

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



February 22, 2019
Vol. 8, No. 51
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

Christine Rechner, Esq., Editor
rechnerc@ptd.net

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
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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
Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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Ronald J. Edwards
Linus H. Myers

Court Administrator

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Sheriff

Mark Steelman

District Attorney

Patrick Robinson, Esq.

Prothonotary, Clerk of The Court

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Kathleen A. Schloesser

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

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.

EXECUTOR NOTICE

Estate of Donna L. Ace
Late of Hawley Borough
EXECUTOR
William A. Ace
213 Chestnut Ave.
Hawley, PA 18428
ATTORNEY
John F. Spall, Esq.
2573 Route 6
Hawley, PA 18428

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTOR NOTICE

Estate of Margaret E. Vath
Late of Lake Township
EXECUTOR
Gerard J. Vath
252 Hickory Corner Road
Milford, NJ 08848
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTOR NOTICE

Estate of Shirley Johnson Ashley
AKA Shirley J. Ashley
Late of Damascus Township
EXECUTOR
Scott Ashley
41 Blue Heron Drive
Tyler Hill, PA 18469
ATTORNEY
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

2/22/2019 • 3/1/2019 • 3/8/2019

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

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTRIX NOTICE

Estate of Kenneth G. Friedrich
AKA Kenneth George Friedrich
Late of Berlin Township
EXECUTRIX
Agnes June Kuczogi
PO Box 459
Honesdale, PA 18431

ATTORNEY
Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431

2/22/2019 • 3/1/2019 • 3/8/2019

EXECUTRIX NOTICE

Estate of Martha B. Scott AKA
Martha Scott AKA Marce Scott
Late of Dreher Township
EXECUTRIX
Emily S. Brown
c/o 218 West Front Street
Media, PA 19063
ATTORNEY
Timothy B. Barnard, Esq.
218 West Front Street
Media, PA 19063

2/15/2019 • 2/22/2019 • 3/1/2019

EXECUTORS NOTICE

Estate of Richard Byrne
Late of Paupack Township
EXECUTRIX
Bethanne Boehning
3 Dakota Court
Suffern, NY 10901
ATTORNEY
Pamela S. Wilson, Esquire
304 Ninth Street
Honesdale, PA 18431

2/15/2019 • 2/22/2019 • 3/1/2019

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

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

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

OTHER NOTICES

NOTICE

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

544 - Civil - 2018

**Douglas R. Mininger and Nancy C. Mininger
793 Moccasin Drive
Harleysville, PA 19438**

Vs.

**Sarah Coleman
8332 Shank Rd
Middletown, MD 21769**

her heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under her

.....
NOTICE TO DEFEND
.....

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within 20 days after this complaint and notice are served, by entering personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by Plaintiff. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PA LAWYER REFERRAL SERVICE
110 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375 (PA residents)
(717) 238-6715

NORTH PENN LEGAL SERVICES
Wayne County Courthouse
925 Court Street

Honesdale, PA 18431
Phone: 877-515-7465
Fax: 570-754-8510

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

544 - Civil - 2018

**Douglas R. Mininger and
Nancy C. Mininger
793 Moccasin Drive
Harleysville, PA 19438**

Vs.

**Sarah Coleman
8332 Shank Rd
Middletown, MD 21769**

her heirs, executors, administrators,
successors and assigns, and all
persons claiming by, through or
under her

.....
COMPLAINT IN QUIET TITLE
.....

AND NOW comes the Plaintiffs,
Douglas R. Mininger and Nancy C.
Mininger, by and through their
Attorneys, **Spall, Rydzewski,
Anderson, Lalley & Tunis, P.C.**
by **Kyle Krajovich, Esquire**, and
files the following Action to Quiet
Title, whereof the following is a
true and correct statement, to wit:

1. That the Plaintiffs are individuals with a principal residence in Harleysville, Pennsylvania.
2. The Defendant, Sarah

Coleman, is an adult individual with a last known address of 8332 Shank Road, Middletown, Maryland 21769.

3. The property equitably owned by Plaintiffs and the subject of the Deed is described as follows:

ALL THAT CERTAIN lot or parcel of land situated in Paupack Township, Wayne County, Pennsylvania, BEING those premises assessed to Sarah Coleman by deed, recorded in Record Book #4401 at Page #0276. Property described as a RESIDENTIAL LOT LESS THAN ONE ACRE and assigned Map #19-0-0028-0201 and Control #034600 by Wayne County Assessment Office. Copy of Plaintiff's deed attached hereto and incorporated herein as Exhibit "A".

4. The Defendant is the prior owner of the property.

5. The Defendant failed to make the required property tax payments and the property was exposed for tax sale in February of 2018.

6. Plaintiffs then purchased the property at tax sale listed above.

7. Defendant's whereabouts are unknown, and all notices sent to them have been returned unsigned or unclaimed.

8. Defendant has made no attempt to reclaim, assert, or proclaim any right or title interest for these premises since February of 2018 when Plaintiff purchased the property at Wayne County Tax Sale

9. The Plaintiffs now seeks to extinguish any and all alleged right, title or interest that the Defendant or her heirs, executors,

administrators, successors or assigns and all persons claiming by, through or under her, shall hold, own, or claim.

WHEREFORE, the Plaintiffs prays this Honorable Court to enter:

(a) An Order barring forever the right of the Defendant and their successors, heirs and assigns from asserting any right, title or interest in and to premises; and

(b) An Order decreeing the Plaintiffs are the owners in fee simple free of any encumbrances of the Defendant of the premises herein described.

By:

KYLE KRAJKOVICH, ESQ
I.D. # 320170
Attorney for Plaintiff
2573 Route 6
Hawley, PA 18428
(570) 226-6229

2/22/2019

**NOTICE OF APPLICATION
FOR NAME CHANGE**

Take notice that Feruccio G. Dolgan will make application to change his name to Gene F. Dolgan at the Wayne County Court House on 6/28/17 at 9:30 am in Court Room # 2. Any interested party may attend. If you would like further information you may contact Attorney John W. Jones at P.O. Box 147, Greentown, PA 18426. Phone number is 570-676-8794.

2/22/2019

LEGAL ASSISTANT

Part-time Legal Assistant needed for local law firm. Real Estate experience is a plus. Applicant should possess basic word processing skills and have knowledge of Word and QuickBooks. Please email resume to dmglaw@ptd.net or send to:

Gregory & Associates, PC
307 Erie Street
Honesdale, PA 18431
(570)251-9960

**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
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

PARALEGAL NEEDED!!!

Wayne County General Practice Attorney needs experienced Wayne County paralegal.

Confidential inquiries can be made to 570-468-3474.

Wayne County experience is an absolute must have.

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

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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

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COMMUNITY
FOUNDATION

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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.

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#20090000066

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

**SHERIFF'S SALE
MARCH 13, 2019**

By virtue of a writ of Execution
instituted by: PNC Bank National
Association issued out of the Court
of Common Pleas of Wayne
County, to me directed, there will
be exposed to Public Sale, on
Wednesday the 13th day of 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 or
parcel of land lying, situate and
being in the Township of Palmyra,
County of Wayne, and
Commonwealth of Pennsylvania,
as laid out and plotted upon a map
entitled, "Highland Fields, Ronald

Laabs, Palmyra Township, Wayne County, Pennsylvania, Lot Layout, August 13, 1971”, bearing the name and seal of Harry F. Schoenagel, R.S., and numbered 5-301, which premises is more fully bounded and described as follows:

BEGINNING at a point on the edge of a certain 50 feet wide right of way known as “Highland Drive”, said point of beginning being a common corner of Lots Nos. 33 and 34 of said tract; THENCE along the common line dividing lots North 77 degrees 19 minutes 08 seconds East, 272.31 feet to a corner in line of Lot No. 43;

THENCE along the common line of Lot No. 34 with Lot Nos. 43 and 42, North 16 degrees 30 minutes 00 seconds West, 168.74 feet to a common corner of Lot Nos. 34 and 35;

THENCE along the common line dividing said lots, South 68 degrees 34 minutes 57 seconds West, 273.93 feet to a corner on the edge of “Highland Drive”;

THENCE along the edge of the same and along a curve having the following dimensions: arc = 127.25 feet, tangent = 300.00 feet, radius = 309.559 feet to the point or place of BEGINNING.

