

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



April 12, 2019
Vol. 9, No. 6
Honesdale, PA



IN THIS ISSUE

FROM THE EDITOR	6
LEGAL NOTICES	8
SHERIFF'S SALES	12
CIVIL ACTIONS FILED	16
MORTGAGES & DEEDS	20
UPCOMING PBI COURSE OFFERINGS	23
COURT CALENDAR	24
CUSTODY CALENDAR	27
ATTORNEY DIRECTORY	28

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.

© 2019 *Legal Journal of Wayne County*

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
baileyd@ptd.net

OFFICERS

President

Pamela S. Wilson, Esq.

Vice-President

Brendan Ellis, Esq.

Secretary

Michael J. Farley, Esq.

Treasurer

Joseph R. Ryzewski, Esq.

Court Administrator

Nicole Hendrix, Esq.

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

Bonnie L. Carney
Ronald J. Edwards
Linus H. Myers

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Mark Steelman

District Attorney

Patrick Robinson, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

Brian W. Smith, *Chairman*
Wendall R. Kay
Joe Adams

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Judy O’Connell
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



PA LEGAL ADS



EXPERIENCE OUR FRESH, NEWLY REDESIGNED: PALEGALADS.ORG

PALEGALADS.ORG

Is the website for locating legal ads and public notices which have been officially published in county legal journals throughout Pennsylvania. Here you can also find information about the **Conference of County Legal Journals** - the statewide membership organization for legal journal publishers.



PALEGALADS.ORG

Allows users to search by keyword, county, and publication date.

Examples of ads and notices that can be found on the website include:

- Action to Quiet Title
- Articles of Amendment
- Audit List
- Bankruptcy Filings
- Certificate of Authority
- Change of Name Notice
- Dissolution
- Request for Proposals
- Estate Filings
- Trust Filings
- Fictitious Name
- Incorporations
- Organization
- Sheriff Sales
- Sunshine Act Meeting Notices
- Miscellaneous Notices
- Notice of Intent to Consider Adoption of Ordinances

**NEW, RESPONSIVE WEBSITE DESIGN MAKES
SEARCH + DISCOVERY EASIER THAN EVER!**



In existence for over 30 years, the **Conference of County Legal Journals (CCJ)** is the representative organization for the official Legal Journals of the Commonwealth of Pennsylvania.

FROM THE DESK OF THE EDITOR

The Wayne County Bar Association received a very special presentation at its last meeting held on Wednesday, April 3rd. Charlie Lagarenne made a special presentation to the members requesting our support of the local Special Olympics athletic competition, which we have done for a number of years. Mr. Lagerenne wrote his speech himself and did a great job presenting his request on behalf of the organization, and recognition of his outstanding efforts in this publication was unanimously requested by all members present. His speech is reprinted in its entirety below.



Gina Lenz Photography

Christine Rechner, Esquire
Editor

GOOD AFTERNOON. MY NAME IS CHARLIE LAGARENNE AND I AM HERE WITH SYDNEY LAABS. I HAD THE PLEASURE OF ADDRESSING THIS DISTINGUISHED GROUP LAST YEAR AND I WANT TO THANK YOU FOR ALLOWING ME TO BE WITH YOU TODAY AND TO TELL YOU ABOUT SPECIAL OLYMPICS. THE MISSION OF SPECIAL OLYMPICS IS TO PROVIDE YEAR-ROUND SPORTS TRAINING AND ATHLETIC COMPETITION IN A VAIERTY OF OLYMPIC TYPE SPORTS FOR CHILDREN AND ADULTS WITH INTELLECTUAL DISABILITIES. GIVING THEM CONTINUING OPPORTUNITIES TO DEVELOP PHYSICAL FITNESS, DEMONSTRATE COURAGE, EXPERIENCE JOY, AND PARTICIPATE IN THE SHARING OF GIFTS, SKILLS, AND FRIENDSHIP WITH THEIR FAMILIES OTHER SPECIAL

OLYMPIANS AND THE COMMUNITY.

THIS PAST WEEKEND I ATTENDED AN ATHLETE LEADERSHIP TRAINING COURSE AT SHEETZ CORPORATE HEADQUARTERS IN CLAYSBURG, PA. I AM NOW AN ATHLETE REPRESENTATIVE WHERE I WILL BE PURSUING LEADERSHIP OPPORTUNITIES BEYOND COMPETITION, EMPOWERING ATHLETES TO DEVELOP LEADERSHIP SKILLS TO USE THEIR VOICES AND ABILITIES TO UNDERTAKE MEANINGFUL LEADERSHIP ROLES TO INFLUENCE CHANGES IN THEIR SPECIAL OLYMPICS MOVEMENT AND CREATE INCLUSIVE COMMUNITIES AROUND THE WORLD!

SINCE SPECIAL OLYMPICS IS A NON-PROFIT ORGANIZATION WE DEPEND ON DONATIONS FROM INDIVIDUALS, CORPORATIONS, AND ORGANIZATIONS SUCH AS YOURS. LAST YEAR YOU CONTRIBUTED GENEROUSLY AND WE HOPE YOU WILL DO SO AGAIN THIS YEAR. SPECIAL OLYMPICS GIVES US PHYSICAL, MENTAL, AND SOCIAL BENEFITS. BUT WE COULD NOT OFFER THESE PROGRAMS WITHOUT YOUR HELP. SO WE ARE ASKING YOU TO DONATE AGAIN TO OUR FUNDRAISER, THE OPEN MIC SPECIAL, ON SUNDAY, APRIL 28TH FROM 2PM TO 5PM AT THE BODHI TREE. WE WOULD ALSO LOVE TO HAVE YOU ALL SEE US PERFORM AT THIS MAGICAL EVENT! PLEASE JOIN US!

