the Southeast corner of lands of Robert C. Grimm (Deed Book 487 at Page 848 and Deed Book 467 at Page 852) and being located on the Westerly side of the Belmont & Easton Turnpike (State Route No. 0296); thence along the Westerly side of said roadway, South 11 degrees 34 minutes 00 seconds West 64.20 feet to an iron pin corner set, being the Northeast corner of the First Parcel; of lands of John W., Jr. and Cheryl R. Gaudenzi (Deed Book 332 at Page 532); thence, departing from said roadway and along lines of the First Parcel: of lands of said Gaudenzi: North 77 degrees 46 minutes 00 seconds' Want 161.40 feet to an iron pin corner found and South 28 degrees 00 minutes 00 seconds West 80.13 teat to an iron pin corner found, being a common corner of the First Parcel.; the Second Parcel; and the Third Parcel: of lands of the aforesaid Gaudenzi; thence along lines of the third Parcel: of lands of the aforesaid Gaudenzi: North 56 degrees 58 minutes 00 seconds West 40.0 feet to an iron pin corner set and South 20 degrees 07

minutes .00 seconds West 60.00 feet to an iron pin corner set, being a common corner of the Third Parcel: of lends of the aforesaid Gaudenzi; Parcel No. 1 of lands of Michael James Geraldine R. Barra (Deed Book 349 at Page 963) and Parcel Two: of lands of James & Joan M. Gillette (Deed Book 467 at Page 54); thence, along line of Parcel Two: of lands of said Gillette, North 66 degrees 16 minutes 21 seconds West 159,76 feet to an iron pin corner set; thence, through lands of Edward J. and Margaret Gillette (Deed Book 509 at Page S6): North 17 degrees 12 minutes 06 seconds East 148.38 feet to an iron pin corner set and South 80 degrees 56 minutes 00 seconds East 206,31 feet to an iron pin corner set, located on the Western line of lands of the aforesaid Grimm; thence, along lines of lands of said Grimm; South 12 degrees 53 minutes 12 Seconds West 07.085 feet to an iron pin corner Sound, South 80 degrees 56 minutes 00 seconds zest 22.99 feet to a railroad spike corner found and South 80 degrees 56 minutes 00 seconds East 145,01 feet to the place of BEGINNING.

CONTAINING, within bounds 43,560 square feet (1.0000 acres) of land, inclusive of that area occupied by utilities, easements and tights of way, supporting a frame dwelling and various outbuildings and being designated as Lot 1 on accompanying draft.

TOGETHER WITH, the RIGHT OF USE of a certain right of way for the purpose of a driveway, to be used jointly by the Grantors end Grantees herein, their heirs and assigns, in common With Robert C. Grimm (Deed nook 487 at Page 848 and Deed Book 487 at Page 852), their heirs and assigns.

Said RIGHT OF WAY for a driveway, being particularly described, as follows:

BEGINNING at a railroad spike corner set, located on the Westerly aide of the Belmont A Easton Turnpike (State Route No. 0296), being the Southeast corner of lands of the aforesaid Grimm and Being, the Northeast corner of the premises herein previously described; thence, departing from said roadway and along lines of lands of said Grimm; North 80 degrees 56 minutes 00 seconds west 168.00 feet to an iron pin corner found and North 12 degrees 53 minutes 12 seconds East 12.0 feet to a point or corner; thence, through lands of the aforesaid Grimm, south 80 degrees 56 minutes 00 seconds Best 168.00 feet, more or less, to the westerly side of the aforementioned Belmont & Easton Turnpike: thence, along the Westerly side of said Turnpike, 12.0 feet to the place of BEGINNING.

UNDER AND SUBJECT TO, the right of way of a certain "RESERVED EASEMENT" and RIGHT OF WAY for the purpose of a driveway, to be used jointly or

in common by the Grantors and Grantees herein, their heirs and assigns.

Said "RESERVED EASEMENT" and RIGHT OF WAY, being particularly described, as follows

BEGINNING at an iron pin corner found, being the Southwest corner of leads of the aforesaid Grimm end being a common corner Of the premises herein previously described, thence, through said premise North 54 degrees 37 minutes 54 seconds West 15.96 feet to an iron pin corner set; thence, along lines of the premises herein previously described: South 80 degrees 56 minutes 00 seconds East 14.78 feet to an iron pin corner set and South 12 degrees 53 minutes 12 seconds West 07.086 feet to the place of BEGINNING.

CONTAINING, within bounds, 52 square feet (0.0012 acres) of land.

BEING KNOWN AS 329 Belmont Street, Waymart, Wayne, PA 18472

BEING TAX PARCEL NO. 28-0-0002-0047.-

BEING the same premises in which Edward J. Gillette and Margaret Gillette, his wife, by deed dated 02/20/1990 and recorded 02/22/1990 in the Office of the Recorder of Deeds in and for the County of Wayne,

Seized and taken in execution as property of:
Unknown Heirs, Successors,

Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Barbara Rollison a/k/a Barbara Masgula, Deceased 329 Belmont Street, WAYMART PA 18472

Execution No. 269-Civil-2018
Amount Due: \$30,236.80 Plus additional costs

November 21, 2018
Sheriff Mark Steelman

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.

1/25/2019 • 2/1/2019 • 2/8/2019

SHERIFF'S SALE FEBRUARY 27, 2019

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of February, 2019 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 situate, lying and being in the Township of South Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center of an assumed 33 foot wide right-of-way known as Township Route No. 395, said point being the Northerly corner of the premises herein described; thence along the center of the aforesaid Township Route No. 395 the following courses and distances: North 67 degrees 59 minutes 38 seconds West a distance of 18.70 feet, North 70 degrees 08 minutes 40 seconds West a distance of 71.74 feet, North 76 degrees 52 minutes 37 seconds West a distance of 42.64 feet, South 86 degrees 31 minutes 42 seconds West a distance of 42.67 feet, South 77 degrees 25 minutes 27 seconds West a distance of 47.03 feet, South 70 degrees 34 minutes 37 seconds West a distance of 45.12 feet, South 60 degrees 55 minutes 35 seconds West a distance

of 45.39 feet, South 51 degrees 57 minutes 14 seconds West a distance of 48.64 feet, South 48 degrees 40 minutes 24 seconds West a distance of 70.80 feet, South 53 degrees 35 minutes 13 seconds West a distance of 61.96 feet, South 58 degrees 40 minutes 59 seconds West a distance of 77.95 feet and South 63 degrees 10 minutes 01 seconds West a distance of 62.95 feet to a point for a corner, said point being a common corner of the premises herein described and Lot 25 in a subdivision of Mile Brook Estates, and on line of Lot 2 in the aforesaid subdivision; thence leaving the aforesaid Township Route 395 and along the common division line between Lots 24 and 25 in the aforesaid subdivision South 31 degrees 43 minutes 29 seconds East 924.57 feet to a point for a corner, said point being a common corner of the premises herein described and Lot 24 in the aforesaid subdivision and on line of lands of James P. Reilly and Agnes A. Reilly, recorded in Wayne County Deed Book 220, Page 503; thence along the common division line of the premises herein described and lands now or formerly of Reilly, supra, North 49 degrees 44 minutes 36 seconds East 495.87 feet to a point for a corner, said point being a common corner of the premises herein described and lands now or formerly of Joseph Louis and Samuel Bianchi, recorded in Wayne County Deed Book 195, Page 391; thence along the common division line between the lands herein described and lands now or formerly of Bianchi, supra, North 25 degrees 10 minutes 07 seconds West

722.79 feet to the point and place of Beginning.