CONTAINING 40,079 square feet of land, be the same more or less.

BEING Lot No. 34 of the tract known as “Highland Fields”.

ALSO, CONVEYING to the Grantees, their heirs and assigns, in common, however, with prior Grantors, their heirs and assigns, a right of way to the public highway over premises conveyed to Ronald E. Laabs, et ux, by John Gallagher, et ux, et al, by deed dated August 14, 1971, recorded in Wayne County Deed Book 276 page 626.

UNDER AND SUBJECT to conditions and restrictions constituting covenants, running with the land as set forth in full in the deed from Laabs to Miedes (Deed Book 299 page 1112).

TITLE TO SAID PREMISES IS VESTED IN ROBERT NADRATOWSKI AND JOAN NADRATOWSKI, by Deed from DAVID GIGLER, Dated 01/28/2002, Recorded 02/28/2002, in Book 1943, Page 184.

Mortgagor ROBERT NADRATOWSKI A/K/A ROBERT W. NADRATOWSKI died on 06/06/2017, and upon information and belief, his surviving heir is JOAN NADRATOWSKI.

Tax Parcel: 18-0-0008-0034

Premises Being: 93 HIGHLAND DRIVE, HAWLEY, PA 18428-4512

Seized and taken in execution as property of:
Joan Nadratowski a/k/a Joan Anne Nadratowski, Individually and in her capacity as Heir of Robert Nadratowski

a/k/a Robert W. Nadratowski,
Deceased 93 Highland Hill Drive,
HAWLEY PA 18428
Unknown Heirs, Successors,
Assigns, and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under Robert
Nadrarowski a/k/a Robert W.
Nadratowski, Deceased 93 Highland
Drive HAWLEY PA 18428

Execution No. 295-Civil-2018
Amount Due: \$98,167.35 Plus
additional costs

December 19, 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.

2/15/2019 • 2/22/2019 • 3/1/2019

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

By virtue of a writ of Execution
instituted by: Habitat for Humanity
of Wayne County, 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 20th 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 or
tract of land lying, situate and
being in the Township of Cherry
Ridge, County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows,
to wit:

BEING RESULTING LOT "B"
containing 17,670 square
feet/0.4057 acres and supporting
various improvements located
thereon, a depicted on a certain
plan/plat of lots of Habitat For
Humanity of Wayne County,
Inc./Dorothy Dougherty, as
recorded in Wayne County Map
Book Volume 91 at Page 6.

BEING a
combination/consolidation of
LOTS 186 through 194, as initially
depicted on plan of lots of Lake
Cadjaw Estates, recorded in Wayne
County Map Book Volume 02 at
Page 96.

LOTS 186 through 194 are hereby
combined/consolidated, thereby

forming a single and distinct resulting lot, namely, LOT "B", Deed lots, parcels/tracts, individually, shall "NOT" be considered separate or unique building lots. All internal Deed lot/parcel/tract lines are extinguished by virtue of final subdivision approvals. NO FURTHER SUBDIVISION OF THESE RESULTING PREMISES SHALL BE GRANTED WITHOUT THE EXPRESS APPROVALS OF CHERRY RIDGE TOWNSHIP PLANNING COMMISSION AND SUPERVISORS AND/OR THE WAYNE COUNTY DEPARTMENT OF PLANNING.

UNDER AND SUBJECT to certain terms, conditions and provisions, set forth in Wayne County Record Book Volume 1446 at Page 0119, effective as of the date of that deed, namely:

UNDER AND SUBJECT to the provision that the Grantee herein shall, in the event of a sale of the subject premises to any individual or entity (other than the Grantor, within ten (10) years of the date of this Deed that she shall share the differential value of the subject premises with the Grantor herein according to the following schedule: Year 1 - Grantee 10%- Grantor 90%; Year 2 - Grantee 20% - Grantor 80%; Year 3 - Grantee 30% - Grantor 70%; Year 4 - Grantee 40% - Grantor 60%; Year 5 - Grantee 50% - Grantor 50%; Year 6 - Grantee 60% - Grantor 40%; Year 7 -

Grantee 70% - Grantor 30%; Year 8 - Grantee 80% - Grantor 20%; Year 9 - Grantee 90% - Grantor 10%; Year 10 and all subsequent years, Grantee 100% - Grantor 0%. The differential value shall be defined as the actual sale price of the premises at the time of resale, less the amount paid to the Grantor pursuant to the Mortgage and Bond entered into by the Grantee simultaneously herewith, less their reasonable closing costs (i.e. transfer taxes, attorney's fees, realtor's commission) of the Grantees at the time of resale.

In the alternative, Grantor shall have a right of first refusal to the subject premises, such that Grantor may elect to match the purchase price of a proposed purchaser of the real estate from Dorothy Dougherty. Upon acceptance of a purchase price by Dorothy Dougherty, she shall notify Habitat for Humanity of the same and supply them with a copy of the Sales Agreement. Habitat for Humanity shall have twenty (20) days to agree to match the purchase price offered Dorothy Dougherty and a further thirty (30) days thereafter to close on the transaction if they so elect.

TOGETHER WITH, any and all rights, rights of way, easements, liberties and privileges and UNDER AND SUBJECT to any and all covenants, exceptions, reservations, restrictions, conditions, agreements, easements, rights of way, encroachments, and encumbrances, either visible on, at or within the subject premises

herein conveyed or contained in the chain of title.

BEING all of the same premises which Habitat for Humanity of Wayne County, Inc., by Deed dated October 30, 1998 and recorded in Wayne County Record Book 1446 at Page 0119, granted and conveyed to Dorothy Dougherty, the Grantor herein.

AS SURVEYED BY Alfred K. Bucconear, Registered Professional Land Surveyor, in December of 1998. Bearings are on a Magnetic Meridian of 1984. A plan/plat, depicting a survey of the resulting subject premises herein conveyed, is recorded in Wayne County Map Book Volume 91 at Page 6.

This deed is in the nature of a Corrective Deed for the purpose of extinguishing interior lot lines and creating the aforementioned LOT "B." This conveyance is subject to the existing mortgage in favor of Habitat for Humanity of Wayne County, Inc.

Seized and taken in execution as property of:

John H. Stepp, Known Heir of Dorothy Dougherty 2503 S. East Avenue B, PAISLEY FL 32767
Steven V. Stepp, Known Heir of Dorothy Dougherty 19 Tally Ho Drive, PAISLEY FL 32767

Execution No. 344-Civil-2018
Amount Due: \$23,634.76 Plus additional costs

January 7, 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.

Kimberly D. Martin Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 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 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 the following described lot or

parcel of land situate, lying and being in the Township of Lehigh in the development of POCONO RANCHETTES, INC., County of Wayne and State of Pennsylvania, to wit: Lot No 19 in Block No F of Section No 4 as shown on the survey and original plan of POCONO RANCHETTES, INC. Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deed's Office of Wayne County, Pennsylvania, in Map Book 13, at page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

TITLE TO SAID PREMISES IS VESTED IN KLAUS J. HAMER AND CHRISTINE M. HAMER, HIS WIFE, by Deed from POCONO RANCHETTES, INC., Dated 01/06/1986, Recorded 03/27/1986, in Book 440, Page 373.

Tax Parcel: 14-0-0025-0062

Premises Being: 19 BLACKFOOT PATH PO BOX 94, A/K/A 70 BLACKFOOT PATH, GOULDSBORO, PA 18424-8808

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Klaus I. Hamer a/k/a Klaus J. Hamer 19 Blackfoot Path, Pocono Ranchettes, GOULDSBORO PA 18424

Christine M. Hamer 19 Blackfoot Path, GOULDSBORO PA 18424

Execution No. 364-Civil-2018
Amount Due: \$31,938.78 Plus additional costs

January 7, 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.
Kenya Bates Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

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

By virtue of a writ of Execution instituted by: Key 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 20th 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 Tract Of Land Situate In Salem Township, Wayne County, Pennsylvania, Known And Described As. Lot #218 In Section 1, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On June 21, 1971, In Map Book Volume 16, Page 64.