THANK YOU SO VERY MUCH FOR YOUR TIME AND HAVE A WONDERFUL DAY!

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 Joan A. Krodel AKA Joan Krodel AKA Joan Anita Krodel
Late of Bethany Borough
EXECUTRIX
Katharine J. Brosky
329 Ash Street
Bethany, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

4/12/2019 • 4/19/2019 • 4/26/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Frances P. Cummings, a/k/a Frances Cummings, who died on March 5, 2019, late resident of Damascus Township, Beach Lake, PA 18405, to Thomas E. Cummings, Jr., Executor of the

Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Thomas E. Cummings, Jr. c/o Law Offices of HOWELL & HOWELL, ATTN: ALFRED G. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED G. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

4/12/2019 • 4/19/2019 • 4/26/2019

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Erwin Dietz, a/k/a Erwin E. Dietz, late of Damascus Township, Wayne County, Pennsylvania, who died on January 24, 2019. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Edward Dietz, Executor, of 6715 61st Road, Middle Village, NY 11379, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768

1105 Court Street
Honesdale, PA 18431
570-253-7991

4/12/2019 • 4/19/2019 • 4/26/2019

ESTATE NOTICE

Estate of Parick J. Nolan, late of Dyberry Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Robin L. Avery, 95 Weniger Hill Road, Honesdale, Pennsylvania 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

4/5/2019 • 4/12/2019 • 4/19/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of RICHARD LIPNICKAS, late of Lake Ariel, PA. Date of death FEBRUARY 22, 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.

4/5/2019 • 4/12/2019 • 4/19/2019

EXECUTRIX NOTICE

Estate of Mary B. Rockman AKA Mary Bernice Rockman
Late of Lake Township
EXECUTRIX
Mary Margarette Rockman
12 Ridgewood Terrace
Wayne, NJ 07470
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

4/5/2019 • 4/12/2019 • 4/19/2019

ADMINISTRATRIX NOTICE

Estate of Lydia Hathaway AKA Lydia B. Hathaway
Late of Lake Township
ADMINISTRATRIX
Lisa K. Hale
1318 The Hideaway
Lake Ariel, PA 18436
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

4/5/2019 • 4/12/2019 • 4/19/2019

ADMINISTRATOR NOTICE

Estate of John F. Roesing
Late of Berlin Township
ADMINISTRATOR
George E. Martin
355 Beach Lake Highway, Bldg. C
Beach Lake, PA 18405
ATTORNEY
Ronald M. Bugaj, Esq.
308 9th St., PO Box 390
Honesdale, PA 18431

3/29/2019 • 4/5/2019 • 4/12/2019

EXECUTRIX NOTICE

Estate of June R. DeMauro AKA
June DeMauro
Late of Damascus Township
EXECUTRIX
Linda Jobmann
2325 Lowery Road
Huntingtown, MD 20639
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/29/2019 • 4/5/2019 • 4/12/2019

EXECUTOR'S NOTICE

ESTATE OF DORIS C.
ROSENER, a/k/a DORIS
ROSENER, late of Clinton
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Ruth A. Swingle, 37 Haines
School Road, Honesdale, PA 18431
and Karen L. Bates, 30 Haines
School Road, Honesdale, PA
18431. Sally N. Rutherford, Esq.,
921 Court St., Honesdale, PA
18431, Attorney for the Estate.

3/29/2019 • 4/5/2019 • 4/12/2019

EXECUTRIX NOTICE

Estate of Rosa M. Dalesky AKA
Rosa Dalesky
Late of Honesdale Borough
EXECUTRIX
Joanne Frisbie
714 High Street
Honesdale, PA 18431
ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/29/2019 • 4/5/2019 • 4/12/2019

EXECUTRIX NOTICE

Estate of Joan A. Mroz AKA Joan
Mroz
Late of Dreher Township
EXECUTRIX
Gail D. Mroz
1559 Kriebel Mill Road
Collegetown, PA 19426
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/29/2019 • 4/5/2019 • 4/12/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of Ingrid
Wern-Pretty, a/k/a Ingrid W. Pretty,
a/k/a Ingrid Pretty, a/k/a Ingrid D.
Pretty, a/k/a Diane Pretty, who died
on December 31, 2018, late
resident of Damascus Township,
Wayne County, PA, to Kristin
Hofer and Allyson Pretty-Hopkins,
Co-Administrators 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 Kristin Hofer and Allyson
Pretty-Hopkins, Co-Administrators
c/o The 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

3/29/2019 • 4/5/2019 • 4/12/2019

OTHER NOTICES

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Robert J. Zgoda

No. 138-2019-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 28th day of
March 2019, upon motion of
Robert J. Zgoda, Petitioner, it is
ORDERED and **DECREED** that
the Petition be heard on the 28th
day of May 2019 at 10:00 a.m. in
Courtroom No. 2 at the Wayne
County Courthouse, 925 Court
Street, Honesdale, PA.

It is **FURTHER ORDERED**
that a notice of the filing of the
within Petition and of the aforesaid
date of hearing be published in the
Office Legal Journal of Wayne
County, PA and the Wayne
Independent at least thirty (30)
days before the hearing. Proof of
publication shall be submitted at

OLSOMMER-CLARKE
INSURANCE GROUP, INC.
— Since 1940 — 18000 JEFFERSON DRIVE

COMPETITIVE BUSINESS INSURANCE QUOTES
Property Liability Insurance • General Liability
Commercial Auto • Workers Comp

HONESDALE • 1014 Church Street • 570-253-6330
HAMLIN • 610 Hamlin Hwy. • 570-689-9600
MOSCOW • 100 N. Main Street • 570-842-9600

TOLL FREE: 800-566-8999
www.nepainurance.com

the hearing.

