

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

June 28, 2019

Vol. 9, No. 17

Honesdale, PA



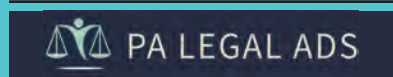
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Court of Common Pleas 22nd Judicial District:

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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Legal Journal of Wayne County

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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

*Individual copies available for \$5 each
Subscription Year: March–February
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WAYNE COUNTY OFFICIALS

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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'S NOTICE

ESTATE OF PHILIP R. RODENBURG, late of Clinton Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Albert G. Rutherford, Executor, 197 Spring Hill Road, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/28/2019 • 7/5/2019 • 7/12/2019

EXECUTRIX NOTICE

Estate of William J. Huebbe AKA William Huebbe
Late of Dutchess County, NY
(having real estate in Damascus Twp., Wayne Co., PA)
EXECUTRIX
Nancy Huebbe
37 Mayfair Square
Danbury, CT 06810

ATTORNEY

Ronald M. Bugaj, Esquire
308 Ninth St., PO Box 390
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTOR NOTICE

Estate of Diane M. Day AKA
Diane Day AKA Diane Marie Day
Late of Manchester Township
EXECUTOR

Dale Lee Eldred
253 Dennis Road
Honesdale, PA 18431

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTRIX NOTICE

Estate of Roger D. Dillmuth AKA
Roger Dillmuth

Late of Berlin Township
EXECUTRIX

Evelyn L. Dillmuth
31 Butternut Flats, P.O. Box 21
Beach Lake, PA 18405

ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/21/2019 • 6/28/2019 • 7/5/2019

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Darlene D. McLain and Richard R. Hankins, Co-Executors of the Estate of Patricia J. Hankins, late of Honesdale Borough, Wayne County, Pennsylvania who died on May 28, 2019. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Co-Executors Darlene D. McLain and Richard R. Hankins c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

6/21/2019 • 6/28/2019 • 7/5/2019

EXECUTOR NOTICE

Estate of Edna Grace Fox AKA E. Grace Fox AKA Grace Fox
Late of Honesdale Borough
CO-EXECUTRIX
Linda S. Tallman
67 Lakeside Drive
Honesdale, PA 18431
CO-EXECUTOR
R. James Fox, Jr.
435 Wanoka Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of Gary E. Davis AKA Gary Davis
Late of Damascus Township
EXECUTOR
Nathan Davis
79 Davis Road
Milanville, PA 18443
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of John W. Lozo, Jr. AKA Jack Lozo AKA John Lozo
Late of Waymart Borough
EXECUTOR
Thomas Mark Sutor
5530 Doral Drive
Wilmington, DE 19808
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

6/14/2019 • 6/21/2019 • 6/28/2019

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of late of CLYDE SWINGLE. Date of death April 16, 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.

6/14/2019 • 6/21/2019 • 6/28/2019

EXECUTOR NOTICE

Estate of Anthony A. Grecco AKA
Anthony August Grecco
Late of Sterling Township
EXECUTOR
Romayne Olsommer
103 Panther Lake Terrace
Newfoundland, PA 18445
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

6/14/2019 • 6/21/2019 • 6/28/2019

**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
JULY 17, 2019**

By virtue of a writ of Execution instituted by: Finance of America Reverse 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 17th day of July, 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, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 462, SECTION 1, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971 BY VEP & CO. AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 14, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

Map and Parcel ID: 19-0-0029-0122

Being known as: 1050 Rolling Hills Drive FKA 20 Rolling Hills Drive, Lake Ariel, Pennsylvania 18436.

Title to said premises is vested in Kathe Ortiz by deed from PATRICIA A. CLOHESSY dated July 29, 1999 and recorded August 10, 1999 in Deed Book 1544, Page 271.

Seized and taken in execution as property of:
Kathe Ortiz 1043 Silverspring Road, LAKE ARIEL PA 18436

Execution No. 248-Civil-2019

Amount Due: \$119,822.86 Plus additional costs

April 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.

Lauren M. Moyer, Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 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 17th day of July, 2019 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land, situate, lying and being in the Township of Oregon, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the center of LR 63125, which is two hundred eighty-two and twelve hundredths (282.12) feet from the intersection of LR 63125, LR 63029 and LR 63120; thence along the center of said LR 63125 and the following courses and distances: South thirty-two degrees twenty-one minutes fourteen seconds West (S.32 deg. 21' 14" W.) eighteen and ninety-eight hundredths (18.98) feet; thence South thirty -three degrees fifty-eight minutes fifty-one seconds West (S. 33 deg. 58' 51" W.) two hundred sixteen and one hundredths (216.01) feet to a point and corner; thence along Lot No. 17, North fifty-six degrees fifty-five minutes forty-five seconds West (N. 56 deg. 55' 45" W.) two hundred fifteen (215.00) feet to a point and corner; thence along Lot No. 21, North thirty-three degrees fifty-eight minutes fifty-one seconds East (N. 33 deg. 58' 51" E.) two hundred thirty-five (235.00) feet to a point and corner; thence along Lot No.20, South fifty-six degrees fifty-five minutes forty-five seconds East (S. 56 deg.