Parcel II

ALL That Certain Tract Of Land Situate In Salem Township, Wayne County, Pennsylvania, Known And Described As Lot 219 In Section 1, Indian Rocks, On A Subdivision Plan Recorded In The Recorder Of Deeds Office In And For Wayne County, Pennsylvania, On June 21, 1978, In Map Book Volume 16, Page 64.

TAX PARCEL #S: 22-0-0029-0082 (053367) & 22-0-0029-0083 (053368)

BEING KNOWN AS: 23 Aquarius Lane, Salem a/k/a Lake Ariel PA 18436

Seized and taken in execution as property of:
Sandra M. Cinfo 23 Aquarius Lane, LAKE ARIEL PA 18436

Execution No. 373-Civil-2018

Amount Due: \$121,563.58 Plus additional costs

January 9, 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 K. Fissel

2/22/2019 • 3/1/2019 • 3/8/2019

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

By virtue of a writ of Execution instituted by: TIAA, FSB d/b/a Ever Bank 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 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 OR
PARCEL OF LAND LYING,
SITUATE AND BEING IN THE
VILLAGE OF WINWOOD, NOW
LAKEWOOD, PRESTON
TOWNSHIP, WAYNE COUNTY,
AND STATE
OFPENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A STONES
CORNER; THE
NORTHEASTERN CORNER OF
THOMAS FARRELLY'S LOT
AND IN THE LINE OF THE
ONTARIO AND WESTERN
RAILROAD COMPANY'S LAND
ON THE EAST SIDE THEREOF;
THENCE ALONG THE SAME
NORTH 25 1/2 DEGREES EAST
10 RODS TO A STONES
CORNER, THE
NORTHWESTERN CORNER OF
LEROY D. STANTON LOT;
THENCE ALONG THE SAME
SOUTH 64 1/2 DEGREES EAST
8 RODS TO STONES CORNER
ON THE WESTERN SIDE OF
WEED STREET; THENCE
ALONG THE SAME SOUTH 25
1/2 DEGREES WEST 10 RODS
TO A STONES CORNER,
CORNER OF FARRELL LOT;
THENCE ALONG THE SAME
NORTH 64 1/2 DEGREES WEST
8 RODS TO THE PLACE OF
BEGINNING.

Map and Parcel ID: 20-0-0010-
0004.-

Being known as: 17 Weed Street,
Lakewood, Pennsylvania 18439

Title to said premises is vested in
Scott P. Novak by deed from
Randy S. Simpson dated October
31, 2003 and recorded November
4, 2003 in Deed Book 2378, Page
96 Instrument Number
200300014822.

Seized and taken in execution as
property of:
Scott P. Novak 17 Weed Street
LAKEWOOD PA 18439

Execution No. 375-Civil-2017
Amount Due: \$108,269.16 Plus
additional costs

January 23, 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.

Joseph I. Foley Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

**SHERIFF'S SALE
MARCH 20, 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 20th 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 lot, tract or parcel of land and premises situate, lying and being in the Village of Browndale, Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly side of Firemens Lane at the southwest corner of the above described parcel;

THENCE south 63° 20' east 150 feet to a point;

THENCE south 26° 40' west 112 feet to a point;

THENCE 63° 20' west 150 feet to a point on Firemens Lane;

THENCE along Firemens Lane north 26° 40' east 112 feet to the place of BEGINNING.

COMPRISING lot No. 30 on map of lots of the Browndale Fire Company No. 1 in said Village of Browndale.

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 STUCTURE 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 DUSTIN M. COOK AND JAMIE A. COOK, H/W, by Deed from PRIMACY CLOSING

CORPORATION, Dated
06/12/2007, Recorded 06/22/2007,
in Book 3321, Page 111.

Tax Parcel: 06-2-0005-0068

Premises Being: 22 FIREMANS
LANE, A/K/A 704 FIREMANS
LANE, BROWDALE, PA 18421-
1202

Seized and taken in execution as
property of:
Dustin M. Cook 22 Firemans Lane,
BROWDALE PA 18421
Jamie A. Cook 22 Firemans Lane,
BROWDALE PA 18421

Execution No. 379-Civil-2018
Amount Due: \$166,572.41 Plus
additional costs

January 7, 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.**
Abigail Brunner Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

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

By virtue of a writ of Execution
instituted by: CNB Realty Trust,
Assignee of NBT Bank, NA, f/k/a
Pennstar Bank, division of NBT
Bank, NA 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 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 or tract of land situated,
lying and being in the Township of
South Canaan, County of Wayne,
and State of Pennsylvania, bounded
and described as follows:

BEGINNING at a stake at the
intersection of stone walls being a
corner of lands of Gertrude I.
MacGregor and Joseph Racht;
thence along line of lands of
Joseph Racht, South 50 degrees
West 1340.6 feet to a corner;
thence along other lands of Joseph
Racht, North 40 degrees West 518
feet to a stake corner; thence
through lands of John George
Graum, North 50 degrees East

248 feet to a stake and North 56 degrees 45 minutes East 1131 feet to a stake corner; thence along line of lands of Gertrude I. MacGregor, South 40 degrees East 386 feet to the place of BEGINNING. CONTAINING 14 1/2 acres as surveyed June 25, 1977 by John A. Bodner, R.S. an approved map of said survey is intended to be recorded in Wayne County Map Book 35, page 21

BEING the same premises which Henry Schoelier granted and conveyed to Lorraine Matern F/K/A Lorraine Schoelier and William Matern, by virtue of a Deed dated March 26, 1997, and recorded April 29, 1997, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Record Book 1238, Page 103.

ALSO, granting and conveying to the Grantees herein, their heirs and assigns all of the Grantors right, title and interest in Easement No. 1 as more particularly described in that certain Amended Declaration of Easement between Joseph E. Racht, single, and John George Grausam, et ux., dated February 20, 1975 and recorded in Wayne County Deed Book No. 315, page 695. This conveyance is made subject to an easement in favor of Joseph Racht being easement #2 as more particularly described in that certain Amended Declaration of Easement between Joseph E. Racht, single, and John George Grausam, et ux., dated February 20, 1975, and recorded in Wayne

county Deed Book No. 315, page 695.

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 NO.: 24-0-0012-0027.-

ADDRESS BEING: 258 Racht Road, Honesdale, PA 18431

Seized and taken in execution as property of:
Lorraine Matern, f/k/a Lorraine Schoelier 258 Racht Rd,
HONESDALE PA 18431

Execution No. 436-Civil-2018
Amount Due: \$21,437.21 Plus
additional costs

January 10, 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.
Nicholas D. Gregory Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

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

By virtue of a writ of Execution instituted by: Ditech Financial LLC, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th 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 tract or parcel of land, situate in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, bounded and described according to a survey made by J. LaVern Marshall, Registered Surveyor, dated October 14, 1969 as follows, to wit:

BEGINNING at a P.K. nail in or near the center of Pennsylvania Route No. 196 from Mount Pocono to Sterling, point being the northwest corner of lands of the Grantor, Gary Firce; THENCE along lands of others South

seventy-five degrees, fifty-seven minutes East (at thirty feet passing a pipe) for seven hundred sixty and eighty-nine one-hundredths feet to a pipe; THENCE along lands now or formerly of C.A. Bowen South forty-seven degrees twenty minutes fifty seconds West for one hundred ninety-three and fifty-five one-hundredths feet to a pipe; THENCE along lands of Gary Firce, for whose lands this tract was formerly a part North seventy-five degrees, fifty-seven minutes West (at six hundred thirty-three and thirty-nine one-hundredths feet passing a pipe) for six hundred sixty-three and thirty-nine one-hundredths feet to a P.K. nail in or near the center of above-mentioned Pennsylvania Route No. 96; THENCE in and along Route No. 196 North seventeen degrees eight minutes fifty seconds East for one hundred sixty-two feet to the point of BEGINNING.