It is **FURTHER ORDERED**
that an official search be conducted
by the county office where the
Petitioner resided within the past
five (5) years. Proper certification
from the Prothonotary's Office
verifying that there are no
judgments, decrees of record, or
any other of the like character
against the Petitioner and proper
certification from the Recorder of
Deeds regarding mortgages shall
be submitted to the Court at the
hearing.

It is **FURTHER ORDERED**
that if the Petitioner seeks to
change the name of a minor child,
the Petitioner is directed to mail a
copy of the petition and this Order
by regular and certified mail, return
receipt requested to the non-
petitioning parent. **IF THE NON-
PETITIONING PARENT DOES
NOT ATTEND THE HEARING,
PROOF THAT THE NON-
PETITIONING PARENT
RECEIVED A COPY OF THE
PETITION AND NOTIFICATION
OF THE NAME CHANGE
HEARING MUST BE
SUBMITTED TO THE COURT
AT THE HEARING.**

BY THE COURT:
/s/ Janine Edwards

4/12/2019

**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 March 20, 2019, a certificate for the conduct of business under the fictitious name of Shops at Maude Alley, with its principal place of business at 1023 Main Street, Honesdale, PA 18431, was filed with the Department of State. The name of the entity owning or interested in said business is 1023 Main Street, LLC.

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

4/12/2019

**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
APRIL 24, 2019**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Company, as Trustee, o/b/o the Holders of Impac Secured Assets Corp., Mortgage

Pass-Through Certificates, Series 2006-5 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 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 THOSE CERTAIN pieces or parcels of land situate in the Borough of Honesdale, formerly the Township of Texas, County of Wayne and State of Pennsylvania, bounded and described as follows:

THE FIRST: BEGINNING at a corner of Lot No. 85 in an alley; thence North 4 1/3 degrees east 4 rods; thence west along the line of the land of Harriet A. Bennett 75 feet to a corner to be made in the said line; thence across said lot of the said Harriet A. Bennett on a line parallel with the opposite line herein named to a corner in the said alley; thence along the said alley 75 feet to the place of BEGINNING.

THE SECOND: BEGINNING at a corner of Lot No. 85 in an alley, running from the Honesdale and Cherry Ridge Turnpike to Grove Street, said corner being on the line of land heretofore sold to Louis J. Cook et ux., and thence running west fifteen (15) feet to a corner in the land of Harriet A. Bennett; thence south in a line parallel with the western line of the land of said Harriet A. Bennett, heretofore purchased by Louis J. Cook, et ux.,

to a corner in the southern line of land of said Harriet A. Bennett; thence east along the southern line of the land of said Harriet A. Bennett fifteen (15) feet to the corner of the land of Harriet A. Bennett heretofore sold to Louis J. Cook, et ux., thence north across the said lot to the place of BEGINNING.

THE THIRD: BEGINNING on the line of Race Street at the southwesterly corner of the lot herein described, it also being the southeasterly corner of land of Louis J. Cook, et ux.; thence along the line of said Louis J. Cook, et ux., land north forth and one-half degrees east four rods and three links to the northwesterly corner of the lot herein described; thence

along the land of Joseph W. Seitz, south eighty-five and one-half degrees twenty-five feet to a corner; thence along the land of H. Dean Reynolds et ux., south four and one-half degrees west on a line parallel with the first line about four rods to the northerly line of Race Street; thence westerly along the line of Race Street twenty-five feet to the place of BEGINNING.

Title to said Premises vested in John J. Barral by Deed from William Knott dated July 31, 2006 and recorded on October 10, 2006 in the Wayne County Recorder of Deeds in Book 3148, Page 114 as Instrument No. 200600011991.

Being known as: 221 Ray Street, Honesdale, PA 18431



R I C H A R D
F I N E
L A W F I R M

• **ADR** •

425 Spruce Street, Scranton PA
570-343-1197
Attorney Richard Fine.com
finerg@comcast.net
Fax: 570-343-9538

Over 30 Years of Expert Mediation & Arbitration Services

Tax Parcel Number: 11-0-0011-0095.-

Seized and taken in execution as property of:
Lorraine Russo Barral known Heir and Adm. Of the Estate of John J. Barral, Deceased 16 Canning Drive,
HONESDALE PA 18431
Unknown heirs, successors, assigns, and all persons, firms, associations claiming right, title or interest from or under
John J. Barral, Deceased 221 Ray Street, HONESDALE PA 18431

Execution No. 343-Civil-2018
Amount Due: \$103,565.23 Plus additional costs

February 5, 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.
Roger Fay Esq.

3/29/2019 • 4/5/2019 • 4/12/2019

**SHERIFF'S SALE
APRIL 24, 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 24th day of April, 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 in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Sunset Avenue; said point being a common corner of Lots #1 and #2 with reference to the map hereinafter referred to; thence along the center of Sunset Avenue, North 9 degrees 48 minutes East 100 feet to a point being a common corner of Lots #1 and #0; thence along the common line dividing Lots #1 and #0, South 80 degrees 12 minutes East 150 feet to a point, being a common corner of Lots #1, #0, #27, and #28; thence along the common line dividing Lots #1, and #28, South 9 degrees 48 minutes West 100 feet

to a point being a common corner of Lots #1, #2, #28, and #29; thence along the common line dividing Lots #1, and #2 North 80 degrees 12 minutes West 150 feet to the place of BEGINNING.

Comprising within said boundaries Lot #1 as shown on map of Grandview Heights Development of Fred L. Korb, et al., recorded in the Wayne County Recorder of Deeds Office in Map Book 27, Page 12.