Containing therein 10.7749 acres, be the same more or less, and being Lot 26 in the aforescribed subdivision known as Mile Brook Estates, a map of which is recorded in Wayne County Map Book 70, Page 103.

Tax Parcel ID: 24-0-0006-0026.-

Address: 766 Hemlock Road,
Waymart, PA 18472

Being the same property conveyed to Frederick J. Busedu who acquired title by virtue of a deed from Frederick J. Busedu, dated January 30, 2004, recorded February 3, 2004, at Instrument Number 200400001247, and recorded in Book 2437, Page 175, Office of the Recorder of Deeds, Wayne County, Pennsylvania.

Seized and taken in execution as property of:
Fred J. Busedu, a/k/a Frederick J. Busedu 766 Hemlock Road
WAYMART PA 184724546

Execution No. 199-Civil-2018
Amount Due: \$116,595.49 Plus
additional costs

December 4, 2018
Sheriff Mark Steelman

**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.**

Meredith H. Wooters Esq.

2/1/2019 • 2/8/2019 • 2/15/2019

**SHERIFF'S SALE
FEBRUARY 27, 2019**

By virtue of a writ of Execution instituted by: PNC Bank, N.A., s/b/m to First Eastern Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of February, 2019 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, parcel or tract of land lying, situate and being in the Township of Lake, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point or corner,

located in the center of the cartway of Pa. L.R. 63011 (State Route 0296) and being a common corner of Composite Parcel "A - B" (Now Lands of Gary S. Burton - Record Book 688 at Page 085), as depicted on a certain plan of lots of Chester Nowacki, recorded in Wayne County Map Book Volume 76 at Page 69; thence, along the center of the cartway of the aforementioned roadway, the following three (3) courses and distances (As numbered on plan): 23. North 50 degrees 17 minutes 22 seconds East 47.09 feet 24. North 52 degrees 22 minutes 15 seconds East 193.75 feet and 25. North 51 degrees 17 minutes 25 seconds East 245.06 feet to a point or corner; thence, departing from said roadway and along line of the FIRST PARCEL: of lands of George C. Theobald Et Ux, Et Al (Deed Book 301 at Page 511), the following course and distance (As numbered on plan): 26. South 31 degrees 34 minutes 19 seconds East 247.50 feet [Crossing the bed of the Gravity Railroad (Now abandoned)] to a cut (X) corner found in stone; thence, along the purported line of lands of Gaylord & Ritch (Record Book 543 at Page 049 - Map Book 72 at Page 86 - Lot No. 5 - Gravity Farms), the following course and distance (As numbered on plan): 27. South 48 degrees 31 minutes 22 seconds West 169.47 feet to an iron pin corner set; thence, along line of THE FOURTH: (Second Described) Parcel of lands of Dennis & Marion Swencki, h/w

(Deed Book 424 at Page 1166), the following course and distance (As numbered on plan): 28. North 43 degrees 53 minutes 41 seconds West 41.30 feet to an iron bolt corner found, located in the center of the bed of the aforesaid Gravity Railroad; thence, along the center of the bed of said railroad (Now a common private right of way - fifteen (15) feet in width), along line of lands of said Swencki, the following course and distance (As numbered on plan): 29. South 44 degrees 24 minutes 22 seconds West 42.50 feet to an iron pipe corner found; thence, departing from the bed of said Railroad and along lines of lands of the aforesaid Burton, the following three (3) courses and distances (As numbered on plan): 30. North 33 degrees 07 minutes 48 seconds West 66.00 feet to an iron pin corner set 31. South 43 degrees 15 minutes 20 seconds West 173.20 feet to an iron pin corner set and 32. North 61 degrees 23 minutes 09 seconds West 194.08 feet to the place of BEGINNING.

CONTAINING, within bounds, 2.0649 Acres of land, inclusive of that area occupied by public & private roads and utilities, easements and rights of way, supporting a dwelling, garage and various outbuildings and being designated as LOT NO. 1 on accompanying plan.

TITLE TO SAID PREMISES IS VESTED IN RAYMOND SMITH AND CELESTE SMITH, HIS WIFE, by Deed from CHESTER

NOWACKI, Dated 08/06/1992,
Recorded 08/10/1992, in Book
0709, Page 0224.

Tax Parcel: 12-0-0292-0047.-

Premises Being: RR#3 BOX 27,
A/K/A 378 GRAVITY ROAD,
LAKE ARIEL, PA 18436-4216

Seized and taken in execution as
property of:
Raymond Smith 378 Gravity Road,
LAKE ARIEL PA 18436
Celeste Smith 378 Gravity Road,
LAKE ARIEL PA 18436

Execution No. 279-Civil-2018
Amount Due: \$28,975.55 Plus
additional costs

December 4, 2018
Sheriff Mark Steelman

**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.**

Peter Wapner Esq.

2/1/2019 • 2/8/2019 • 2/15/2019

**SHERIFF'S SALE
MARCH 6, 2019**

By virtue of a writ of Execution
instituted by: Nationstar Mortgage
LLC d/b/a Mr. Cooper issued out
of the Court of Common Pleas of
Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 6th day of
March, 2019 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, parcel and
tract of land situate, lying and
being in the Township of Paupack,
County, of Wayne, State of
Pennsylvania, more particularly
described as follows:

Lot 3, Section 4, as shown on Plan
of Lots, Wallenpaupack Lake
Estates, dated March 23, 1971, by
VEP and Co., as recorded in the
Office of the Recorder of Deeds in
and for Wayne County,
Pennsylvania, in Plat Book 14,
page 117, recorded on March 23,
1971, said map being incorporated
by reference herewith as if attached
hereto,

Lot 3, Section 4, of Wallenpaupack
Lake Estates, Lake Ariel, PA
18435, is also recorded in Plat

Book 19, page 1, recorded on July 20, 1972 in the Office of the Recorder of Deeds of Wayne County, Pennsylvania.