TAX PARCEL/CONTROL #: 08-0-0372-0039.0001/010475

BEING KNOWN AS: 288 North South Turnpike Road a/k/a Route 196, Newfoundland PA 18445

Seized and taken in execution as property of:
Christine M Bracht 288 North South Turnpike,
NEWFOUNDLAND PA 18445
James W. Bracht 288 North South Turnpike, NEWFOUNDLAND PA 18445

Execution No. 472-Civil-2018
Amount Due: \$73,586.29 Plus

additional costs

January 10, 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.**

Nora C. Viggiano Esq.

2/22/2019 • 3/1/2019 • 3/8/2019

CIVIL ACTIONS FILED

*FROM JANUARY 26, 2019 TO FEBRUARY 1, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2004-20571	MCCLANCY LILEEN M GRANTOR	1/28/2019	SATISFACTION	—
2004-20571	RICH ONE INC GRANTEE	1/28/2019	SATISFACTION	—
2011-21968	KAUFFMAN INVESTORS INC	1/28/2019	WRIT OF SCIRE FACIAS	—
2014-20121	STRACKBEIN JODIE	1/31/2019	SATISFACTION	—
2016-00339	MACKING HAROLD	1/29/2019	JDGMT BY COURT ORDER	20,300.00
2016-00339	MACKING RAELENE	1/29/2019	JDGMT BY COURT ORDER	20,300.00
2016-20166	WELLS FARGO BANK GARNISHEE	1/28/2019	GARNISHEE/DISC ATTCH	—
2016-20497	OFARRELL PATRICIA A TOPKA	1/26/2019	REASSESSED AMT	12,602.33
2016-20497	TOPKA PATRICIA A OFARRELL	1/26/2019	REASSESSED AMT	12,602.33
2017-00621	RAKE ROBERT	1/29/2019	VACATE JUDGMENT	—
2018-00280	SHELLBERG MICHAEL P	2/01/2019	STRICKEN	—
2018-00343	BARRAL LORRAINE RUSSO	1/30/2019	WRIT OF EXECUTION	103,565.23
2018-00343	BARRAL JOHN J ESTATE	1/30/2019	WRIT OF EXECUTION	103,565.23
2018-00343	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS FIRMS OR ASSOC	1/30/2019	WRIT OF EXECUTION	103,565.23
2018-00447	FRABLE THERESA	1/31/2019	DEFAULT JUDGMENT	821.65
2018-00452	FERBER DAWN D	1/30/2019	DEFAULT JUDGMENT	7,909.95
2018-00460	SNOOK JAMES R	1/30/2019	DEFAULT JUDGMENT	11,018.16
2018-00461	SNOOK JAMES R	1/30/2019	DEFAULT JUDGMENT	16,633.84
2018-00481	BEAM MARIA DEL PILAR A/K/A	1/31/2019	DEFAULT JUDGMENT	145,719.64
2018-00481	BEAM MARIA D	1/31/2019	DEFAULT JUDGMENT	145,719.64
2018-00481	BEAM MARIA DEL PILAR A/K/A	1/31/2019	WRIT OF EXECUTION	145,719.64
2018-00481	BEAM MARIA D	1/31/2019	WRIT OF EXECUTION	145,719.64
2018-00501	VAN HEUVEL BARBARA	1/29/2019	PRELIMINARY JUDGMENT	—
2018-00501	VAN HEUVEL PAUL	1/29/2019	PRELIMINARY JUDGMENT	—
2018-00501	SWIATEK KENNETH ANDREW	1/29/2019	PRELIMINARY JUDGMENT	—
2018-00501	LEOBINO DAVID	1/29/2019	PRELIMINARY JUDGMENT	—
2018-00501	LEOBINO MARTA G	1/29/2019	PRELIMINARY JUDGMENT	—
2018-00523	ROBERTS SUZANNE C	1/31/2019	DEFAULT JUDGMENT	3,499.56
2018-00541	CLARICH KEITH	1/31/2019	DEFAULT JUDG IN REM	117,462.45
2018-00541	CLARICH KANDI	1/31/2019	DEFAULT JUDG IN REM	117,462.45
2018-00541	CLARICH KEITH	1/31/2019	WRIT OF EXECUTION	117,462.45
2018-00541	CLARICH KANDI	1/31/2019	WRIT OF EXECUTION	117,462.45
2018-00549	OGRADY RICHARD J	1/31/2019	DEFAULT JUDGMENT	5,873.71
2018-21007	MARTINDALE JUSTIN	1/31/2019	WRIT OF SCIRE FACIAS	—
2018-21007	MARTINDALE SAMANTHA	1/31/2019	WRIT OF SCIRE FACIAS	—

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

2018-21045	NEDWETZKY ANDREAS	1/28/2019	SATISFACTION	—
2018-21045	GWIOZDOWSKI THERESA	1/28/2019	SATISFACTION	—
2018-21055	VALERIO JOHN	1/29/2019	SATISFACTION	349.34
2018-21075	CHAPEL SARAH	1/28/2019	WRIT OF EXECUTION	1,080.52
2018-21075	HONESDALE NATIONAL BANK GARNISHEE	1/28/2019	GARNISHEE/WRIT EXEC	1,080.52
2018-21126	PUGLIESE ANTHONY	1/28/2019	SATISFACTION	—
2018-21257	REID DONNA	1/29/2019	SATISFACTION	305.74
2018-21261	FANNIE MAE	1/29/2019	SATISFACTION	560.74
2019-20092	SOMERSET REGIONAL WATER LLC	1/28/2019	MUNICIPAL LIEN	609.51
2019-20093	SOMERSET REGIONAL WATER LLC	1/28/2019	MUNICIPAL LIEN	577.74
2019-20094	SOMERSET REGIONAL WATER LLC	1/28/2019	MUNICIPAL LIEN	518.74
2019-20095	SOMERSET REGIONAL WATER LLC	1/28/2019	MUNICIPAL LIEN	521.00
2019-20096	STINSON MARK N	1/28/2019	MUNICIPAL LIEN	681.00
2019-20096	STINSON MINDY A	1/28/2019	MUNICIPAL LIEN	681.00
2019-20097	SOMERSET REGIONAL WATER LLC	1/28/2019	MUNICIPAL LIEN	611.77
2019-20098	MCARTHUR DYLAN TYLER	1/28/2019	JUDGMENT	1,018.25
2019-20099	MANDIC DANIEL	1/29/2019	JUDGMENT	390.25
2019-20100	FISCHER ZACHARY WILLIAM	1/29/2019	JUDGMENT	1,226.25
2019-20101	MANDIC DANIEL	1/29/2019	JUDGMENT	634.25
2019-20102	BARRAL JOHN J ESTATE	1/29/2019	MUNICIPAL LIEN	512.90
2019-20103	JOHNSON LOUISE M	1/29/2019	MUNICIPAL LIEN	376.48
2019-20104	JOHANNES LYNN J	1/29/2019	MUNICIPAL LIEN	353.33
2019-20104	JOHANNES JOY E	1/29/2019	MUNICIPAL LIEN	353.33
2019-20105	ELDRED RONALD C	1/29/2019	MUNICIPAL LIEN	307.38
2019-20105	ELDRED MARY A	1/29/2019	MUNICIPAL LIEN	301.38
2019-20106	TATE BRIAN L	1/29/2019	MUNICIPAL LIEN	306.24
2019-20106	TATE MELLISSA A	1/29/2019	MUNICIPAL LIEN	306.24
2019-20107	STANLEY PATRINA	1/29/2019	MUNICIPAL LIEN	305.74
2019-20108	SHAW HENRY III	1/29/2019	MUNICIPAL LIEN	305.74
2019-20109	SCHMIDT ERIC R	1/29/2019	MUNICIPAL LIEN	305.55
2019-20109	DERRICK TRINITY A	1/29/2019	MUNICIPAL LIEN	305.55
2019-20110	GIBBONS ASHLEY	1/29/2019	MUNICIPAL LIEN	305.74
2019-20110	MOUNTJOY JOHN	1/29/2019	MUNICIPAL LIEN	305.74
2019-20111	ROBERTS RICHARD E	1/31/2019	MUNICIPAL LIEN	2,178.37
2019-20111	ROBERTS MARILYN J	1/31/2019	MUNICIPAL LIEN	2,178.37
2019-20112	LUGO EDWIN JR	1/31/2019	MUNICIPAL LIEN	844.40
2019-20112	DELACRUZ PATRICIA	1/31/2019	MUNICIPAL LIEN	844.40
2019-20112	FIGUEROA ANGEL	1/31/2019	MUNICIPAL LIEN	844.40
2019-20113	WILLIAMS DANIEL JR	1/31/2019	MUNICIPAL LIEN	542.00
2019-20114	MURPHY GERARD E	2/01/2019	WRIT OF REVIVAL	966.00
2019-40001	FARLEY PATRICK TOWNER	P 1/28/2019	STIP VS LIENS	—
2019-40001	FARLEY JULIA A OWNER	P 1/28/2019	STIP VS LIENS	—
2019-40001	D&D HOMES INC CONTRACTOR	1/28/2019	STIP VS LIENS	—
2019-90009	BARILLO DENNIS	2/01/2019	ESTATE CLAIM	4,288.08