55', 45" E.) two hundred fourteen and forty-six hundredths (214.46) feet to the point and place of beginning.

Containing 1.116 acres, more or less.

Also being Lot No 19 in Locust Hill Estates as shown on map of same prepared by James F. Knash, P.E., and recorded in Wayne County Map Book 42, at pages 35/36.

Property Address (for informational purposes only): 277 Daniels Rd., Honesdale, PA 18431

Tax I.D #17-0-0004-0019

BEING the same premises which Jorge Teixeira and Cecilia Teixeira, by deed dated May 5, 2008 and recorded in Wayne County Record Book 3519 at Page 336, granted and conveyed unto Thomas DePalma, a married man.

Seized and taken in execution as property of:
Thomas DePalma 277 Daniels Road, HONESDALE PA 18431

Execution No. 373-Civil-2018
Amount Due: \$106,586.67 Plus additional costs

April 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.

Katherine M. Wolf Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

“All that we are is the result of what we have thought. The mind is everything. What we think, we become.”

— Buddha

**SHERIFF'S SALE
JULY 17, 2019**

By virtue of a writ of Execution instituted by: Fidelity Deposit and Discount 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 17th day of July, 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 LOT OF LAND in Sterling Township, Wayne County, Pennsylvania, described as follows:

BEING Lot Number 5, containing 1.09 acres, as shown on the subdivision plan known as Pen-Jer Hills, prepared by Harry Schoenagel, R.S. dated November 1978, and recorded in Wayne County Recorder of Deeds Office in Map Book 41, Page 51.

BEING THE SAME PREMISES conveyed to Louis A. Gambucci and Rebecca A. Gambucci, his wife, by deed dated March 27, 2015 and recorded April 2, 2015 in Wayne County Book 4839 Page 326. The said Louis A. Gambucci departed this life.

SUBJECT to the following deed dedication as shown on the original subdivision map of Pen-Jer Hills dated November 1978. This subdivision shall be known as Pen-Jer Hills. The use of all streets and alleys shown and not heretofore dedicated, are restricted to those

having rights therein. Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structure. All easements for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires are indicated on this plat. No buildings or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities. The hereon shown property is to be used for single family residential dwellings. The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2004 at which time said covenants (or restrictions) shall be automatically extended successive periods of ten (10) years and shall remain in full force and effect unless changed at the end of such a period of ten (10) years by vote of the majority of the then owners of the building sites covered by these covenants (or restrictions).

The right to enforce those provisions by injunction, together with the right to cause the remove by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

And Lots 1, 2, 3, 4, 5, 6, 7, and 9 shall be subject to the following additional deed restrictions:

- 1) No junk cars or abandoned vehicles, garbage, trash or debris shall be allowed to accumulated on any lot.
- 2) No animals other than household pets may be housed or kept on any lot.
- 3) All dwellings must have enclosed living area of at least 900 square feet and must be erected on a permanent foundation.
- 4) No tent, trailer, temporary structure, or mobile home shall be erected on any lot. Multi-sectional mobile homes may be erected provided that they have residential house type siding and shingles roof.
- 5) Each lot owner is responsible for sedimentation and erosion control during any earth disturbance on their lot.

Grantees, for themselves, their heirs and assigns, covenant and agree with the Grantor, its assigns, that the aforesaid described property conveyed is subject nevertheless to said covenants, restrictions and conditions, which are to be deemed running with the land and binding on subsequent transferees and/or grantees, and are to be imposed on Lots 1, 2, 3, 4, 5, 6, 7, and 9 in Pen-Jer Hills subdivision.

Seized and taken in execution as property of:

Rebecca A. Gambucci 801
Countryside Drive, Apt 26,
MOSCOW PA 18444

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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.

Execution No. 496-Civil-2018
Amount Due: \$168,860.98 Plus
additional costs

April 24, 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.

James T. Shoemaker Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 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 17th day of July, 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 picot or parcel of land lying, situate and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania. Bounded and described as follows:

BEGINNING at a point in the middle of a private road designated as East Hill Road in the East Hill Section of Grantor's development at Duck Harbor Road: thence along the Northerly line of lot No. 11 South 80 degrees 00 minutes 20 seconds East 355.65 feet to a point; thence along the Westerly line of Lot No. 16 North 19 degrees 52

minutes 20 seconds East 200.99 feet to a point; thence along the Southerly line of Lot No. 9 North 80 degrees 00 minutes 20 seconds West 390.19 feet to a point in the middle of East Hill Road; thence along the middle of East Hill Road South 59 degrees 40 minutes West 198 feet to the place of BEGINNING.

CONTAINING 1.69 acres.

BEING Lot No. 10 in the East Hill Section of Duck Harbor Estates, map of which is recorded in Wayne County Map Book No. 12 at Page 47.