Subject to the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

TAX PARCEL NO: 11-0-0014-0122.-

BEING KNOWN AS: 13 Sunset Avenue, Honesdale PA 18431

Seized and taken in execution as property of:
Maria Del Pilar Beam a/k/a Maria D. Beam 13 Sunset Avenue,
HONESDALE PA 18431

Execution No. 481-Civil-2018
Amount Due: \$145,719.64 Plus
additional costs

February 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

Celebrate a *Life*
Create a *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.

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.**

Rebecca A. Solarz, Esq.

3/29/2019 • 4/5/2019 • 4/12/2019

CIVIL ACTIONS FILED

*FROM MARCH 16, 2019 TO MARCH 22, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-20890	FEENEY JAMES P	3/19/2019	STRICKEN/COURT ORDER	—
2007-20890	FEENEY NIDIA	3/19/2019	STRICKEN/COURT ORDER	—
2007-20890	FEENEY CHRISTINE	3/19/2019	MUNICIPAL LIEN	—
2009-21522	FEENEY JAMES P	3/19/2019	STRICKEN/COURT ORDER	—
2009-21522	FEENEY NIDIA	3/19/2019	STRICKEN/COURT ORDER	—
2009-21522	FEENEY CHRISTINE	3/19/2019	MUNICIPAL LIEN	—
2011-21216	FEENEY JAMES P	3/19/2019	STRICKEN/COURT ORDER	—
2011-21216	FEENEY NIDIA	3/19/2019	STRICKEN/COURT ORDER	—
2011-21216	FEENEY CHRISTINE	3/19/2019	MUNICIPAL LIEN	—
2012-20910	FEENEY JAMES P	3/19/2019	STRICKEN/COURT ORDER	—
2012-20910	FEENEY NIDIA	3/19/2019	STRICKEN/COURT ORDER	—
2012-20910	FEENEY CHRISTINE	3/19/2019	MUNICIPAL LIEN	—
2013-20042	CRUZ ERICA LEE	3/19/2019	STRICKEN/COURT ORDER	—
2013-20042	AMENG MANUEL	3/19/2019	STRICKEN/COURT ORDER	—
2013-20042	BETANCOURT ALEXANDER	3/19/2019	MUNICIPAL LIEN	—
2013-20042	NIEVES LUCIA	3/19/2019	MUNICIPAL LIEN	—
2013-20986	FEENEY JAMES P	3/19/2019	STRICKEN/COURT ORDER	—
2013-20986	FEENEY NIDIA	3/19/2019	STRICKEN/COURT ORDER	—
2013-20986	FEENEY CHRISTINE	3/19/2019	MUNICIPAL LIEN	—
2013-20999	CRUZ ERICA LEE	3/19/2019	STRICKEN/COURT ORDER	—
2013-20999	AMENG MANUEL	3/19/2019	STRICKEN/COURT ORDER	—
2013-20999	BETANCOURT ALEXANDER	3/19/2019	MUNICIPAL LIEN	—
2013-20999	NIEVES LUCIA	3/19/2019	MUNICIPAL LIEN	—
2014-00194	HAFLER DANNIELLE	3/22/2019	SATISFACTION	—
2017-20007	SERPICO JAMES C	3/19/2019	SATISFACTION	—
2017-20360	WELSH ROBERT JR	3/19/2019	SATISFACTION	8,105.01
2017-20360	WELSH DIANN	3/19/2019	SATISFACTION	8,105.01
2018-00068	HATTON MORGEN R	3/19/2019	DEFAULT JUDGMENT	403,002.59
2018-00068	HATTON MORGEN R	3/19/2019	WRIT OF EXECUTION	403,002.59
2018-00094	PALMISANO LINDA	3/22/2019	VERDICT	—
2018-00360	BERMAN CHARLENE K	3/18/2019	VACATE JUDGMENT	—
2018-00501	VAN HEUVEL BARBARA	3/20/2019	FINAL JUDGMENT	—
2018-00501	VAN HEUVEL PAUL	3/20/2019	FINAL JUDGMENT	—
2018-00501	SWIATEKO KENNETH ANDREW	3/20/2019	FINAL JUDGMENT	—
2018-00501	LEOBINO DAVID	3/20/2019	FINAL JUDGMENT	—
2018-00501	LEOBINO MARTA G	3/20/2019	FINAL JUDGMENT	—
2018-00596	SHERWOOD IRVING R	3/20/2019	FINAL JUDGMENT	—
2018-00596	SHERWOOD IRVING RESTATE	3/20/2019	FINAL JUDGMENT	—
2018-00604	ALLEN MEGHAN P	3/19/2019	DEFAULT JUDGMENT	2,546.31
2018-00608	WALOSIN STEVE	3/19/2019	SATISFACTION	—
2018-20734	SMITH DUANE H	3/19/2019	SATISFACTION	—
2018-20734	SMITH MELISSA I	3/19/2019	SATISFACTION	—