Being the same parcel conveyed to George Frank and Rosemarie S. Frank from Peter J. Hart, by virtue of a deed dated 11/29/2002, recorded 12/3/2002, in Deed Book 2118, Page 350, as Instrument No. 200200012987 County of Wayne, State of Pennsylvania.

BEING KNOWN AS: 1009
APACHE COURT A/K/A 3
APACHE COURT, LAKE ARIEL,
PA 18436

TAX PARCEL NO.: 19-0-0034-
0004.-

TITLE TO SAID PREMISES IS
VESTED IN GEORGE FRANK
AND ROSEMARIE S. FRANK
BY DEED FROM PETER J.
HART, WIDOWER AND SINGLE
DATED 11/29/2002 RECORDED
12/03/2002 IN BOOK 2118 PAGE
350

Seized and taken in execution as
property of:
George Frank 1009 Apache Court
a/k/a 3 Apache Court, LAKE
ARIEL PA 18436
Rosemarie S. Frank 1009 Apache
Court a/k/a 3 Apache Court, LAKE
ARIEL PA 18436

Execution No. 234-Civil-2018
Amount Due: \$63,159.56 Plus
additional costs

December 13, 2018

Sheriff Mark Steelman

**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.**

Robert J. Crawley Esq.

2/8/2019 • 2/15/2019 • 2/22/2019

**SHERIFF'S SALE
MARCH 6, 2019**

By virtue of a writ of Execution instituted by: Wells Fargo Bank N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of March, 2019 at 10:00 AM Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or tract

of land, Situate in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, being known as Lot No. 4185, Section 48 as shown on a certain Plan entitled The Hideout, as recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Plat Book 5, Page 27; Plat Book 5, Pages 34, 37, 41 through 48 and 50; Plat Book 5, Page 57; Plat Book 5, Pages 62 and 63; Plat Book 5, Page 66; Plat Book 5, Pages 71 and 72; Plat Book 5, Pages 76, 79 through 84 and 86; Plat Book 5, Pages 93 through 95; Plat Book 5, Pages 96, 97 and 100 through 104; Plat Book 5, Page 106; Plat Book 5, Page 107; Plat Book 5, Pages 108 through 110; Plat Book 5, Pages 111 through 119; Plat Book 5, Pages 120 through 123 which lot is the same as designated in the Declaration Planned Unit Development recorded in Deed Book 258, Page 51 and as amended by Amendments as set forth in Assignment and Acceptance in Deed Book 286, Page 1056; Supplement Declaration in Deed Book 295, Page 287; Deed Book 277, Page 1202; Deed Book 292, Page 793; Deed Book 293, Page 829; Amendment in Deed Book 306, Page 671 and Deed Book 265, Page 739 and any and all subsequent amendments thereto.

NOTICE- This document does not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such

coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L. 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TITLE TO SAID PREMISES IS VESTED IN BENJAMIN HERNANDEZ, A MARRIED MAN, by Deed from ELLEN A. MALETSKY AND DAVID MALETSKY AND SHARI G. MALETSKY, Dated 06/02/2014, Recorded 07/02/2014, in Book 4735, Page 276.

Tax Parcel: 12-0-0047-0055

Premises Being: 4185 NORTH FAIRWAY DRIVE, LAKE ARIEL, PA 18436

Seized and taken in execution as property of:
Benjamin R Hernandez a/k/a
Benjamin Hernandez 4185 North Fairway Drive, The Hideout,
LAKE ARIEL PA

Execution No. 263-Civil-2018
Amount Due: \$136,501.34 Plus
additional costs

December 5, 2018
Sheriff Mark Steelman

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.

Peter Wapner Esq.

2/8/2019 • 2/15/2019 • 2/22/2019

**SHERIFF'S SALE
MARCH 6, 2019**

By virtue of a writ of Execution instituted by: NationStar Mortgage LLC d/b/a Champion Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of March, 2019 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:

SITUATED AND BEING IN THE CANAAN, COUNTY OF WAYNE

AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTHERLY LINE OF U.S. ROUTE #6 LEADING FROM CARBONDALE TO HONESDALE, SAID POINT BEING THE COMMON CORNER OF LANDS OF THE TONKIN ESTATE AND LANDS FORMERLY OF LEON SHORT; THENCE ALONG SAID LANDS SOUTH 0 DEGREES IS MINUTES EAST 215.4 FEET TO A POINT IN THE CENTER OF VAN AUKEN CREEK IN A WESTERLY DIRECTION 275.0 FEET MORE OR LESS TO A POINT COMMON TO LANDS OF WILLIAM SHAFFER; THENCE ALONG SAID SHAFFER LANDS NORTH 42 DEGREES 45 MINUTES EAST 28.0 FEET MORE OR LESS AND SOUTH 85 DEGREES 00 MINUTES WEST 66.0 FEET TO A POINT IN SAID CREEK AND SOUTH 70 DEGREES 45 MINUTES WEST 70.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. ROUTE #6; THENCE ALONG SAID RIGHT OF WAY NORTH 70 DEGREES 45 MINUTES EAST 453.5 FEET TO A PLACE OR POINT OF BEGINNING.

BEING KNOWN AS: 1209 ROOSEVELT HIGHWAY, WAYMART, PA 18472

PROPERTY ID: 04-0.007-0038

TITLE TO SAID PREMISES IS VESTED IN EUGENE FALCONETTI, SR., A WIDOWER BY DEED FROM EUGENE FALCONETTI, SR., A WIDOWER, AND DIANE DEJESUS, A MARRIED WOMAN DATED 09/26/2008 RECORDED 01/05/2009 IN BOOK 3641 PAGE 177 INSTRUMENT#200900000066

Seized and taken in execution as property of:
Eugene L. Falconetti, Sr., a/k/a
Eugene Falconetti 1209 Roosevelt
Highway, WAYMART PA 18472

Execution No. 477-Civil-2018
Amount Due: \$155,666.91 Plus
additional costs

December 5, 2018
Sheriff Mark Steelman

**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.**

Robert J. Crawley Esq.