BEING KNOWN AS: 40 EAST HILL ROAD A/K/A 215 EAST HILL ROAD F/K/A RR 1 BOX 215 F3 EQUINUK, PA 18417

PROPERTY ID NUMBER: 07-0-0005-0015

BEING THE SAME PREMISES IN WHICH JEFFREY W. DAVIS BECAME SEIZED OF THE INTEREST DEEDED BY JERRY W. DAVIS AND MICHELLE L. DAVIS, HUSBAND AND WIFE AS EVIDENCED BY DOCUMENT DATED 7/19/2000 AND RECORDED 8/18/2000 IN THE OFFICE OF THE RECORDER IN WAYNE COUNTY, IN BOOK 1679, PAGE 329, ET C.

Seized and taken in execution as property of:
Jeffrey W. Davis 40 East Hill Road a/k/a 215 East Hill Road

f/k/a RR 1 Box 215 F 3, Equinunk
PA 18417

Execution No. 530-Civil-2018
Amount Due: \$111,627.47 Plus
additional costs

April 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.

Rebecca A. Solarz, Esq.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 17, 2019**

By virtue of a writ of Execution instituted by: Mid America Mortgage, Inc issued out of the Court of Common Pleas of Wayne County, to me directed, there will

OLSOMMER-CLARKE
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be exposed to Public Sale, on Wednesday the 17th day of July, 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, PARCEL, OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 25, SECTION 12, CAYUGA DRIVE, AS SHOWN ON MAP OF POCONO SPRINGS ESTATES ON FILE IN THE RECORDER OF DEEDS OFFICE AT HONESDALE, PENNSYLVANIA IN PLAT BOOK NO. 14 PAGE 189 A.K.A. SECTION 12 PLOT BOOK 14 PAGE 189 IN PREVIOUS DEEDS.

Map and Parcel ID: 14-0-0030-0091

Being known as: 25 Cayuga Drive, Gouldsboro, Pennsylvania 18424.

Title to said premises is vested in Michael C. D'Ambrosio a/k/a Michael D'Ambrosio by deed from Anthony Gugliermo, Theresa Gugliermo, Frank Gugliermo, and Mary C. Gugliermo dated November 25, 2008 and recorded January 9, 2009 in Deed Book 3650, Page 103 Instrument Number 200900000498

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Michael C. D'ambrosio 1409 Penn Avenue, Apt. 2 SCRANTON PA 18509

Execution No. 532-Civil-2014
Amount Due: \$158,719.24 Plus additional costs

April 11, 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.

6/21/2019 • 6/28/2019 • 7/5/2019

**SHERIFF'S SALE
JULY 24, 2019**

By virtue of a writ of Execution instituted by:Midfirst 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 24th day of July, 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 or parcel of land lying, situate and being in the Township of Berlin, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the center of Township Road T-403 at a point 327.30 feet southwest from the middle of the intersection of L.R. 958 and T-403; thence along the center of said T-403 South 31 degrees 55 minutes 23 seconds West 125.14 feet and South 33 degrees 52 minutes 59 seconds West 93.28 feet to a corner on line of Lot No. 3; thence North 67 degrees 27 minutes 30 seconds West along Lot No. 2, 290 feet to

an iron pin corner; thence North 28 degrees 43 minutes 27 seconds East 128.09 feet to an iron pin corner on line of Lot No. 1; thence South 82 degrees 59 minutes 55 seconds East along line of Lot No. 1, 326.90 feet to the center of Township Road T-403, the place of BEGINNING. CONTAINING 1.12 acres more or less.

UNDER AND SUBJECT to restrictions, conditions, etc., as set forth in the prior deeds in the chain of title.

THE ABOVE PREMISES are designated as parcel number 01-0-0031-0007 on the tax maps of the Township of Berlin, Wayne County, Pennsylvania.

HAZARDOUS waste is not being disposed of nor has it ever been disposed of on the property conveyed herein by the Grantor or to the actual knowledge of the Grantor.

TAX PARCEL/CONTROL #:01-0-0031-0007/ 000970

BEING KNOWN AS: 309 Elizabeth Street, Hawley PA 18428

Seized and taken in execution as property of:
Karina L. DeRoss 309 Elizabeth Street, HAWLEY PA 18428
Chester T. DeRoss Jr. 309 Elizabeth Street, HAWLEY PA 18428

Execution No. 50-Civil-2019
Amount Due: \$94,778.81 Plus

additional costs

April 29, 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.