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00045	VETTER BRIAN JAMES	PLAINTIFF	1/29/2019	—
2019-00045	VETTER MARTHA	PLAINTIFF	1/29/2019	—
2019-00045	MOORE JOSEPH SR	DEFENDANT	1/29/2019	—
2019-00045	MOORE SUSANNE C	DEFENDANT	1/29/2019	—
2019-00045	MOORE JOSEPH B JR	DEFENDANT	1/29/2019	—
2019-00045	SMITH REALTY GROUP LLC D/B/A	DEFENDANT	1/29/2019	—
2019-00045	CENTURY 21 COUNRTY LAKE HOMES	DEFENDANT	1/29/2019	—
2019-00045	HERNANDEZ JOSEPH	DEFENDANT	1/29/2019	—
2019-00045	HERNANDEZ DINA	DEFENDANT	1/29/2019	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00043	CITIBANK NA	PLAINTIFF	1/29/2019	—
2019-00043	RIZZI KENNETH	DEFENDANT	1/29/2019	—
2019-00047	CITIBANK NA	PLAINTIFF	2/01/2019	—
2019-00047	GUMBLE SHERYL A	DEFENDANT	2/01/2019	—
2019-00048	BANK OF AMERICA NA	PLAINTIFF	2/01/2019	—
2019-00048	COURTS NANCY	DEFENDANT	2/01/2019	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00049	ALLY BANK	PLAINTIFF	2/01/2019	—
2019-00049	BEAVERS RAYMOND	DEFENDANT	2/01/2019	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00046	SCRANTON QUINCY AMBULANCE CO D/B/A	PLAINTIFF	1/31/2019	—
2019-00046	COMMONWEALTH HEALTH EMERGENCY MEDICAL SERVICE	PLAINTIFF	1/31/2019	—
2019-00046	HAWLEY AMBULANCE AND RESCUE	DEFENDANT	1/31/2019	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00050	MIDFIRST BANK	PLAINTIFF	2/01/2019	—
2019-00050	DEROSS KARINA L	DEFENDANT	2/01/2019	—
2019-00050	DEROSS CHESTER T JR	DEFENDANT	2/01/2019	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00042	SCIBELLI NICHOLAS	PLAINTIFF	1/29/2019	—
2019-00042	COURTRIGHT BRENT	DEFENDANT	1/29/2019	—
2019-00042	COURTRIGHT LLEWELLYN	DEFENDANT	1/29/2019	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00044	GUPTA RUCHI ADMINISTRATOR	PLAINTIFF	1/29/2019	—
2019-00044	GUPTA AMIT ESTATE	PLAINTIFF	1/29/2019	—
2019-00044	KEEN LAKE CAMPING & COTTAGE RESORT INC	DEFENDANT	1/29/2019	—



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WAYNE COUNTY BAR ASSOCIATION





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MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 11, 2019 TO FEBRUARY 15, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Farley Patrick T Farley Julia A	Dime Bank	Clinton Township	303,000.00
Rajoppi John D Rajoppi Loriann	NBT Bank N B T Bank	Buckingham Township	50,000.00
Lloyd Patrick A Lloyd Elizabeth A	Dime Bank	Texas Township	38,500.00
Bannan James W Bannon Lorraine	Mortgage Electronic Registration Systems Intercontinental Capital Group Inc	Canaan Township	225,000.00
Bannan James W Bannon Lorraine	Housing & Urban Development	Canaan Township	225,000.00
Lutz John	Mortgage Electronic Registration Systems Guaranteed Rate Inc	Lake Township	52,500.00
Romano Joseph P Romano Justina	JPMorgan Chase Bank J P Morgan Chase Bank	Lake Township	85,000.00
McDonald Nicole Carpenter Russell J	Pentagon Federal Credit Union	Salem Township	52,000.00
Daub Diana F Stephens Patrick O Jr	Dime Bank	Texas Township 3	116,300.00
Raguso Derek	Mortgage Electronic Registration Systems Caliber Home Loans Inc	Mount Pleasant Township	136,000.00
Linhart James L Linhart Kathleen Jennings	Mortgage Electronic Registration Systems Pennymac Loan Services	Lake Township	112,500.00
Ullrich Henry Jr Ullrich Barbara	Mortgage Electronic Registration Systems Freedom Mortgage Corporation	Lehigh Township	95,000.00
Wagner Alfred Wagner Jo Ann	Mortgage Electronic Registration Systems Sovereign Lending Group Incorporated	Honesdale Borough	213,831.00
John B Payne III Trust Payne John B Tr	Mortgage Electronic Registration Systems Morgan Stanley Private Bank	Paupack Township	508,850.00

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

Wartman Walter	Mortgage Electronic Registration Systems Finance Of America Mortgage LLC Finance Of America Mortgage L L C Erates Mortgage	Damascus Township	185,940.00
Halbert James Ryan	Dime Bank	Honesdale Borough	81,500.00
Teeple John	Ozadovkiy Yevgeniy	Lehigh Township	
All Trades Construction Services Inc			50,000.00
Heller Robert James	Wayne Bank	Lebanon Township	27,605.80
Card Robert J	FNCB Bank	Damascus Township	
Card Dolores	F N C B Bank		23,500.00
Sun Yan	Mortgage Electronic Registration Systems Loandepot Com	Paupack Township	440,000.00
Garguilo Jennifer	Mortgage Electronic Registration Systems	Clinton Township 2	
Abel Kevin	Stearns Lending		112,708.00
Crocker Eva Grace	Borgstrom Cynthia C	Texas Township 1 & 2	90,000.00
Owenshouck Karen	Honesdale National Bank	Paupack Township	
Houck Karen Owens Houck Gary			70,400.00
Ursino Diego D	Honesdale National Bank	Clinton Township	
Ursino Teresa Fritz			100,000.00
Reid Scott	Griffin David W	Salem Township	
Reid Diane	Griffin Mary		30,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Bonham John R Est AKA Bonham John R Sr Est AKA Bonham John Est AKA Bonham John R Jr Exr	Bonham John R Jr	Dyberry Township	
Bonham John R Est AKA Bonham John R Sr Est AKA Bonham John Est AKA Bonham John R Jr Exr	Cush Nancy A	Dyberry Township	
Schwab Brenda M			
Bannan James W Bannon James W Bannon Lorraine	Bannan James W Bannon Lorraine	Canaan Township	
Squitieri Neil	Lutz John	Lake Township	Lot 3469
Conti Lillian	Romano Joseph P Romano Justina	Lake Township	Lot 1408