2/8/2019 • 2/15/2019 • 2/22/2019

**SHERIFF'S SALE
MARCH 6, 2019**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Tuesday the 6th day of March, 2018 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT CERTAIN LOT,
PIECE OR PARCEL OF LAND
LOCATED IN MANCHESTER
TOWNSHIP, WAYNE COUNTY,
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:**

**BEGINNING AT A 1/2" REBAR
SET IN THE SOUTHERLY LINE
OF LAND OF JOHN AND
DONNA BURROWES (DEED
BOOK 475, PAGE 653), SAID
PLACE OF BEGINNING IS
FURTHER DESCRIBED AS
BEING NORTH 84 DEGREES 03
MINUTES 24 SECONDS EAST
219.82 FEET, AS MEASURED
ALONG SAID SOUTHERLY
LINE OF SAID LAND OF JOHN
AND DONNA BURROWES,**

FROM A 1/2" REBAR FOUND IN THE EASTERLY LINE OF LAND OF JOHN T. AND MARYANN E. CARLOS (LIBER 1906, PAGE 333) AT THE SOUTHWESTERLY CORNER OF SAID LAND OF BURROWES (DEED BOOK 475, PAGE 653).

1) THENCE FROM SAID PLACE OF BEGINNING NORTH 84 DEGREES 03 MINUTES 24 SECONDS EAST 287.23 FEET ALONG SAID SOUTHERLY LINE OF SAID LAND OF JOHN AND DONNA BURROWES, TO A POINT IN THE CENTERLINE OF TRAVELED WAY OF SR 1023 (PINE MILLROAD), WHICH POINT IN SAID CENTERLINE IS FURTHER DESCRIBED AS BEING NORTH 84 DEGREES 03 MINUTES 24 SECONDS EAST 30.23 FEET FROM A 1/2" REBAR FOUND ON THE WESTERLY SIDE OF SAID ROAD.

2) THENCE SOUTH 00 DEGREES 52 MINUTES 16 SECONDS WEST 12.50 FEET ALONG SAID CENTERLINE OF TRAVELED WAY TO A POINT IN SAID CENTERLINE, WHICH POINT IN SAID CENTERLINE IS FURTHER DESCRIBED AS BEING SOUTH 81 DEGREES 55 MINUTES 23 SECONDS WEST 25.29 FEET FROM A 1/2" REBAR SET ON THE EASTERLY SIDE OF SAID ROAD.

3) THENCE NORTH 81 DEGREES 55 MINUTES 23

SECONDS EAST 61.31 FEET TO A POINT IN THE SOUTH BRANCH CREEK.

4) THENCE SOUTH 15 DEGREES 59 MINUTES 37 SECONDS EAST 242.70 FEET UP SAID CREEK AND ALONG THE WESTERLY LINE OF LAND OF LEE RADEN (RECORD BOOK 2374, PAGE 200), TO A POINT IN SAID CREEK AT THE COMMON CORNER OF SAID LAND OF RADEN AND LAND OF STEPHEN AND LISABETH LEOCATA (RECORD BOOK 1319, PAGE 104).

5) THENCE SOUTH 10 DEGREES 05 MINUTES 23 SECONDS WEST 180.00 FEET, CONTINUING UP SAID CREEK AND ALONG THE WESTERLY LINE OF SAID LAND OF STEPHEN AND LISABETH LEOCATA TO A POINT ON THE EASTERLY SIDE OF SAID CREEK.

6) THENCE SOUTH 81 DEGREES 55 MINUTES 23 SECONDS WEST 48.84 FEET, ALONG THE LINE OF SAID LAND OF STEPHEN AND LISABETH LEOCATA, TO A POINT IN THE CENTERLINE OF TRAVELED WAY OF SR 1023 (PINE MILL ROAD), WHICH POINT IN SAID CENTERLINE IS FURTHER DESCRIBED AS BEING SOUTH 81 DEGREES 55 MINUTES 23 SECONDS WEST 21.24 FEET FROM A 1/2" REBAR SET ON

THE EASTERLY SIDE OF SAID ROAD.

7) THENCE NORTH 08 DEGREES 25 MINUTES 01 SECONDS WEST 167.04 FEET, ALONG SAID CENTERLINE OF TRAVELED WAY, TO A POINT IN SAID CENTERLINE, WHICH POINT IN SAID CENTERLINE IS FURTHER DESCRIBED AS BEING NORTH 84 DEGREES 03 MINUTES 15 SECONDS EAST 20.10 FEET, FROM A 1/2" REBAR SET ON THE WESTERLY SIDE OF SAID ROAD.

8) THENCE SOUTH 84 DEGREES 03 MINUTES 15 SECONDS WEST 277.13 FEET, THROUGH LAND DESCRIBED IN SAID DEED TO MARK WALKER (RECORD BOOK 2554, PAGE 305), TO A 1/2" REBAR SET.

9) THENCE NORTH 07 DEGREES 23 MINUTES 36 SECONDS WEST 257.13 FEET, CONTINUING THROUGH SAID LAND DESCRIBED IN SAID DEED TO MARK WALKER, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 2.43 ACRES OF LAND, AS SURVEYED BY GARY PACKER, P.L.S.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THE USE OF ANY PORTIONS OF THE ABOVE DESCRIBED PARCEL, WHICH LIE WITHIN

THE RIGHT OF WAY LINES OF PUBLIC HIGHWAYS.

SUBJECT TO ANY EASEMENTS OF RECORD TO PUBLIC UTILITIES.

SUBJECT TO A RIGHT OF WAY FIFTY (50) FEET IN WIDTH, FOR THE PURPOSES OF INGRESS AND EGRESS OF OTHERS, THEIR HEIRS AND ASSIGNS, THE CENTERLINE OF SAID RIGHT OF WAY BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF TRAVELED WAY OF SR 1023 (PINE MILL ROAD), AT ITS INTERSECTION WITH THE CENTERLINE OF SAID FIFTY (50) FOOT WIDE RIGHT OF WAY, SAID PLACE OF BEGINNING IS FURTHER DESCRIBED AS BEING NORTH 07 DEGREES 44 MINUTES 21 SECONDS WEST 98.40 FEET, AS MEASURED ALONG SAID CENTERLINE OF TRAVELED WAY OF S.R. 1023, FROM A POINT IN SAID CENTERLINE AT THE NORTHERLY TERMINUS OF COURSE NO. 7 IN THE FOREGOING 2.43 ACRE PARCEL DESCRIPTION.

THENCE FROM SAID PLACE OF BEGINNING, ALONG THE CENTERLINE OF SAID FIFTY (50) FOOT WIDE RIGHT OF WAY, AND THROUGH SAID 2.43 ACRE PARCEL, FOR THE FOLLOWING TWO (2)

COURSES AND DISTANCES:

(a) SOUTH 82 DEGREES 15 MINUTES 39 SECONDS WEST 43.83 FEET

(b) SOUTH 02 DEGREES 29 MINUTES 02 SECONDS EAST 96.76 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID 2.43 ACRE PARCEL, WHICH POINT IS SOUTH 84 DEGREES 03 MINUTES 15 SECONDS WEST 52.74 FEET, AS MEASURED ALONG SAID SOUTHERLY LINE, FROM A POINT IN THE AFOREMENTIONED CENTERLINE OF TRAVELED WAY OF SR 1023 (PINE MILL ROAD) AT THE ABOVE MENTIONED NORTHERLY TERMINUS OF COURSE NO. 7 IN THE FOREGOING 2.43 ACRE PARCEL DESCRIPTION.