6/28/2019 • 7/5/2019 • 7/12/2019

**SHERIFF'S SALE
JULY 24, 2019**

By virtue of a writ of Execution instituted by: U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB3 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 July, 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 two certain pieces of parcels of land situate in the Township of Lake, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

FIRST PARCEL:

BEGINNING at an iron pin on the margin of Lake Ariel and on line of land of William P. Bormann; thence South Fifty-seven degrees West, and along margin of the Lake Fifty feet to a corner; thence South eleven degrees, forty-five minutes east, and along land now or late of Margaret Swingle Two hundred feet to a corner; thence North fifty-seven degrees East, and along land now or late of Margaret Swingle fifty feet to the land now or late William F. Bormann; thence North eleven degrees, forty-five minutes West, and along said Bormann line Two hundred feet to the place of beginning. And the Grantors include in this conveyance all their right of ingress, egress and regress over a certain road leading from the public road to the within described land also their right to the use of an additional strip of land Nine feet wide and Thirty feet long on the east side of said mentioned sixteen foot road and at the rear of the within described land.

SECOND PARCEL:

BEGINNING at an iron pin on the North East corner of lands of George Lutz; thence along the lands of Lutz South 00 degrees, 47 minutes, 44 seconds West, a distance of 274.933 feet to an iron pin in the line of lands Jeffrey Cook; thence along Cook's land North 79 degrees, 11 minutes, 27 seconds East, a distance of 56.997 feet to an iron pin, being the South West corner of lands of Gerald Gray; thence along Gray's land North 07 degrees, 55 minutes, 24 seconds East, a distance of 340.640 feet to a nail in the North side of a dirt road; thence South 25 degrees, 14 minutes, 43 seconds West, a distance of 24.918 feet to a nail on the South side of said road; thence North 63 degrees, 45 minutes, 17 seconds West, a distance of 9 feet to a point in the road; thence South 35 degrees, 42 minutes, 26 seconds West, a distance of 97.259 feet to the place of beginning.

BEING the same premises which Estate of J. Arch Williams, Jr., by J. Newlin Williams, Executor by Deed dated March 15, 2004 and recorded in the Office of Recorder of Deeds of Wayne County on April 5, 2004 at Book 2473, Page 35 granted and conveyed unto Marirose Neiman a/k/a Marirose M. Neiman, as Tenants by the Entirety.

TAX PARCEL NO'S.: 12-10-10.- and 12-10-11.-

PROPERTY ADDRESS: 117
Cardinal Lane, Lake Ariel, PA
18436

Seized and taken in execution as
property of:
Marirose Neiman, A/K/A Marirose
M. Neiman 117 Cardinal Lane
Lake Ariel PA 18436

Execution No. 75-Civil-2019
Amount Due: \$185,083.13 Plus
additional costs

May 2, 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.**

Jessica N. Manis Esq.

6/28/2019 • 7/5/2019 • 7/12/2019

**SHERIFF'S SALE
JULY 24, 2019**

By virtue of a writ of Execution
instituted by: Pennsylvania
Housing Finance Agency 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 July, 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 Lake,
County of Wayne and
Commonwealth of Pennsylvania,
bounded and described as follows:

BEGINNING at a point in the
centerline of a 50' right-of-way,
this point also being on the line of
Tax Parcel 33.5; thence leaving the
centerline of this right-of-way,
passing a found iron pipe marker
25' from the centerline of this
right-of-way, and then along the
division line between this Tax
Parcel 33.6 and Tax Parcel 33.1, N
59-25-20 E for a total distance of
458.84 feet to a corner on the line
of Schneider (Deed Book 432,
page 898; Tax Parcel 34); thence
along said Schneider, S 43-04-15 E
– 117.83 feet to a point on the line
of Schneider and being the most
northern corner of Tax Parcel 33.7;
thence along the division line
between this Tax Parcel 33.6 and
Tax Parcel 33.7, S 40-38-15W –
02.70 feet to a point being the

common corner of this Tax Parcel 33.6, Tax Parcel 33.7 and Tax Parcel 33.5; thence along the division line between this Tax Parcel 33.6 and Tax Parcel 33.5, N 32-19-05 W – 277.05 feet to the place of beginning. Containing 2.1 acres as surveyed by M.R. Zimmer & Associates, Honesdale, PA; 9/14/92 and recorded in Wayne County Map Book 77, page 77. All bearings on a Common Meridian w/ Ferris Survey of Tax Parcel 33.1 in November of 1975.

ALSO granting and conveying unto the Grantees herein, their heirs and assigns, along with the Grantors, their heirs and assigns, the free and uninterrupted use, liberty and privilege of and passage in and along a certain right-of-way depicted on Wayne County Map Book 77, page 77. The said right-of-way shall be maintained by the property owners at their own expense and all property owners entitled to use such right-of-way shall share a proportionate amount of the costs and maintenance and up-keep.

HAVING THEREON ERECTED
A DWELLING KNOWN AND
NUMBERED AS: 340
KEYSTONE ROAD LAKE
ARIEL, PA 18436

PARCEL #12-0-0291-0033.0006

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and

reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES WHICH Jennifer L. Catania, by deed dated September 29, 2017 and recorded October 12, 2017, Wayne County Deed Book 5236, page 162, granted and conveyed unto Mark Eric Engelbert and Jennafer Audrey Engelbert.