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

2018-20966	WORMUTH BILLIE JOE	3/18/2019	SATISFACTION	—
2018-20966	CATANIA LEROY	3/18/2019	SATISFACTION	—
2018-20966	NBT BANK NA GARNISHEE	3/18/2019	SATISFACTION	—
2019-00006	BIANCHI ROBERT A/K/A	3/19/2019	DEFAULT JUDGMENT	9,328.97
2019-00006	BIANCHI ROBERT J	3/19/2019	DEFAULT JUDGMENT	9,328.97
2019-00041	KROMBEL NEAL	3/19/2019	DEFAULT JUDGMENT	1,690.75
2019-00128	VENDETTI FRANC ENE J	3/21/2019	CONFESSION OF JDGMT	276,371.42
2019-00132	STOTT JOAN	3/22/2019	QUIET TITLE	—
2019-20190	PORTILLO ELIO	3/18/2019	JUDG/ANNEARUNDELCOMD	20,358.00
2019-20191	PORTILLO ELIO	3/18/2019	JUDG/ANNEARUNDELCOMD	16,200.00
2019-20192	PORTILLO ELIO	3/18/2019	JUDG/ANNEARUNDELCOMD	33,230.00
2019-20193	PORTILLO ELIO	3/18/2019	JUDG/ANNEARUNDELCOMD	12,000.00
2019-20194	PORTILLO ELIO	3/18/2019	JUDG/ANNEARUNDELCOMD	4,720.00
2019-20195	PORTILLO ELIO	3/18/2019	JUDG/ANNEARUNDELCOMD	5,620.00
2019-20196	DOLLAR GARRETT	3/18/2019	JP TRANSCRIPT	6,965.42
2019-20197	STANAVITCH JOSEPH	3/19/2019	JUDGMENT	1,235.75
2019-20198	COOPER RICHARD A	3/19/2019	FEDERAL TAX LIEN	43,635.18
2019-20198	COOPER MARISSA	3/19/2019	FEDERAL TAX LIEN	43,635.18
2019-20199	PATWELL JOHN	3/19/2019	FEDERAL TAX LIEN	28,995.44
2019-20200	GUELLICH THOMAS J	3/19/2019	FEDERAL TAX LIEN	7,998.01
2019-20200	GUELLICH HELENE M	3/19/2019	FEDERAL TAX LIEN	7,998.01
2019-20201	P&N AUTO SERVICE	3/19/2019	TAX LIEN	6,158.56
2019-20202	GALLINOT ROB	3/19/2019	TAX LIEN	1,746.74
2019-20203	VISION QUEST INC	3/19/2019	TAX LIEN	5,374.23
2019-20204	LAKE ARIEL RECOVERY CENTER LLC	3/19/2019	TAX LIEN	8,704.52
2019-20205	MILLER WILLIAM	3/19/2019	TAX LIEN	7,036.46
2019-20206	BUNDT HENRY ESTATE OF GRANTOR	3/19/2019	TAX LIEN	4,696.86
2019-20206	BUNDT ELSA GRANTEE	3/19/2019	TAX LIEN	4,696.86
2019-20206	BUNDT PROPERTIES LLC GRANTEE	3/19/2019	TAX LIEN	4,696.86
2019-20207	GENERO ENTERPRISES INC	3/19/2019	TAX LIEN	596.31
2019-20208	MCCONNELL SCOTT	3/19/2019	TAX LIEN	3,457.33
2019-20208	MCCONNELL JILL	3/19/2019	TAX LIEN	3,457.33
2019-20210	SCHULTZ BRADFORD N	3/19/2019	TAX LIEN	2,749.98
2019-20211	MANNO RICHARD J GRANTOR	3/19/2019	TAX LIEN	1,377.18
2019-20211	JND REALTY INC GRANTEE	3/19/2019	TAX LIEN	1,377.18
2019-20212	MAIOCCO LEONARD	3/19/2019	TAX LIEN	1,108.24
2019-20212	MAIOCCO CHRISTA	3/19/2019	TAX LIEN	1,108.24
2019-20213	TOMASETTI MICHAEL A SR	3/19/2019	TAX LIEN	653.92
2019-20214	CORNINE THOMAS M	3/19/2019	TAX LIEN	6,871.51
2019-20215	LODZIANA URSZULA	3/19/2019	TAX LIEN	27,317.51
2019-20216	FREEDOM FROM CALLS ANSWERING SERVICE	3/19/2019	TAX LIEN	23,644.31