BEING THE SAME PREMISES which Mark Walker and Merri Cyr, his wife, by Deed dated April 30, 2012 and recorded May 2, 2012 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book Volume 4379, Page 53, granted and conveyed unto THOMAS J. BOYLE.

BEING KNOWN AS: 1352 PINE MILL ROAD, EQUINUNK, PA 18417

PARCEL #15-0-0164-0033.-
CONTROL 022539

Seized and taken in execution as property of:
Thomas Boyle 1352 Pinewood Road, YEAGERTOWN PA 17099

Execution No. 465-Civil-2018
Amount Due: \$85,217.75 Plus additional costs

January 8, 2019
Sheriff Mark Steelman

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.

Matthew J. McDonnell Esq.

2/8/2019 • 2/15/2019 • 2/22/2019

CIVIL ACTIONS FILED

*FROM JANUARY 12, 2019 TO JANUARY 18, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00714	LEE CLIFFORD	1/16/2019	WRIT OF EXECUTION	—
2011-00178	MONTALVAN LOUISEANNE	1/15/2019	AMEND "IN REM" JUDG	—
2011-00178	MONTALVAN ROY A	1/15/2019	AMEND "IN REM" JUDG	—
2012-00586	PEOPLES SECURITY BANK & TRUST COMPANY DISSOLVED 1/15/19	1/15/2019	DISSOLVE ATTACHMENT	—
2013-00219	WELLS FARGO BANK GARNISHEE DISSOLVED 1/15/19	1/15/2019	DISSOLVE ATTACHMENT	—
2013-20874	PHILLIP JOSEPH A	1/18/2019	SATISFACTION	—
2013-21454	TRESHAM MICHAEL E	1/18/2019	SATISFACTION	—
2013-21587	VANSTONE DANIELLE	1/18/2019	SATISFACTION	—
2014-20136	CONWAY DANIEL T	1/18/2019	SATISFACTION	—
2014-21007	NET BANK GARNISHEE	1/14/2019	DISC ATTCH/GARNISHEE	—
2015-20096	SANSKY DAVID F	1/18/2019	SATISFACTION	—
2015-21070	NET BANK GARNISHEE	1/14/2019	DISC ATTCH/GARNISHEE	—
2016-00586	NIEDT BARBARA	1/17/2019	DEFAULT JUDG IN REM	214,571.06
2016-00586	NIEDT WILLY RELEASED BY ORDER OF 12/4/2018	1/17/2019	DEFAULT JUDG IN REM	214,571.06
2016-00586	NIEDT BARBARA	1/17/2019	WRIT OF EXECUTION	214,571.06
2016-00586	NIEDT WILLY RELEASED BY ORDER OF 12/4/2018	1/17/2019	WRIT OF EXECUTION	214,571.06
2016-20497	OFARRELL PATRICIA A TOPKA	1/14/2019	SATISFACTION	—
2016-20497	TOPKA PATRICIA A OFARRELL	1/14/2019	SATISFACTION	—
2016-20498	OFARRELL PATRICIA A TOPKA	1/14/2019	SATISFACTION	—
2016-20498	TOPKA PATRICIA A OFARRELL	1/14/2019	SATISFACTION	—
2016-20673	TOPKA PATRICIA A OFARRELL	1/14/2019	SATISFACTION	—
2016-20673	OFARRELL PATRICIA A TOPKA	1/14/2019	SATISFACTION	—
2017-00098	NBT BANK GARNISHEE DISSOLVED 1/15/19	1/15/2019	DISSOLVE ATTACHMENT	—
2017-00445	SCHMIDT ERIC F	1/15/2019	JUDGMENT	6,348.12
2017-21082	PUNT EDWARD	1/17/2019	WRIT OF SCIRE FACIAS	—
2017-21217	CLARE KEVIN PETER	1/18/2019	SATISFACTION	—
2018-00022	NBT BANK GARNISHEE DISSOLVED 1/15/19	1/15/2019	DISSOLVE ATTACHMENT	—
2018-00113	SCHOCK JENNIFER	1/16/2019	DEFAULT JUDGMENT	—
2018-00398	KOBE LOIS A/K/A	1/16/2019	DEFAULT JUDGMENT	261,131.24
2018-00398	KOBE LOIS J	1/16/2019	DEFAULT JUDGMENT	261,131.24
2018-00398	KOBE LOIS A/K/A	1/16/2019	WRIT OF EXECUTION	261,131.24