Bank Of New York Mellon Tr By Af	Mele Ralph	Lake Township	
Select Portfolio Servicing Inc Af Ronca Frederick M	McDonald Nicole Carpenter Russell J	Salem Township	Lot 232
Goodwin William R E R Linde Construction Corp Er Linde Construction Corp	E R Linde Construction Corp Er Linde Construction Corp	Palmyra Township	Lot 1
Daub Diana F	Daub Diana F Stephens Patrick O Jr	Texas Township 3	
Dean Andrew Dean Colleen Costello	Dean Luke C	Berlin Township	Lot A
Jennings Thomas	Linhart James L Linhart Kathleen Jennings	Lake Township	Lot 1101
MTGLQ Investors By Af M T G L Q Investors By Af Rushmore Loan Management Services Af	Elmore Ricky Daniel	Buckingham Township	
Holmes Arlene V Exr Holmes Edward A Exr Holmes Arthur H Est	Wartman Walter	Damascus Township	
Lazaro Richard O By Sheriff Lazaro Danielle L By Sheriff	Mott Sharlene J	Dyberry Township	Lot 1A
Bartholomay Gwynn	Demetro Cynthia	Clinton Township 1	Lot 2
Moore Dorothy J	Moore Timothy Albert	Salem Township	
Moore Dorothy J	Moore Timothy Albert	Salem Township	
Moore Dorothy J	Moore Timothy Albert	Salem Township	
Moore Dorothy J	Moore Timothy Albert	Salem Township	
McKennedy Joseph B McKennedy Mary A	Halbert James Ryan	Honesdale Borough	
Mudge Kara Mudge Brian	Mudge Kara	Lehigh Township	
Teixeira Amandio Teixeira Maria	Rozengurtel Daniel Rozengurtel Eleanora	Lake Township	Lot 9
Frisbie Irrevocable Real Estate Trust	Frisbie Gary	Salem Township	
Frisbie Shirley Irene Tr			
Packer John W Est AKA Packer John Est AKA Packer John Walter Est AKA Branning Phillip Exr	Branning Phillip E Branning Colleen M	Lebanon Township Lebanon & Oregon Twps Oregon Township Oregon & Lebanon Twps	
Kasper Thomas E	Topalanchik John	Sterling Township	Lot 43
Steinetz Amy A	Demming Amy A	Salem Township	
Demming Amy A	Demming Norman E		Lot 5W
Valerio Benedetto Valerio Lina	Valerio Lina	Texas Township 1 & 2	
Griffiths Wayne K Griffiths Paula	Garguilo Jennifer Abel Kevin	Clinton Township 2	Lots K 4 & K 5

Gadomski John J Jr	Gadomski John J Jr Howarthgadomski Candice Gadomski Candice Howarth	Salem Township	Lot 3
Remus Paul D AKA	Remus Paul D AKA	Lehigh Township	
Remus Paul David AKA	Remus Paul David AKA		Lot 6
Seely Melvin H	Seely Melvin H Tr	Texas Township 1 & 2	
Seely Geraldine M	Seely Geraldine M Tr Seely Family Trust		
Grace Bible Church Of Beach Lake Inc	Buselli William H Buselli Cynthia A	Damascus Township	
McDonalds Corporation Delaware McDonalds Corporation	McDonalds USA McDonalds USA	Texas Township 1 & 2	
Griffin David W	Reid Scott	Salem Township	
Griffin Mary	Reid Diane		Parcel 1
Wood Debera	Karnish William B	Salem Township	Lot 1A
Vonsuppiny Raymond	Zych Peter	Lake Township	
Vonsuppiny Evangeline	Zych Debra Roche Daniel Jr Roche Michael		Lot 2170

UPCOMING PBI COURSE OFFERINGS

10726	<i>Clean Slate</i>	3/13/2019	1:00–3:00 PM	1 Substantive, 1 Ethics
10664	<i>LLCs, LLPs, LPs, and GP's In Pennsylvania</i>	3/26/2019	9:00 AM–12:15 PM	3 Substantive
10591	<i>Understanding Social Security Retirement</i>	4/11/2019	9:00 AM–12:15 PM	3 Substantive
10525	<i>Family Law Institute 2019</i>	4/23/2019	8:30 AM–4:00 PM	4.5 Substantive, 1.5 Ethics
		4/24/2019	8:30 AM–11:45 AM	3 Substantive
10516	<i>Legal Issues in an Age of Aging 2019</i>	4/25/2019	8:30 AM–4:00 PM	5 Substantive, 1 Ethics
10695	<i>Equitable Distribution in PA</i>	6/11/2019	9:00 AM–12:15 PM	3 Substantive
10684	<i>Slings, Arrows & Guns - Hunting Regs in Pennsylvania</i>	6/19/2019	12:30 PM–4:45 PM	4 Substantive
10607	<i>How to Handle Small & Insolvent Estates</i>	6/27/2019	9:00 AM–12:15 PM	3 Substantive

Registration for all courses is through PBI. However, please email
Christine McAdams at wcpobono@gmail.com to advise of your attendance
so she will have an accurate head count for each course.

COURT CALENDAR

February 25, 2019–March 1, 2019

Tuesday, February 26, 2019

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject In Re: Ferruccio G. Dolgan 575-2018-CV
Name Change
Jones

Time 1:00 PM
Subject Dependency Court
1:00 H.E. 23-2018-DP (Perm Review-Master) Anderson/Collins/Wilson
1:30 J.W. 20-2018-DP (Perm Review-Master) Campbell/Collins/Wilson-
2:00 V.M. 11-2018-DP (Perm Review-Master)
Anderson/Giombetti/Farrell/Wilson
2:30 J.S. 1-2019-DP (Adjudication-Master) Wilson/Henry/Ellis

Wednesday, February 27, 2019

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

Time 9:30 AM
Subject Fidelity Deposit & Discount Bank v. Mecca 286-2018-CV
Plaintiff's Motion for Summary Judgment
Shoemaker/Deluca

Time 10:00 AM
Subject Carnes v Legacy 86-2018-CV
Mtn to Enforce Settlement
Siejk/Pelayo/Scanlon

Time 11:30 AM
Subject Drug Court Team Meeting
MDJ Myers-Drug Court

Time 12:30 PM
Subject Drug Court

COURT CALENDAR

February 25, 2019–March 1, 2019

Thursday, February 28, 2019

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Extradition-SCI Waymart
Amadou Moussa

Time 9:30 AM
Subject Commonwealth Matters
392-2018-CR Rydzy, Samantha Henry
379-2018-CR Eckhart, Ryan Allen Burlein
366-2018-CR Behr, Perry G. Rogan
166-2018-CR Batzell, Brett John Bugaj
289-2018-CR Hopkins, Dylan S. D'Andrea
362-2018-CR Paolillo, Anthony Ellis
438-2018-CR Ryan, Anthony T. Farrell
412-2018-CR Snuggs, Kaysee Marie Farrell
448-2018-CR Sampson, Daniel Robert Moulton
364-2018-CR Mojsa, Jacek Lynott
304-2018-CR Highhouse, Erica Lynn Fisher
309-2018-CR Gaffney, Christopher Jude Burlein
375-2018-CR Soucy, Joseph Neal Bugaj

Time 10:30 AM
Subject Lakeville Volunteer Fire Company v. Scranton Quincy Ambulance, LLC,
Et al. 420-2016-CV
Pre-Trial and Argument on Motion for summary judgment Penske
Trucking, Scranton Quincy Ambulance, Lackawanna Ambulance and
Wayne Ambulance
Levine/Argo/Everly/Pro Se

Time 11:00 AM
Subject Fidelity Deposit and Discount Bank v. Mecca 286-2018-CV
Plaintiff's petition to Join Additional Defendant and to Amend Complaint
Shoemaker/Deluca/Martin

Time 1:00 PM
Subject Commonwealth Matters
Rule to withdraw as counsel
475-2018-CR Mitchell, Justice J. Novajosky

COURT CALENDAR

February 25, 2019–March 1, 2019

Time 2:00 PM
Subject Commonwealth v. Craig Pagnanelli 457-2018-CR
Omnibus
DA/Katsock