2019-20217	HEINEMANN MELISSA IND AND AS OWNER OF		3/19/2019	TAX LIEN	1,044.26
2019-20217	AMERICAN PAINTERS LLC		3/19/2019	TAX LIEN	1,044.26
2019-20218	DELEON MICHELLE		3/20/2019	JP TRANSCRIPT	934.59
2019-20219	HIGHHOUSE ERICA LYNN		3/21/2019	JUDGMENT	2,148.75
2019-20220	SOUCY JOSEPH NEAL		3/21/2019	JUDGMENT	1,665.25
2019-20221	KEMERY DANIEL		3/22/2019	JP TRANSCRIPT	4,128.25
2019-20221	D&K CONSTRUCTION AND LANDSCAPING		3/22/2019	JP TRANSCRIPT	4,128.25
2019-20222	BEHR PERRY GERALD		3/22/2019	JUDGMENT	2,162.25
2019-20223	MOJSA JACEK		3/22/2019	JUDGMENT	1,116.25
2019-40005	KERBER KYLE J OWNER	P	3/20/2019	STIP VS LIENS	—
2019-40005	A&B HOMES INC CONTRACTOR		3/20/2019	STIP VS LIENS	—
2019-40006	KERBER KYLE J OWNER	P	3/20/2019	STIP VS LIENS	—
2019-40006	BRUSSELL GERALD JR CONTRACTOR		3/20/2019	STIP VS LIENS	—
2019-40007	KERBER KYLE J OWNER	P	3/20/2019	STIP VS LIENS	—
2019-40007	SWENDSEN BRYAN CONTRACTOR		3/20/2019	STIP VS LIENS	—
2019-40007	SWENDSEN HEATING AND AIR CONDITIONING D/B/A CONTRACTOR		3/20/2019	STIP VS LIENS	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00128	HONESDALE NATIONAL BANK		PLAINTIFF	3/21/2019	—
2019-00128	VENDETTI FRANCENE J		DEFENDANT	3/21/2019	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00127	SELECTIVE INSURANCE CO PLAINTIFF/APPELLEE		PLAINTIFF	3/20/2019	—
2019-00127	BILL PYKUS EXCAVATING INC PLAINTIFF/APPELLEE		PLAINTIFF	3/20/2019	—
2019-00127	MARIENSCHKE MICHAEL DEFENDANT/APPELLANT		DEFENDANT	3/20/2019	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2019-00130	AMERICAN EXPRESS NATIONAL BANK		PLAINTIFF	3/21/2019	—
2019-00130	BECKHORN MICHELLE		DEFENDANT	3/21/2019	—
2019-00131	FOX LEDGE INC PLAINTIFF/APPELLEE		PLAINTIFF	3/22/2019	—
2019-00131	BERGER MENDEL DEFENDANT/APPELLANT		DEFENDANT	3/22/2019	—
2019-00131	MB W&P INC DEFENDANT/APPELLANT		DEFENDANT	3/22/2019	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00124	HONESDALE NATIONAL BANK	PLAINTIFF	3/18/2019	—
2019-00124	WANNAGOT ROBERT DAVID	DEFENDANT	3/18/2019	—
2019-00124	MILLER JACQUELINE GESTATE A/K/A	DEFENDANT	3/18/2019	—
2019-00124	VOGEL JACQUELINE G MILLER	DEFENDANT	3/18/2019	—
2019-00126	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	3/20/2019	—
2019-00126	GLANCEY THOMAS L	DEFENDANT	3/20/2019	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00132	TIGUE PATRICK A	PLAINTIFF	3/22/2019	—
2019-00132	STOTT JOAN	DEFENDANT	3/22/2019	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00129	GREENE MELODY S	PLAINTIFF	3/21/2019	—
2019-00129	LACOE CONNIE J A/K/A	DEFENDANT	3/21/2019	—
2019-00129	LACOE CONSTANCE J	DEFENDANT	3/21/2019	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00125	STIFFLER CHARLES	PLAINTIFF	3/19/2019	—
2019-00125	SCOTT & ASSOCIATES PC	DEFENDANT	3/19/2019	—
2019-00133	KELLER STEPHEN	PLAINTIFF	3/22/2019	—
2019-00133	WIDMANN CHRISTOPHER	DEFENDANT	3/22/2019	—
2019-00133	WIDMANN SUSAN	DEFENDANT	3/22/2019	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 1, 2019 TO APRIL 5, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Fenton Sarah	Honesdale National Bank	Clinton Township 1	
Fenton Lucas			118,400.00
Carney Sean M	Reisinger Vivian	Salem Township	
Carney Andrea E	Hiris Deborah		43,838.27
Sheridan Marilyn Joan Tr	Alliant Credit Union	Damascus Township	
Marilyn J Sheridan Living Trust			60,000.00
Sheridan Marilyn Joan			
Nesbitt John N	NBT Bank	Lake Township	
Nesbitt Mary V	N B T Bank		166,400.00
Trotta Eugene	Mortgage Electronic Registration Systems	Lake Township	
Trotta Deborah	Stearns Lending		93,600.00
Tetkoski Christian A	Honesdale National Bank	Manchester Township	64,500.00
Wyka Maria	JPMorgan Chase Bank	Sterling Township	
	J P Morgan Chase Bank		50,000.00
Newport Lawrence E	Dime Bank	Manchester Township	
Newport Donna L			135,000.00
GS Plaza LLC	Dime Bank	Texas Township	
GS Plaza L L C			150,000.00
Anderson Graceann	Dime Bank	Texas Township	150,000.00
Clarke Hannah By Poa	Clarke Martin	Paupack Township	
Clarke Martin Poa			148,875.54
Blockberger Michelle L	Dime Bank	Berlin Township	
Cornacchia Michelle L			98,000.00
Cornacchia Vincenzo A			
Drap K J	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Salem Township	118,131.00
Pisciotta Joseph D	Mortgage Electronic Registration Systems	Lebanon Township	
Pisciotta Linda D	Citibank		275,000.00
Hilltop Mansion	Honesdale National Bank	Berlin Township	196,000.00
Dodson Matthew C	Honesdale National Bank	Berlin Township	196,000.00
Broccardi Paul J	Mortgage Electronic Registration Systems	Lake Township	
Broccardi Debra E	Atlantic Home Loans Inc		56,000.00
Holl Chase L AKA	PS Bank	Prompton Borough	
Holl Chase AKA	P S Bank		70,000.00
Holl Logan W			

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

Director Betsy K	Mortgage Electronic Registration Systems	Scott Township	
Bare Bryan A	Summit Mortgage Corporation		120,202.00
Desousa David	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Desousa Patricia	Quicken Loans Inc		234,000.00
Bates Christopher	Dime Bank	Manchester Township	172,000.00
Berger Derrick M	Mortgage Electronic Registration Systems	Dreher Township	
	Fairway Independent Mortgage Corporation		161,912.00
Kojs Miroslav	Wayne Bank	Preston Township	38,400.00
Mallozzi Daniel	Mortgage Electronic Registration Systems	Salem Township	
Mallozzi Genii	Finance Of America Mortgage LLC Finance Of America Mortgage L L C		101,700.00
Piazza Anthony J Jr	Fidelity Deposit & Discount Bank	Salem Township	
Piazza Margaret A			156,000.00
Mikolon Tricia M AKA	PSECU	Clinton Township	
Mikolon Patricia M AKA	P S E C U		55,000.00
Levai Frank A Jr			
Heverly Ronald	Mortgage Electronic Registration Systems	Paupack Township	
Heverly Joanne	Quicken Loans Inc		120,800.00
Rapp Kevin R	Dime Bank	Lake Township	
Rapp Lisa M			228,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Powell Richard	Powelldix Christina M Dix Christina M Powell	Texas Township 3	
Nehring Roger W	Fenton Lucas Fenton Sarah	Clinton Township 1	
Hiller Dabareh E Exr	Hiller Dabareh E	Clinton Township 1	
Mead Doris V Est			
Mechler Leona M	Newman James	Texas Township 3	
Warrington Thomas J By Sheriff	Wilmington Savings Fund Society	Paupack Township	
Marshall Diana T By Sheriff	Christina Trust Tr		Lot 433
Hiris Deborah	Carney Sean M	Salem Township	
Reisinger Vivian	Carney Andrea E		
Frisella Joseph Vincent Exr	Pizzuto Donato	Paupack Township	
Frisella Vincent Est	Pizzuto Theresa		Lots 52 & 53
Fudal Margaret	Dyndor Jacek	Paupack Township	
	Dyndor Kinga Anna		Lot 516
Klim Alex J Jr	Warholc Brian	Lake Township	