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

2018-00398	KOBE LOIS J	1/16/2019	WRIT OF EXECUTION	261,131.24
2018-00464	SHAKOOR ABU	1/18/2019	DEFAULT JUDG IN REM	72,319.62
2018-00464	SHAKOOR KANIZ FATEMA	1/18/2019	DEFAULT JUDG IN REM	72,319.62
2018-00464	SHAKOOR ABU	1/18/2019	WRIT OF EXECUTION	72,319.62
2018-00464	SHAKOOR KANIZ FATEMA	1/18/2019	WRIT OF EXECUTION	72,319.62
2018-00468	DECKER MICHAEL E	1/16/2019	WRIT OF EXECUTION	295,665.66
2018-00468	DECKER CARYN L	1/16/2019	WRIT OF EXECUTION	295,665.66
2018-00471	VANVARICK CODY	1/18/2019	DEFAULT JUDGMENT	173,094.56
2018-00471	VANVARICK CODY	1/18/2019	WRIT OF EXECUTION	173,094.56
2018-00486	ROSSIGNOL GERALD J	1/18/2019	WRIT OF EXECUTION	121,526.30
2018-00492	DOE JOHN	1/18/2019	WRIT OF POSSESSION	—
2018-00492	TENANTS OCCUPANTS	1/18/2019	WRIT OF POSSESSION	—
2018-00492	STRASSER NICHOLAS	1/18/2019	WRIT OF POSSESSION	—
2018-00518	MILLER TERESA A	1/18/2019	DEFAULT JUDG IN REM	104,057.22
2018-00518	MILLER THERESA A	1/18/2019	DEFAULT JUDG IN REM	104,057.22
2018-00518	MILLER TERESA A A/K/A	1/18/2019	WRIT OF EXECUTION	104,057.22
2018-00518	MILLER THERESA A	1/18/2019	WRIT OF EXECUTION	104,057.22
2018-20359	DIXON ADAM TYLER	1/18/2019	SATISFACTION	—
2018-20487	GARCIA LOUIS	1/17/2019	WRIT OF SCIRE FACIAS	—
2018-20487	GARCIA CARMEN	1/17/2019	WRIT OF SCIRE FACIAS	—
2018-21189	PHILLIPS ERIN M	1/18/2019	SATISFACTION	—
2019-00027	KACER FRANK J ESTATE A/K/A	1/17/2019	QUIET TITLE	—
2019-00027	KACER FRANK J SR A/K/A	1/17/2019	QUIET TITLE	—
2019-00027	KACER FRANCIS J	1/17/2019	QUIET TITLE	—
2019-00027	ANDZULIS MARY P	1/17/2019	QUIET TITLE	—
2019-20057	KASSEM PRESTON	1/14/2019	WRIT OF REVIVAL	6,146.50
2019-20058	DIERKS BARBARA	1/14/2019	JP TRANSCRIPT	1,570.50
2019-20059	COSTA NOREEN	1/14/2019	MUNICIPAL LIEN	1,339.38
2019-20060	ROBINSON DENISE	1/14/2019	MUNICIPAL LIEN	1,636.68
2019-20061	WENHAM NATALIE	1/14/2019	MUNICIPAL LIEN	1,545.04
2019-20062	ROLLISON CLYDE R	1/15/2019	JUDGMENT	2,703.75
2019-20063	ROLLISON CLYDE R	1/15/2019	JUDGMENT	3,100.25
2019-20064	KHAN KANWAL	1/16/2019	MUNICIPAL LIEN	1,434.22
2019-20065	CAREY BRIAN	1/16/2019	MUNICIPAL LIEN	1,438.49
2019-20066	BANNON RICHARD J	1/16/2019	MUNICIPAL LIEN	1,251.60
2019-20067	CLINTON FRANCIS	1/16/2019	MUNICIPAL LIEN	1,434.22
2019-20067	CLINTON BERNADETTE	1/16/2019	MUNICIPAL LIEN	1,434.22
2019-20068	GUY MICHAEL	1/16/2019	MUNICIPAL LIEN	1,455.82
2019-20068	GUY CAROLYN	1/16/2019	MUNICIPAL LIEN	1,455.82
2019-20069	PIZZARELLI EVELYN Y	1/16/2019	MUNICIPAL LIEN	1,027.42
2019-20070	CAPASSO LISA	1/16/2019	MUNICIPAL LIEN	987.36
2019-20070	BRIEL SCOTT A	1/16/2019	MUNICIPAL LIEN	987.36
2019-20071	ENSLIN JESSICA L	1/17/2019	JP TRANSCRIPT	6,430.39
2019-90008	SPEICHER ROBERT L JR	1/14/2019	ESTATE CLAIM	3,890.21

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00019	DEVEREUX FOUNDATION	PETITIONER	1/14/2019	—
2019-00019	WAYNE COUNTY BOARD OF ASSESSME	RESPONDENT	1/14/2019	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00020	UNIFUND CCR LLC	PLAINTIFF	1/15/2019	—
2019-00020	HOULGRAVE EIKE CYNTHIA	DEFENDANT	1/15/2019	—
2019-00020	EIKE CYNTHIA HOULGRAVE	DEFENDANT	1/15/2019	—
2019-00021	UNIFUND CCR LLC	PLAINTIFF	1/16/2019	—
2019-00021	SASLO SUSAN M	DEFENDANT	1/16/2019	—
2019-00023	CAVALRY SPV I LLC	PLAINTIFF	1/17/2019	—
2019-00023	CAPITAL ONE BANK USA NA	PLAINTIFF	1/17/2019	—
2019-00023	PINNOCK ALICE Y	DEFENDANT	1/17/2019	—
2019-00024	UNIFUND CCR LLC	PLAINTIFF	1/17/2019	—
2019-00024	STAHURSKI JOSEPH E	DEFENDANT	1/17/2019	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00026	WAYNE BANK	PLAINTIFF	1/17/2019	—
	SUCCESSOR IN INTEREST TO			
2019-00026	NATIONAL BANK OF DELAWARE COUN	PLAINTIFF	1/17/2019	—
2019-00026	DECKER DENNIS E JR	DEFENDANT	1/17/2019	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00022	HONESDALE NATIONAL BANK	PLAINTIFF	1/17/2019	—
2019-00022	VAROLI DAVID	DEFENDANT	1/17/2019	—
2019-00022	BAROLLO DENNIS ESTATE	DEFENDANT	1/17/2019	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00027	KDG REAL ESTATE LP	PLAINTIFF	1/17/2019	—
2019-00027	KACER FRANK J ESTATE	DEFENDANT	1/17/2019	—
	A/K/A			
2019-00027	KACER FRANK J SR	DEFENDANT	1/17/2019	—
	A/K/A			
2019-00027	KACER FRANCIS J	DEFENDANT	1/17/2019	—
2019-00027	ANDZULIS MARY P	DEFENDANT	1/17/2019	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00025	DAVIS LUCAS	PLAINTIFF	1/17/2019	—
2019-00025	KENRIC INC	DEFENDANT	1/17/2019	—
2019-00025	SICKLER GREGORY	DEFENDANT	1/17/2019	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 28, 2019 TO FEBRUARY 1, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Hornbeck Sara M AKA McGraw Sara AKA	First National Bank Of Pa	Clinton Township 2	15,000.00
Murolo Michael	Mortgage Electronic Registration Systems Everett Financial Inc Supreme Lending	Canaan Township	156,120.00
Orlow Anita E	Firsttrust Bank	Damascus Township	235,000.00
Dobrzynski Leonard	Wayne Bank	Preston Township Preston & Buckingham Twps Buckingham Township Buckingham & Preston Twps	200,000.00 200,000.00
Schultz John D Schultz Sherri B	Wayne Bank	Lebanon Township Lebanon Oregon & Berlin Oregon Township Oregon Lebanon & Berlin Berlin Township Berlin Lebanon & Oregon	71,000.00 71,000.00 71,000.00
Dunnery Francis	McIntyre Kathleen L McIntyre John W	Lake Township	38,000.00
Masi Lorenzo D	P N C Bank PNC Bank	Lake Township	50,000.00
Ramirez Noe Ramirez Margarita	Wells Fargo Bank	Paupack Township Paupack & Salem Twps Salem Township Salem & Paupack Twps	75,000.00 75,000.00
Zellers Robert R Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Bonilla Olga C	NJ Lenders Corp N J Lenders Corp		225,000.00
Topore Enea	Mortgage Electronic Registration Systems	Lake Township	
Lee Morgan Eudora Cady Cadylee Morgan Eudora	Quicken Loans Inc		122,400.00
Burns Natalie S	Mortgage Electronic Registration Systems	Honesdale Borough	
Burns Justin R	Guaranteed Rate Inc		124,896.00
Barnes Gerard	Wayne Bank	Paupack Township	60,000.00