Time 3:00 PM
Subject Criminal Pre Trials

Friday, March 01, 2019

Time 9:00 AM
Subject PFA
400-2018-DR Hoffman v. Balconis Nardoizzi/Kolcharno

Time 10:00 AM
Subject Frederick v. Frederick 515-2018-DR
Demand Support
McCambridge/Moulton

Time 10:30 AM
Subject Findeis vs. Keller 341-2005 DR
Demand Support
Rechner

Time 11:00 AM
Subject Schwab v. Schwab 329-2017-DR
Motion to withdraw as counsel
Campbell/Rechner

Time 11:30 AM
Subject Seeley v. Seeley 417-2018-DR
Contempt
Bugaj/Lynott

Time 1:00 PM
Subject Morovich v. Rude 106-2017-CV
Pre Trial Conference
Lavelle/Watson

COURT CALENDAR

February 25, 2019–March 1, 2019

Time 1:30 PM
Subject Hopper v. Caucci Et al 25-2017-CV
Pre Trial Conference
Ohliger/Doherty/Gin

Time 2:00 PM
Subject In Re: N.B. 13-2014-JV
Dispo Review
DA/Zimmerman

CUSTODY CALENDAR

February 25, 2019–March 1, 2019

Monday, February 25, 2019

Time 9:15 AM
Subject Kisslovege v. Kisslovege 6492018-DR
Custody Hearing (Wilson)
Martin II/Pro Se

Time 1:15 PM
Subject Walsh v. Walsh Jr. 47-2019-DR
Custody Conference (Wilson)
Pro Se/Pro Se

Tuesday, February 26, 2019

Time 9:15 AM
Subject Swingle v. Swingle 27-2018-DR
Divorce Conference (Schloesser)
Rechner/Zimmer

Time 10:15 AM
Subject Walters v. Walters 31-2019CR
Custody Conference (Schloesser)

Time 11:15 AM
Subject Babcock v. Donegan 44-2019-DR
Custody Conference (Schloesser)

CUSTODY CALENDAR

February 25, 2019–March 1, 2019

Time 1:15 PM
Subject Mendez v. Olvera 46-2019-DR
Custody Conference (Schloesser)
Pro Se/Pro Se

Time 2:15 PM
Subject Weber v. Weber 451-2011-DR
Custody Conference (Schloesser)
Pro Se/Pro Se

Wednesday, February 27, 2019

Time 9:15 AM
Subject Stoffey v Stoffey/Ross 61-2019-DR
Custody Conf (Schloesser)

Time 10:15 AM
Subject Miller v Ulrichs 71-2019-DR & 69-2019-DR
Custody Conf Schloesser)

Time 11:15 AM
Subject Johnson v. Opalek 155-2013-DR & 392-2018-DR
Custody Conference (Wilson)
Bugaj/Henry

Time 1:15 PM
Subject Lore v. Lore 517-2015-DR
Divorce Conference (Schloesser)
Tigue/Pro Se

Time 2:15 PM
Subject Dugan v. Perez 2-2019-DR
Custody Conference (Wilson)
McGraw/Pro Se

Thursday, February 28, 2019

Time 9:15 AM
Subject Clayton v. Zimar 490-2018-DR
Custody Conference (Schloesser)
T. Farley/Pro Se

CUSTODY CALENDAR

February 25, 2019–March 1, 2019

Time 10:15 AM
Subject Brotzman v. Farber 282-2017-DR (Wyoming County Case)-
Custody Conference (Schloesser)
Albert-Heise/Cali/Karam

Time 1:15 PM
Subject Bonker v. Powell 602-2015-DR
Custody Conference (Schloesser)
Cali/Campbell

Time 2:15 PM
Subject Graber v. Carmody 36-2019-DR
Custody Conference (Schloesser)

Friday, March 01, 2019

Time 9:15 AM
Subject Ulrichs v. Orr 435-2017-DR
Custody Hearing (Schloesser)
Pro se/Pro Se

Time 1:15 PM
Subject Shupe v. Krull & Garafolo 234-2009-DR & 128-2007-DR
Custody Conference (Wilson)

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Leatrice Anderson, Esq.

Spall, Rydzewski, Anderson, Lalley
& Tunis, PC
570-226-6229
lea@poconolawyers.net
2573 Route 6
Hawley, PA 18428
*Surrogacy/Gestational Carrier,
Adoption, Guardian Ad Litem, Real
Estate Settlement/Title Agent, Real
Estate Litigation, Estate/Wills*

Nicholas Barna, Esq.

570-253-4921
nicholasbarna@verizon.net
831 Court Street
Honesdale, PA 18431
*Real Estate, Estate Planning, Estate
Administration, Elder Law*

Tim Barna, Esq.

570-253-4921
831 Court Street
Honesdale, PA 18431
*Real Estate, Estate Planning, Estate
Administration, Elder Law*

Stephen G. Bresset, Esq.

Bresset Santora, LLC
570-253-5953
570-253-2926 (Fax)
SBresset@Bressetsantora.com
Rsantora@Bressetsantora.com
606 Church Street
Honesdale, PA 18431

James E. Brown, Esq.

570-253-7767
james@jamesbrownlaw.net
303 Tenth Street
Honesdale, PA 18431
*Family Law, Custody, Divorce,
Adoption, Wills & Estates, Probate,
Personal Injury, District Justice
Matters, DUI, Traffic Related
Matters, General Practice*

Ronald M. Bugaj, Esq.

Bugaj/Fischer, P.C.
570-253-3021
ron@bugaj-fischer-law.com
PO Box 390
308 Ninth Street
Honesdale, PA 18431
*Administrative Law, Civil Litigation,
Community Association Law,
Corporate and Business Law,
Criminal Defense, Dependency, DUI,
Estates, Estate Planning, Family
Law, Custody, Divorce, Protection
From Abuse, Support, Guardianship,
Juvenile Law, Property Owners
Association, Real Estate, Social
Security/Disability, Tax Law, Workers
Compensation, Zoning, Municipal
Law*

Oressa P. Campbell, Esq.

570-253-7938
CampLaw@ptd.net
922 Church St.
Honesdale, PA 18431
*Appeals, Adoption, Child Custody,
Criminal, Dependency, Divorce,
Landlord/Tenant, Juvenile*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Tammy Lee Clause, Esq.

570-676-5212
atyclaus@ptd.net
PO Box 241
972 Main Street
Newfoundland, PA 18445
Divorce, Custody, Wills, Estates Real Estate, Civil Litigation, Corporate Law, Breach of Contract, Community Association Matters

Frances Clemente

845-887-6344
fclemente@hvc.rr.com
PO Box 866
32 Lower Main St.
Callicoon, NY 12723

Jeff Clemente, Esq.

845-252-3033
fclemente@hvc.rr.com
PO Box 12
Narrowsburg, NY 12764

Charles Curtin, Esq.

570-253-3355 X 1802
ccurtin@hnbbank.com
724 Main Street
Honesdale, PA 18431

Donna DeVita

570-343-9597
d.devita.law@gmail.com
400 Spruce St. Ste 402
Scranton, PA 18503

Jessica Ebert

Court Administrator
Wyoming/Sullivan Counties
One Courthouse Square
Tunkhannock, PA 18657

Brendan R. Ellis

Meagher Law, Inc.
570-253-5229
bellis@mmeagherlaw.com
1018 Church Street
Honesdale, PA 18431
Criminal Defense, Family Law, and Juvenile Law

Michael Farley

570-253-4921
831 Court Street
Honesdale, PA 18431
Real Estate, Estate Planning, Estate Administration, Elder Law, Dependency, Criminal Law

Christopher Farrell, Esq.

570-488-6900
570-488-6907 (Fax)
chris@chrisfarrelllaw.com
www.chrisfarrelllaw.com
P.O. Box 312
158 South Street
Waymart, PA 18472
Divorce & Custody, Criminal Defense, DUI Defense, Adoption, Termination of Parental Rights, Personal Injury, Social Security Disability, Real Estate Transactions, Contractor Lawsuits, Civil Litigation, Wills & Estates, Protection from Abuse Litigation

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Richard G. Fine, Esq.