Seized and taken in execution as property of:
Jennifer Audrey Engelbert 515
Church Street, Apt. 4,
HONESDALE PA 18431
Mark Eric Engelbert 340 Keystone
Street, LAKE ARIEL PA 18436

Execution No. 115-Civil-2019
Amount Due: \$180,943.36 Plus
additional costs

April 29, 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.

Jill M. Wineka, Esq.

6/28/2019 • 7/5/2019 • 7/12/2019

**SHERIFF'S SALE
JULY 24, 2019**

By virtue of a writ of Execution instituted by: Pacific Union 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 July, 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 Cherry Ridge, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the centerline of PA Route 191, being the common corner of Lots 206A and 206B in the Lienert Subdivision; thence along the northern line of Lot 206B, North 64 degrees 05 minutes 00 seconds West 295.54 feet to a point in the centerline of a 50 foot wide private road; thence along the centerline of said private road, North 24 degrees 30 minutes 40 seconds East 30.91 feet and north 39 degrees 30 minutes 12 seconds East 284.13 feet to a point at the intersection of two private roads; thence along the centerline of the second 50 foot wide private road, south 74 degrees 26 minutes 19 seconds East 137.53 feet and south 54 degrees 54 minutes 20 seconds east 155.22 feet to a point in the centerline of PA Route 191, thence along the centerline of said road, South 38 degrees 55 minutes 20 seconds West 314.15 feet to the place of BEGINNING.

As surveyed by Harry F. Schoenagel, PLS, an approved map of said survey, revised October 8, 1998, being recorded in Wayne County Map Book 90, page 95. The property herein conveyed is designated as Lot 206A on said survey map.

SUBJECT to right-of-way for public highway purposes of so much of PA Route 191 as is contained within a description of the premises herein conveyed and subject to the right-of-way in favor of owners of lots in the Lienert subdivision over so much of the

50-foot private road as is included within the description of the premises herein conveyed.

ALSO GRANTING AND CONVEYING to the Grantees herein, their heirs and assigns a right-of-way (to be enjoyed in common with the other owners of lots in the Lienert subdivision) over the private roads in said subdivision as depicted on the aforesaid map which border Lot 206A. TAX PARCEL/CONTROL #: 05-0-0007-0033/102723

BEING KNOWN AS: 9 Top Of The Hill Drive, Honesdale PA 18431

Seized and taken in execution as property of:

Thomas J. Hadden 9 Top Of The Hill Drive, HONESDALE PA 18431

Kelly L. Hadden 9 Top Of The Hill Drive, HONESDALE PA 18431

Execution No. 79-Civil-2018
Amount Due: \$155,689.91 Plus additional costs

May 2, 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.

6/28/2019 • 7/5/2019 • 7/12/2019

CIVIL ACTIONS FILED

*FROM JUNE 1, 2019 TO JUNE 7, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2012-00040	DICKINSON ANDREW D	6/03/2019	WRIT OF EXECUTION	41,903.14
2012-00040	WAYNE BANK	6/03/2019	WRIT EXEC/GARNISHEE	—
2014-20766	CAVAGE PAUL	6/07/2019	SATISFACTION	50,203.61
2016-20575	CABINS & CAMPS LLC	6/03/2019	SATISFACTION	1,264.62
2017-20108	CABINS & CAMPS LLC	6/03/2019	SATISFACTION	1,451.34
2017-21249	CABINS & CAMPS LLC	6/03/2019	SATISFACTION	1,674.22
2018-00183	MULVIHILL MARGARET MARY GILINO	6/04/2019	AMEND "IN REM" JUDG	187,595.73
2018-00183	GULINO MARGARET MARY MULVIHILL	6/04/2019	AMEND "IN REM" JUDG	187,595.73
2018-00183	GULINO BRIG IT M	6/04/2019	AMEND "IN REM" JUDG	187,595.73
2018-00279	SMITH RAYMOND	6/04/2019	AMEND "IN REM" JUDG	39,313.77
2018-00279	SMITH CELESTE	6/04/2019	AMEND "IN REM" JUDG	39,313.77
2018-00515	ROSARIO JOHNMARY	6/07/2019	DEFAULT JUDG IN REM	138,243.06
2018-00542	GALLAGHER JOSEPH J	6/07/2019	WRIT OF EXECUTION	19,990.08
2018-00542	WAYNE BANK	6/07/2019	WRIT EXEC/GARNISHEE	—
2018-00542	GARNISHEE			
2018-00542	THE DIME BANK	6/07/2019	WRIT EXEC/GARNISHEE	—
2018-00542	GARNISHEE			
2018-20120	LAVEZZOLA LUKE	6/03/2019	SATISFACTION	—
2018-20135	RICHARDSON CHARLES	6/03/2019	SATISFACTION	—
2018-20890	CABINS & CAMPS LLC	6/03/2019	SATISFACTION	1,731.85
2019-00090	KOKAI STEPHEN J JR	P 6/07/2019	NON-PROS JGMT.OPENED	—
2019-00090	PLAINTIFF/APPELLEE			
2019-00254	FULLER ARTHUR D ESTATE	6/06/2019	QUIET TITLE	—
2019-00254	ZWEIFACH ELLEN FULLER ESTATE	6/06/2019	QUIET TITLE	—
2019-00254	CARROLL ANDREA	6/06/2019	QUIET TITLE	—
2019-00254	CARROLL JERRY	6/06/2019	QUIET TITLE	—
2019-20226	HARTLEY JAMI L	6/05/2019	WRIT OF SCIRE FACIAS	—
2019-20243	CABINS & CAMPS LLC	6/03/2019	SATISFACTION	1,265.73
2019-20428	JACOBSEN TRACY ANN	6/03/2019	JUDGMENT	1,066.25
2019-20429	APONTE LORRAINE	6/03/2019	JP TRANSCRIPT	1,129.02
2019-20430	CLARK JESSICA	6/03/2019	JP TRANSCRIPT	2,344.45
2019-20431	MUSCOLINA BRYANNA	6/03/2019	JP TRANSCRIPT	1,246.39
2019-20432	COULTHARD REBECCA	6/03/2019	JP TRANSCRIPT	2,058.03
2019-20433	DUNN RICHARD	6/04/2019	JP TRANSCRIPT	2,431.45
2019-20434	REGELSKY JAMES	6/04/2019	JP TRANSCRIPT	9,624.05
2019-20435	WOOD ROSEANNE	6/04/2019	JP TRANSCRIPT	5,932.00
2019-20436	SWENDSEN COURTNEY	6/04/2019	JP TRANSCRIPT	2,127.09
2019-20437	CONRAD CARMINE	6/04/2019	JP TRANSCRIPT	12,038.43
2019-20438	SPORER JEFFREY W	6/04/2019	JP TRANSCRIPT	5,522.30
2019-20438	6/04/2019			
2019-20439	PIESIK JOSEPH		JP TRANSCRIPT	2,699.95
2019-20439	6/04/2019			