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


Tambasco Gerard T	Dime Bank	Berlin Township	
Tambasco Tara A			235,000.00
Flaherty John Michael	Mortgage Electronic Registration Systems Finance Of America Mortgage LLC	Paupack Township	196,377.00
Tornabene Salvatore	Northeastern Operating Engineers Fed	Lake Township	
Tornabene Tiffany			64,800.00
Milligan Sandra A	Mortgage Electronic Registration Systems	Paupack Township	
Wassmann Darin B	Stonebridge Home Loans		318,750.00
OConnell Michael T	Mortgage Electronic Registration Systems	Sterling Township	
OConnell Jill D	Bank Of America		192,000.00
Irvine Brian C	Wells Fargo Bank	Salem Township	
Irvine Stephanie L			25,000.00
Keller Jessica	Mortgage Electronic Registration Systems Atlantic Home Loans Inc	Paupack Township	200,000.00
Deron Jason	Rapkowicz Mary A	Buckingham Township	
Deron Kerri			95,000.00
Avery Dylan Todd	Mortgage Electronic Registration Systems State Farm Bank	Oregon Township	194,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Pitti Kathleen M	Clanak Jovica	Lehigh Township	
Pitti David J			Lot 15
Kornbau John By Agent Kornbau Kelly By Agent Barna Nicholas A Agent	Murolo Michael	Canaan Township	
Packer John W Est AKA Packer John Walter Est AKA Packer John Est AKA	Schultz John D Schultz Sherri B	Lebanon Township Lebanon & Oregon Twps Oregon Township Oregon & Lebanon Twps	
Branning Phillip Exr Hector Clara M By Agent Hector William T Agent	Kelting Cody Larry Kelting Kelly Beth	Berlin Township	
Martino Anthony	Zellers Robert R Jr Bonilla Olga C	Cherry Ridge Township	Lot 2A
Komar Benjamin M	Komar Benjamin M	Mount Pleasant Township	
Komar Benjamin M	Komar Benjamin M	Mount Pleasant Township	

McGraw Geraldine	Nationwide Capital Group LLC Nationwide Capital Group L L C	Dreher Township	
Urbanski Roman J Chylinski Katarzyna J Cadylee Morgan Eudora	Topore Enea Lee Morgan Eudora Cady	Lake Township	Lot 1624
Peterson Branden L Peterson Jessica A	Burns Justin R Burns Natalie S	Honesdale Borough	
Mercereau Lesa Adm Bryant Thomas Edward Est	Thurston Steven D Thurston Deborah J	Dreher Township	
Lake Wallenpaupack Properties Revocable	Biedekapp Barbara Ann Tr Lake Wallenpaupack Properties Revocable	Paupack Township	
Biedekapp Barbara Ann Tr Denton Patricia Ann Tr Burns Marcella Creighton Tr			
Aguinaldo Roger	Two One Equestrian Rd LLC Two One Equestrian Rd L L C	Mount Pleasant Township	
Storm Ronald P Storm Nancy C	Andersen Lansing Craig	Lake Township	Lot 3627
Quicken Loans Inc	Housing & Urban Development Of Washington	Dreher Township	
Slocum Wayne Douglas Slocum Kireen	Holbert Lothar	Starrucca Borough	
Holbert Lothar	Crestmont Farms LLC Crestmont Farms L L C	Starrucca Borough	
Donaway Robert	Rivers Lori	Lehigh Township	Lot 9
Manzolillo Timothy J Manzolillo Nora I	Flaherty John Michael	Paupack Township	Lot 5
Fannie Mae AKA Federal National Mortgage Association AKA	Tornabene Salvatore Tornabene Tiffany	Lake Township	Lot 4228
ServiceLink			
Schneider Erik Schneider Karen	Milligan Sandra A Wassmann Darin B	Paupack Township	Lot S48
Brady Patrick O Brady Sarah Ann	Holmes Arlene V Exr Holmes Edward A Exr Holmes Arthur H Est	Damascus Township	
Pisanchyn Gary Adm Pisanchyn Matthew Est	Pisanchyn Gary Pisanchyn Ann	Buckingham Township	
Pisanchyn Gary Pisanchyn Ann	Pisanchyn Daniel Pisanchyn Amy	Buckingham Township	
Huxley Jeffrey Lee	Huxley Dawn Lynn	Paupack Township	Lot 73
Gwardecki Andrzej Gwardecki Eva	Oconnell Michael T Oconnell Jill D	Sterling Township	Lot 5
Bennett Scott B Bennett Paula R	Bennett Scott B Bennett Paula R	Texas Township 1 & 2	
Frey Carl Frey Judy	Lamberton Kevin Lamberton Tammie	South Canaan Township	
Lamberton Janine Latourette Lamberton Janine Latourette	Lamberton Janine Latourette Lamberton Janine Latourette	Damascus Township Damascus Township	

One Nine Nine Four Holdings LLC	Keller Jessica	Paupack Township	
One Nine Nine Four Holdings L L C			Lot 5
Musorofiti Anthony R	Nirenberg Eric	Oregon Township	Lot 4
Rapkowicz Mary A	Deron Jason	Buckingham Township	
	Deron Kerri		
Pedone Alice C	Avery Dylan Todd	Oregon Township	



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WAYNE COUNTY BAR ASSOCIATION





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COURT CALENDAR

February 11, 2019–February 15, 2019

Monday, February 11, 2019

Time 9:00 AM
Subject Status Conferences
9:00 A.M. 162-2018-CV Alvarez v. Penn. Department of Transportation
Magnotta/Modrick 963-3429
9:15 410-2017-CV Pezzuti v. Strackbein Fisher/Pro Se
9:30 (Writ of Summons) 115-2018-CV Warren v. Youngberg
Magnotta/Namey
9:45 385-2018-CV Gravel v. Defebo & Kizer Waldron/Ellis/Treat
10:00 270-2018-CV Boogertman v. Honesdale Farm and Garden
Fisher/Pro Se
10:15 209-2018-CV Bungert v. Suvalic/Lake Moc A tek Monaco/Coleman

Time 9:00 AM
Subject Davis v. Palmisano 94-2018-CV
Location Non-Jury Trial
F. Howell/Wilson

Tuesday, February 12, 2019

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Mortgage Foreclosure
423-2018-CV Honesdale National Bank v. Long K. Martin/Pro Se

Time 10:00 AM
Subject Boria v. Boria 463-2018-DR
Demand Support
Burlein/Kalinoski