Guo Yong Chun By Agent Yuan Ting Agent Yuan Ting	Nesbitt John N Nesbitt Mary V	Lake Township	
Geer Dewayne	Alcantara Carlos Almonte IVonne	Manchester Township	Lots 47 & 46
Mahoney Thomas E Mahoney Sharon D	Trotta Eugene J Trotta Deborah A	Lake Township	Lot 2018
Fields Curtis Jr	Curtis Grey Fields Jr Living Trust	Salem Township	Lot 1154
Peterson Hazel V Scheer Karen Kay	Tetkoski Christian A	Manchester Township	
Gagliardo John Gagliardo Gioacchino	Wyka Maria	Sterling Township	Lot 41
Sowizral Stanley Jr Sowizral Mary Lynn	Sowizral Stanley Jr Sowizral Mary Lynn	Buckingham Township Buckingham & Mount Pleasant Mount Pleasant Township Mount Pleasant & Buckingham	
Sadler Susan Sadler Dale	Clarke Hannah	Paupack Township	Lot 29
SNIP LLC S N I P L L C	Homineti Gheorghie	Paupack Township	Lot 131
Nirenberg Eric	Morea Vincent	Oregon Township	Lot 4
Engel Peter Exr Engel Christopher Exr	Engel Peter	Berlin Township Berlin & Damas Cas Twps	Lots 6 & 6 A
Engel Anita Est AKA Engel Anita L Est AKA		Damascus Township Damascus & Berlin Twps	Lots 6 & 6 A
Vilensky Valeriy Konstantinovskaya Irina	Drap K J	Salem Township	Lot 2565
Lamkin Veronica	Pisciotta Joseph M Pisciotta Linda	Lebanon Township	Lots A & B
Morcos Abraham Morcos Rosalien	Hilltop Mansion	Berlin Township	
Wayne County Tax Claim Bureau Reflection Lakes P O A	Morton Kenneth	Manchester Township	
Wayne County Tax Claim Bureau Dolan Daniel Dolan Michele	Morton Kenneth	Manchester Township	
Wayne County Tax Claim Bureau Rand James W	Morton Kenneth	Manchester Township	
Grodski Julia M	Broccardi Paul J Broccardi Debra E	Lake Township	Lot 2756
Fricke Judith	Director Betsy K Bare Bryan A	Scott Township	
Freed Robert	Freed Robert	Damascus Township	
Lamberton Janine Latourette	Hedgelon Donald R Hedgelon Nancy C	Damascus Township	

Bialek Michael R By Agent	Bates Christopher	Manchester Township	
Bialek Dorothy R By Agent			
Jennings Stephen Agent			
Yankauskas Lori B	Berger Derrick M	Dreher Township	
Doney Lori B			Lot 12
Czuprynski Krzysztof	Nadglowski Pawel	Lehigh Township	
Adams Robert W Exr	Eakle Jonathan R	Waymart Borough	
Adams Donald F Exr			
Adams Frank Est AKA			
Adams Frank A Est AKA			
Zegers Arthur	R P T R O P	Preston Township	
Zegers Sally	RPTROP		
Kessler Jonnie L	Mallozzi Daniel	Salem Township	
	Mallozzi Genii		Lot 1897
English Claire E	English James P	Salem Township	
English James D			Lot 6
English James P	D A H Investments LLC	Salem Township	
English Peggy	D A H Investments L L C		Lot 6
Pennay Scott Exr	Pennay Scott	Dyberry Township	
Wickle Ronald C Exr	Wickle John		
Wickle Allan Est AKA			
Wickle Allan G Est AKA			
Abad Leslie	Abad Leslie	Berlin Township	Lot 28
Mydosh Robert J	Heverly Ronald	Paupack Township	
Mydosh Aida M	Heverly Joanne		Lots 173 & 172
Rapp Kevin R	Rapp Kevin R	Lake Township	
Rapp Lisa M	Rapp Lisa M		Lots 555 & 557

UPCOMING PBI COURSE OFFERINGS

10591	<i>Understanding Social Security Retirement 2019</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	5.5 Substantive, 1 Ethics
10695	<i>Equitable Distribution in PA in Pennsylvania 2019</i>	6/11/2019	1:00 PM–4:15 PM	3 Substantive
10607	<i>How to Handle Small & Insolvent Estates 2019</i>	6/11/2019	9:00 AM–12:15 PM	3 Substantive
10684	<i>Slings, Arrows & Guns - Hunting Regs in Pennsylvania 2019</i>	6/19/2019	12:30 PM–4:45 PM	4 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
April 15, 2019–April 19, 2019

Monday, April 15, 2019

Time 9:00 AM
Subject Sepelyak v. Sepelyak 145-2018-DR
Location Primary Custody Hearing
Clause/McDonald/Cali

Time 2:30 PM
Subject In Re: A.N. 1-2019-JV
Location Finding of Fact
DA/Burlein

Time 3:00 PM
Subject In Re: A.S. 21-2019-JV
Location Adjudication/Delinquency/Dispo
DA/Farrell

Tuesday, April 16, 2019

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject In Re: U.Z. 15-2018-Adoption
Adoption
Pro Se