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

2019-20440	MAREE WARREN L		JP TRANSCRIPT	1,781.75
2019-20440	MAREE TONYA	6/04/2019	JP TRANSCRIPT	1,943.33
2019-20441	PALMIERI JOHN ANTHONY	6/05/2019	JUDGMENT	5,621.77
2019-20442	LABERTY LUIS E JR	6/05/2019	JUDGMENT	1,357.75
2019-20443	BRUSSELL SEAN MICHAEL	6/06/2019	JUDGMENT	5,153.25
2019-20444	ODONNELL GEORGE J	6/06/2019	JUDG/BUCKS CTY PA	2,913.75
2019-20444	O'DONNELL GEORGE J	6/06/2019	JUDG/BUCKS CTY PA	2,913.75
2019-20444	ODONNELL KIMBERLY A	6/06/2019	JUDG/BUCKS CTY PA	2,913.75
2019-20444	O'DONNELL KIMBERLY A	6/06/2019	JUDG/BUCKS CTY PA	2,913.75
2019-20445	HIRSCH ROBERT	6/07/2019	STATEMENT OF LIEN	948.40
2019-20446	STONE CHRISTOPHER	6/07/2019	STATEMENT OF LIEN	948.40
2019-20447	VILLARROEL CLAUDIO	6/07/2019	STATEMENT OF LIEN	948.40
2019-20448	WALSH KEVIN M	6/07/2019	STATEMENT OF LIEN	948.40
2019-20449	RONAYNE JOHN	6/07/2019	STATEMENT OF LIEN	948.40
2019-20450	PATER ARNOLD E JR	6/07/2019	STATEMENT OF LIEN	2,608.78
2019-20451	SALAZAR CHRISTINA	6/07/2019	STATEMENT OF LIEN	1,691.80
2019-20452	MARTIN LAURA	6/07/2019	STATEMENT OF LIEN	948.40
2019-20453	O'KEEFE JOHN E	6/07/2019	STATEMENT OF LIEN	1,801.10
2019-20453	OKEEFE JOHN E	6/07/2019	STATEMENT OF LIEN	1,801.10
2019-20453	O'KEEFE SANDRA D	6/07/2019	STATEMENT OF LIEN	1,801.10
2019-20453	OKEEFE SANDRA D	6/07/2019	STATEMENT OF LIEN	1,801.10
2019-20454	ALARCON BYRON E	6/07/2019	STATEMENT OF LIEN	3,020.94
2019-20455	KOSNIK WILLIAM F	6/07/2019	STATEMENT OF LIEN	3,178.60
2019-20455	KOSNIK MARIA C	6/07/2019	STATEMENT OF LIEN	3,178.60
2019-20456	SALAZAR CHRIS	6/07/2019	STATEMENT OF LIEN	948.40
2019-20457	SAGETT SAMUEL	6/07/2019	STATEMENT OF LIEN	948.40
2019-20458	SMARGASSI SEAN M	6/07/2019	STATEMENT OF LIEN	1,801.11
2019-20459	SPIRE WILLIAM B	6/07/2019	STATEMENT OF LIEN	948.40
2019-90055	HATHAWAY LYDIA B	6/04/2019	ESTATE CLAIM	1,694.55
2019-90063	FREI JAMES R	6/07/2019	ESTATE CLAIM	4,083.51