Time 10:30 AM
Subject Vasquez Jr. v. Maginley 538-2018-DR
Demand Support
Burlein/Lalley

Time 11:00 AM
Subject Non Supports

COURT CALENDAR

February 11, 2019–February 15, 2019

Time	1:00 PM
Subject	Dependency Court 1:00 D.R.; J.O; A.O.; H.R. 8,9,10&21-2018-DP (Perm Review-Judge) Wilson/Collins/Ellis/Campbell 2:00 D.B. 32-2014-DP (Perm Review-Master)Rechner/Collins 2:30 L.S. 36-2014-DP (Perm Review-Master) Wilson/Collins 3:00 A.E. 3-2016-DP (Perm Review-Master) Wilson/Collins 3:30 F.E. 5-2018-DP(Perm Review-Master) Henry/Ellis/Fisher/Rechner

Wednesday, February 13, 2019

Time	9:00 AM
Subject	Central Court 3rd Floor Courtroom

Time	9:00 AM
Subject	In Re: M.T. Alleged Incapacitated Person 110-2018-OCD Petition for appointment of a guardian of an incapacitated person Wilson

Time	10:00 AM
Subject	In Re: EMC 16-2018-AD Petition for Involuntary Termination of Parental Rights Giombetti

Time	10:00 AM
Subject	Wash v Commonwealth 265-2018-cv Appeal Hearing Ellis/

Time	10:30 AM
Subject	Petrocine v. Reilly 669-2013-DR & 227-2015-DR Custody Contempt Pro Se/Bugaj/Campbell/Ellis

COURT CALENDAR

February 11, 2019–February 15, 2019

Time 10:30 AM
Subject Penn Dot Matters
536-2018-CV Ciccio v. Commonwealth of PA Pro Se/Watters
573-2018-CV Certificate of Title 201 Plymouth Neon (Dennis Donegan)
Watters
1086-2017-CV Hinkley v. Pen dot (Wyoming County Case)
Ackoury/Watters
3-2019-CV Hooper Equipment Trailer (Kenneth McGinnis) Pro
Se/Watters
215-2018-CV Bush v. Commonwealth of PA Pro Se/Watters
370-2018-CV Perrera v. Commonwealth of PA Pro Se/Watters

Time 11:00 AM
Subject Kimball v. Drake 594-2016-DR
Location Defendant's motion to withdraw as counsel
Ellis/Bugaj

Time 11:30 AM
Subject Drug Court Team Meeting

Time 12:30 PM
Subject Drug Court

Time 1:00 PM
Subject In Re: J.K. 552-2018-CV
Petition for Leave to Compromise Minor's Settlement
Giannetta/

Time 1:30 PM
Subject Gropper v. Gropper 532-2018-DR
Demand Support
Burlein/Campbell

Time 2:00 PM
Subject Bogart-Mandrik v. Mandrik 113-2018-DR
Demand Support
Campbell/Cali

Time 2:30 PM
Subject In Re: R.B. 40-2018-JV
Disposition Hearing (Master)
DA/Farrell

COURT CALENDAR

February 11, 2019–February 15, 2019

Time 3:00 PM
Subject IN Re: N.R. 13-2018-JV & 5-2019-JV
13-2018-JV Dispo Review ; 5-2019-JV Adjudication/Delinquency/dispo
DA/Burlein

Thursday, February 14, 2019

Time 9:00 AM
Subject Motions Court

Time 9:00 AM
Subject IN Re: A.B 84-2018-OCD; M.L. 86-2018-OCD; B.G. 85-2018-OCD;
Location Petition for Appointment of Plenary Guardian of Person and Estate
Barrasse/Gregory/Campbell

Time 9:30 AM
Subject Commonwealth Matters
400-2018-CR Harendza, Magdalena Amelia Burlein
375-2018-CR Soucy, Joseph Neal Bugaj
396-2018-CR Sandreson, James Ernest Burlein
363-2018-CR Blair, Rollin Zimmerman
486-2018-CR Ober, Zachary K. Farrell
465-2018-CR Duffy, Shannon Dawn Zimmerman
279-2018-CR Kemery, Daniel Steven Farrell
335-2018-CR Emmet, Peter Alexander Zimmerman
424 & 426-2018-CR Metzger, Nicholas Anthony Zimmerman
393-2018-CR Rodriguez, Price Anthony Zimmerman
418-2018-CR Richard, Troy Andrew Zimmerman
380-2018-CR Andrews, Brant Aaron Zimmerman

Time 10:00 AM
Subject In re: C.W. 22-2018-DP
Permanency Review
Rechner/Anderson/Ellis
Nicole Hendrix

Time 10:30 AM
Subject Commonwealth Matters
Notification
Com v Richardson 369-2016-CR DA/Barrett

COURT CALENDAR

February 11, 2019–February 15, 2019

Time 1:00 PM
Subject Commonwealth Matters

Time 2:00 PM
Subject Commonwealth Matters

Time 2:00 PM
Subject In Re: M.R. 25-2017-DP
Perm Review/Goal Change
Wilson/M. Farley/Ellis/Martin II

Friday, February 15, 2019

Time 9:00 AM
Subject In Re: N.G. 46-2018-JV
Location Contested Finding of Fact
DA/Farrell

Time 9:00 AM
Subject PFA
425-2018-DR Meyers v. Sergio Campbell
428-2018DR Sergio v. Meyers Campbell

Time 10:00 AM
Subject In Re: K.B. & Z.B. 26 & 27-2018-DP
Disposition
Rechner/Martin II/ Burlein

Time 10:30 AM
Subject In Re: J.F. 39-2018-JV
Contested Adjudication
DA/Burlein

Time 10:30 AM
Subject Knehr-Cook v. Cook 349-2018-DR
Special Relief
Bugaj/Ellis

Time 11:00 AM
Subject Hopper v Caucci et al 25-2017-CV
MSJ

COURT CALENDAR

February 11, 2019–February 15, 2019

Time 11:30 AM
Subject In Re: C.C. 30-2018-JV
Delinquency/Dispo review
DA/Burlein

Time 1:00 PM
Subject Garofalo v. Shupe/Krull 234-2009-DR & 128-2007-DR & Shupe v. Krull
& Garafolo
Petition for Transfer & Contempt
Pro Se/Pro Se/Pro Se

CUSTODY CALENDAR

February 11, 2019–February 15, 2019

Tuesday, February 12, 2019

Time 9:15 AM
Subject McDevitt v. McDevitt 646-2017-DR
Custody Conference (Wilson)
Rechner/Bugaj

Friday, February 15, 2019

Time 1:15 PM - 4:15 PM
Subject Rosso v. Rosso 476-2014-DR
Location Custody Hearing (Wilson)
Farrell

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