Time 10:00 AM
Subject Commonwealth v. Charles Edward White III 8-2019-SA
Location Summary Appeal
DA/Stepkovitch

Time 10:30 AM
Subject Perrera v. Commonwealth of PA 370-2018-CV
Location Hearing on Motion for Reconsideration
Thomas/Watters

Time 11:00 AM
Subject Eldred v. Hernandez 17-2018-DR
Location Hearing on Defendant's petition to terminate child support
Ellis

COURT CALENDAR
April 15, 2019–April 19, 2019

Time 11:30 AM
Subject In Re: Adoption of R.A.W. 8-2019-AD & 7-2019-AD H.A.W.
Location Hearing on Petition to Confirm Consent
Ellis/Howell

Time 1:00 PM
Subject Commonwealth v. Vincent Mongeluzzi 9-2019-SA
Location Summary Appeal
DA/Pro Se

Time 1:30 PM
Subject Lads Inc v. Wallingford Builders 53-2019-Judgment
Location Rule
Sotak/Pro Se

Time 2:00 PM
Subject In Re: E.J 27-2019-OCD & A.J. 28-2019-OCD
Location Hearing on Appointment of a Guardian
Wilson

Time 2:30 PM
Subject In Re: K.B. 35-2018-JV
Location Consent Decree violation/Adjudication/Delinquency & Dispo.
DA/Ellis

Time 3:00 PM
Subject IN Re: A.B. 8-2019-JV
Location Consent Decree (Juvenile Hearing Officer)
DA/Zimmerman

Wednesday, April 17, 2019

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

Time 9:00 AM
Subject Eckert v. Barnes 589-2018-CV
Location Hearing on Plaintiffs motion for Determination of Damages
Bugaj/Pro Se

Time 11:30 AM
Subject Drug Court Team Meeting

COURT CALENDAR
April 15, 2019–April 19, 2019

Time 12:30 PM
Subject Drug Court

Time 1:00 PM
Subject Commonwealth v. Kristine Mazza 351-2018-CR
Location Non-Jury Trial
 DA/Henry

Time 2:30 PM
Subject IN Re: C.B. 11-2015-DP & S.L. 12-2015-DP
Location Adjudication Hearing
 Wilson/Ellis/Martin

Thursday, April 18, 2019

Time 9:00 AM
Subject Motions Court

Time 9:30 AM
Subject Commonwealth Matters
 377-2018-CR Macleary, Stephanie M. Henry Continued to
 373-2018-CR Deighton, Melanie Ann Henry
 431-2018-CR West, Samuel Joseph Bugaj Continued 5/2
 295-2018-CR Selvaggi, Michael Joseph T.Farley
 Rule
 228-2018-CR Lazaro, Tyler James Farrell
 114-2018-CR Egbert, Gabriel Jerome Ellis

Time 10:30 AM
Subject Commonwealth Matters
 330-2017-CR DiDonna, Louis A. Burlein
 6-2018-CR Cruz, Wilkins Jose Henry

Time 10:30 AM
Subject IN re: X.G. 26-2017-AD
Location Adoption
 Brown/Rechner/Ellis

Time 1:00 PM
Subject Commonwealth Matters
 Rule
 Com v Jones -2019-MD DA/Farrell

COURT CALENDAR
April 15, 2019–April 19, 2019

Time 2:00 PM
Subject Commonwealth Matters

Friday, April 19, 2019

Courthouse Closed
Good Friday

CUSTODY CALENDAR
April 15, 2019–April 19, 2019

Monday, April 15, 2019

Time 9:15 AM
Subject Keane v. Traugh 74-2019-DR
Location Custody Hearing (Schloesser)
Thomas/pro Se
Defendant in Columbia County Prison.

Time 1:15 PM
Subject Else v. Obelkevich 129-2019-DR
Location Custody Conference (Wilson)
Pro Se/Pro Se

Friday, April 19, 2019

Subject Courthouse Closed
Location Good Friday

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*

Steven E. Burlein, Esq.

570-253-9667
steven@burlein.legal
307 Eleventh Street
Honesdale, PA 18431
*Real Estate, Wills and Trust,
Estate Administration/Probate,
Guardianship, Criminal Law,
Juvenile Law*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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*

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.

570-253-1120
finerg@comcast.net
922 Church Street
Honesdale, PA 18431
*ADR Mediation & Arbitration
Services, Civil Litigation, Personal
Injury, Insurance Claims, Wills &
Estates, Real Estate, Elder Law,
Workers Compensation*

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

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

Alfred J. Howell, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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
leekrauseesq@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

John Notarianni, Esq.

Fine & Wyatt, PC
570-468-0844
johnnotarianni1@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*

Alida O'Hara, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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*

Joseph Ryzdewski, Esq.

Spall, Ryzdewski, 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*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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
410 Broad Street
Milford, PA 18337
*Criminal Law, Family Law and
Personal Injury*



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____

Email Address _____@_____

Subscription Options and Rates

Mailed copy ONLY \$100 per year

Emailed copy ONLY Free

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net

Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0086

2019 LEGAL ADVERTISING RATES

Incorporation Notices \$45

One (1) time insertion

Fictitious Name Registration \$45

One (1) time insertion

Petition for Change of Name \$45

One (1) time insertion

All other notices will be billed at \$1.90 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

The Wayne County Legal Journal

is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly (13 Issues)	Semi-Annual (26 Issues)	Annual (52 Issues)
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

All Changes subject to artwork adjustment fees; call for details.

Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	Free



Full Page:

4"W X 7"H

Half Page:

4"W X 3 1/2"H

Quarter Page:

2"W X 3 1/2"H

4"W X 1 3/4"H

Eighth Page:

2"W X 1 3/4"H



Legal Journal of Wayne County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431