Fine & Wyatt, PC
570-253-1120
finerg@comcast.net
811 Main Street
Honesdale, PA 18431

Appeals/Appellate Law, Civil Litigation, Criminal Defense, Driver's License Issues, DUI, Support, Personal Injury, Workers Compensation, Custody, Divorce, Support, Protection from Abuse

Ronnie J. Fischer, Esq.

Bugaj/Fischer, P.C.
570-253-3021
ronnie_fischer@hotmail.com
PO Box 390
308 Ninth Street
Honesdale, PA 18431

Adoption, Appeals/Appellate Law, Civil Litigation, Community Association Law, Criminal Defense, Driver's License Issues, DUI, Family Law, Custody, Divorce, Protection from Abuse, Support, Personal Injury, Property Owners Associations

Tim Fisher, Esq.

Fisher & Fisher Law Offices, LLC
570-839-8690
tbfisher2@hotmail.com
3041 PA Rte 940
Mt. Pocono, PA 18344

Errol Flynn, Esq.

570-253-1883
eflynn@ptd.net
926 Court Street
Honesdale, PA 18431

David M. Gregory, Esq.

570-251-9960
dmglaw@ptd.net
307 Erie Street
Honesdale, PA 18431

Frances Gruber, Esq.

570-253-5400
frangruber@aol.com
214 Ninth Street
Honesdale, PA 18431
Taxes, Wills and Estates

Nicole Hendrix, Esq.

Wayne County Courthouse
570-253-5970
nhendrix@waynecountypa.gov
925 Court Street
Honesdale, PA 18431

Richard B. Henry, Esq.

570-253-7991
rhenry1@ptd.net
1105 Court St.
Honesdale, PA 18431
Real Estate, Property Owners Associations, Wills/Estates, Business Organizations, Municipal Law, Civil Litigation, Criminal Law, Family Law, Title Insurance, Children & Youth Matters, PennDOT Appeals, Department of State/Licensing Appeals, Appellate Practice before Commonwealth and Superior Courts

A. G. Howell, Esq.

Howell Howell & Krause
570-253-2520
hhklaw@verizon.net
109 Ninth Street
Honesdale, PA 18431

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Alfred J. Howell, Esq.

Howell Howell & Krause
570-253-2520
ajhowell@hhklawyers.com
109 Ninth Street
Honesdale, PA 18431

Lothar Holbert, Esq.

570-253-3539
holbert@tds.net
212 Twelfth St.
Honesdale, PA 18431

Steve Jennings, Esq.

Jennings & Jennings, LLC
570-253-5161
sjesq@ptd.net
303 Tenth Street
Honesdale, PA 18431

Zachary Jennings, Esq.

Jennings & Jennings, LLC
570-253-5161
zjesq@ptd.net
303 Tenth Street
Honesdale, PA 18431

Lee C. Krause, Esq.

570-253-2520
leekrausesq@hotmail.com
109 Ninth Street
Honesdale, PA 18431
*Criminal Law, Real Estate, Family
Law (Divorce, Custody, Support)
Estate Planning, Civil Litigation,
Corporations*

John Martin, Esq.

570-253-8699
jmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Kimberly Martin, Esq.

570-253-6899
kmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Matthew Meagher, Esq.

Meagher Law, Inc.
570-253-5229
570-253-2025 (Fax)
matt@mmeagherlaw.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Estates, Business,
Municipal*

Stacy M. Miller, Esq.

Woodloch Pines
570-685-8056
stacy.miller@woodloch.com
731 Welcome Lake Road
Hawley, PA 18428

Sal Nardozi, Esq.

North Penn Legal Services
snardozi@northpennlegal.org
Poverty Law

John Notarianni, Esq.

Fine & Wyatt, PC
570-468-0844
johnnotarianni@aol.com
1412 Delaware Street
Dunmore, PA 18509
*Appeals/Appellate Law, Civil
Litigation, Criminal Defense,
Driver's License Issues, DUI,
Support, Personal Injury, Workers
Compensation, Custody, Divorce,
Support, Protection from Abuse*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Alida O'Hara, Esq.

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

Tobey Oxholm

Just Resolutions, ADR
215-783-2329
tobeyoxholm@gmail.com
1 Watawga Way West
Gouldsboro, PA 18424
ADR, Mediation

Kerin Podunajec, Esq.

Wayne County Courthouse
570-253-5970
kpodunajec@yahoo.com
925 Court Street
Honesdale, PA 18431

Christine Rechner, Esq.

Rechner Law Office
rechnerc@ptd.net
924 Church St.
Honesdale, PA 18431
*Divorce, Custody, PFA, Adoptions,
Real Estate Sale/Purchase, Property
Disputes, Civil Litigation,
Landlord/Tenant, Corporate
Formation, Estate Planning*

Hugh Rechner, Esq.

Rechner Law Office
570-253-2200
rechnerh@ptd.net
924 Church St.
Honesdale, PA 18431

Pat Robinson, Esq.

District Attorney's Office
probinson@co.wayne.pa.us
925 Court Street
Honesdale, PA 18431

Shelley Robinson, Esq.

District Attorney's Office
srobinson@waynecountypa.gov
925 Court Street
Honesdale, PA 18431

Deborah Rothenberg, Esq.

Wayne County Courthouse
570-253-5970
drothenberg@waynecountypa.gov
925 Court Street
Honesdale, PA 18431

Albert G. Rutherford, II, Esq.

Rutherford & Rutherford
570-253-2500
agr.rutherfordlaw@verizon.net
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate
Administration, Residential Real
Estate*

Sally N. Rutherford, Esq.

Rutherford & Rutherford
570-253-2500
snr.rutherfordlaw@verizon.net
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate
Administration, Residential Real
Estate*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Joseph Rydzewski, Esq.

Spall, Rydzewski, Anderson, Lalley
& Tunis, PC
570-226-6229
joerr@poconolawyers.net
2573 Route 6
Hawley, PA 18428
*Civil Litigation, Personal Injury,
General Litigation, Real Estate
Litigation, Commercial Litigation,
Insurance Claims*

Warren E. Schloesser, Esq.

570-253-3745
whschloesser@hotmail.com
214 Ninth Street
Honesdale, PA 18431
*Business Formation, Real Estate,
Wills and Estates, Quiet Title Actions*

John Spall

Spall, Rydzewski, Anderson, Lalley
& Tunis, PC
570-226-6229
jfs@poconolawyers.net
2573 Route 6
Hawley, PA 18428
*Real Estate Settlement, Real Estate
Title Agent, Wills/Estates, Corporations*

Jeffrey S. Treat, Esq.

570-253-1209
jstreat@ptd.net
926 Court Street
Honesdale, PA 18431

Michael Walker, Esq.

570-689-4007
wwpc@echoes.net
PO Box 747, Route 590
Hamlin, PA 18427
*Real Estate Settlement, Title
Insurance, Wills & Estates*

Pamela S. Wilson, Esq.

570-251-7775
psw.wilsonlaw@verizon.net
304 Ninth Street
Honesdale, PA 18431
*Guardianships, Estate Planning,
Real Estate Transactions,
Gestational Carrier, Adoption,
Animal Law, Civil Law, Criminal
Defense*

Ethan C. Wood, Esq.

Rutherford, Rutherford & Wood
570-253-2500
ecw.rutherfordlaw@aol.com
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate
Administration, Residential Real
Estate*

Mark R. Zimmer, Esq.

570-253-0300
zimmslaw@gmail.com
1133 Main St.
Honesdale, PA 18431
*Criminal Litigation (Defense),
Personal Injury, Divorce, Real Estate
and Estate Planning, Family Law
and General Practice*

Ashley Zimmerman, Esq.

Weinstein, Zimmerman & Ohliger
570-296-7300
zimmerman@wzlawfirm.com
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