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00251	560 MAIN LLC	PETITIONER	6/04/2019	—
2019-00251	WAYNE COUNTY BOARD FOR ASSESSM	RESPONDENT	6/04/2019	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00246	KANE BRIAN	PLAINTIFF	6/03/2019	—
2019-00246	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	6/03/2019	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00250	UNIFUND CCR PARTNERS	PLAINTIFF	6/03/2019	—
2019-00250	ENSLIN BRENDA	DEFENDANT	6/03/2019	—
2019-00253	TCM BANK NA	PLAINTIFF	6/06/2019	—
2019-00253	CARNEY THOMAS H	DEFENDANT	6/06/2019	—
2019-00253	CARNEY CANDICE L	DEFENDANT	6/06/2019	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00255	STEINBERG SUSAN	PLAINTIFF	6/07/2019	—
2019-00255	BRAND WILLIAM V	DEFENDANT	6/07/2019	—
2019-00255	BRAND MARY	DEFENDANT	6/07/2019	—
2019-00255	BRAND MICHELLE M	DEFENDANT	6/07/2019	—
2019-00255	BRAND WILLIAM V JR	DEFENDANT	6/07/2019	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00252	JP MORGAN MORTGAGE ACQUISITION	PLAINTIFF	6/06/2019	—
2019-00252	WILLIAMS RANDY W	DEFENDANT	6/06/2019	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00254	NATIONWIDE CAPITAL GROUP LLC	PLAINTIFF	6/06/2019	—
2019-00254	FULLER ARTHUR D ESTATE	DEFENDANT	6/06/2019	—
2019-00254	ZWEIFACH ELLEN FULLER ESTATE	DEFENDANT	6/06/2019	—
2019-00254	CARROLL ANDREA	DEFENDANT	6/06/2019	—
2019-00254	CARROLL JERRY	DEFENDANT	6/06/2019	—

UPCOMING PBI COURSE OFFERINGS

10670	<i>Advanced Contract Clauses 2019</i>	7/18/2019	9:00 AM–1:15 PM	4 Substantive
10831	<i>US Supreme Court Roundup 2019</i>	7/22/2019	12:00 PM–4:30 PM	4 Substantive
10801	<i>A Day on Ethics with Sean Carter</i>	8/7/2019	9:00 AM–4:15 PM	6 Ethics
10784	<i>Solving Drivers Licensing Issues 2019</i>	8/21/2019	9:00 AM–4:15 PM	5 Substantive 1 Ethics

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.

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 17, 2019 TO JUNE 21, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Hamlin Patricia A	Mortgage Electronic Registration Systems	Lake Township	
Hamlin Robert E	Broker Solutions Inc New American Funding		108,007.00
Petrella Eric	Mortgage Electronic Registration Systems	Sterling Township	
	Crosscountry Mortgage Inc Cross Country Mortgage Inc		115,000.00
Martorano Salvatore	Mortgage Electronic Registration Systems	Salem Township	
Martorano Kim Marie	Finance Of America Mortgage LLC Finance Of America Mortgage L L C		100,000.00
Kelly Brian James	Economic Development Council Of NE PA	Starrucca Borough	
Kelly Tara	Northeastern Pa Alliance		30,000.00
Tuttle Adam	Honesdale National Bank	Oregon Township	
Tuttle Gloria			225,000.00
Horne Lovella M	PNC Bank P N C Bank	Salem Township	27,119.50
Shallo Michael J	Mortgage Electronic Registration Systems	Lake Township	
Shallo Angela G	HSBC Bank USA H S B C Bank USA		150,400.00
Bennett David	Valley National Bank	Paupack Township	
Evaristo Karen			80,000.00
Murphy John J	Mortgage Electronic Registration Systems	Clinton Township 1	
Murphy Jennifer	Provident Bank		320,000.00
Wasylyk Jason M	Wayne Bank	Berlin Township	149,529.26
Fitzsimmons Daniel J	Community Bank	Clinton Township	
Fitzsimmons Patricia L			74,500.00
Cacchiotti Roger J	Honesdale National Bank	Damascus Township	105,000.00
Dutka John P Jr	Honesdale National Bank	Damascus Township	
Dutka Eileen R			40,000.00
Martin John J	Honesdale National Bank	Berlin Township	
Martin Kimberly D			150,000.00
Walkerswingle Laura A	Honesdale National Bank	Salem Township	
Swingle Laura A Walker			25,000.00

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

Olver Todd	Honesdale National Bank	Berlin Township	
Olver Page			44,300.00
Cacchiotti Roger J	Honesdale National Bank	Damascus Township	105,000.00
Carnes Sandra L	Honesdale National Bank	Preston Township	
Maxson Sandra L		105,000.00	
Mundy Michael E	Wells Fargo Bank	Paupack Township	
Luecht Patricia			44,000.00
JEMZA	Dime Bank	Salem Township	
J E M Z A			101,600.00
Mignerey James M	Mignerey Albert G	Dyberry Township	
Mignerey Sara J	Mignerey Joanne	Dyberry & Texas 1 & 2 Twps	125,000.00
		Texas Township 1 & 2	
		Texas 1 & 2 & Dyberry Twps	125,000.00
Burkholder Jonathan M	Anabaptist Financial	Mount Pleasant Township	
Burkholder Christa L			650,000.00
Burkholder Jonathan M	Anabaptist Financial	Damascus Township	
Burkholder Christa L			670,000.00
Maritato Cynthia D	Mortgage Electronic Registration Systems Quicken Loans Inc	Honesdale Borough	
			164,978.00
Andrejcsik Andrew	NBT Bank	Paupack Township	
Andrejcsik Patricia	N B T Bank		160,000.00
Dorsey Paul	Mortgage Electronic Registration Systems Invicta Mortgage Group Inc	Lake Township	
			138,400.00
Sternbach Scott	Wayne Bank	Paupack Township	
Sternbach Stephanie			97,000.00
Stephens Randon J	Wayne Bank	Clinton Township	
Stephens Mary A			30,000.00
Nilsen David J	FNCB Bank	Honesdale Borough	
Nilsen Allison	F N C B Bank		72,000.00
OConnor James	Mortgage Electronic Registration Systems	Honesdale Borough	
OConnor Vikki	Summit Mortgage Corporation		290,000.00
Bolton Catherine	Fidelity Deposit & Discount Bank	Salem Township	
Bolus Richard			65,000.00
Cousins Brian	Honesdale National Bank	Bethany Borough	
Cousins Hilary			200,000.00
Smith Clarence T	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Damascus Township	
			101,717.00
Jurgensen Limited Partnership	Honesdale National Bank	Texas Township 1 & 2	400,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Buchanan Vaughn I Buchanan Ruby D	Buchanan Joseph	Scott Township	
Oakley Joan M	Smith Wayne Smith Jill	Dreher Township	Lot 10
Oakley Joan M	Smith Wayne Smith Jill	Dreher Township	Lot 11
Tighe Dorothy By Af Coyne Dorothy By Af Hale John Thomas By Af Hale Michael By Af Hale William By Af Scarmazzd Jane By Af Tunkel Julia By Af Farley Michael J Af	Gestetner Joseph	Mount Pleasant Township	
McBrien Frances	Polakoff Ted J	Lebanon Township	Lot 8
Long Dale R	Hamlin Patricia A Hamlin Robert E	Lake Township	Lot 3421
Eldred Michael J	Everts Wesley A Everts Shawna M Kratz William T	Mount Pleasant Township	Lots B & 10
Everts Wesley A Everts Shawna M Kratz William T	Everts Wesley A Everts Shawna M Kratz William T	Mount Pleasant Township	Parcel 10
Fiorelli Michael T Fiorelli Thomas J III Pirrami Richard Pirrami Joann Rosetti Fred Rosetti Kathleen	Fiorelli Michael T Fiorelli Thomas J III Armezzani John	Lake Township	Lot 740
Bone James M Jr Bone Patrick S Widdick Rose Ann Cumbo Marie A	Bone Patrick S	Manchester Township	
Lassley Erik Maher Kimberly Lassley Kimberly	Sunseri Michael Sunseri Marichelle	Waymart Borough	
Borneman James	James Borneman Revocable Trust	Salem Township	Lot 633
Blaisure Kyle	Blaisure Kyle Blaisure Ashley	Mount Pleasant Township	Parcels I & II
Russell Gerard By Sheriff	LSF Ten Master Participation Trust L S F Ten Master Participation Trust	Paupack Township	Lot 58
Duncan John Duncan Patricia	Duncan Patricia	Paupack Township	

Evans Robert Paradisevans Martha R Evans Robert P Evans Martha R Paradis Paradis Martha R	Paradis Martha R Tr Evans Robert Tr Evans Paradis Two Zero One Nine Revocable	Damascus Township	Lot 7a
Lee George E Chandy John Chandy Lizzy B Martzen James M By Af Martzen Julia T Af Martzen Julia T	Barreto Robert Hartog Jan P Hartog Peggy Hess Laurie	Lehigh Township Lake Township Mount Pleasant Township	Lot 20 Lot 2365
Murphy John J	Murphy John J Murphy Jennifer	Clinton Township 1	
Kathleen M Winters Two Zero One Two Winters Richard F Tr Fields Suzanne	Kathleen M Winters Living Trust Fields Suzanne Fields Bruce A	Damascus Township Salem Township	Lot 170
Machules Philip T Machules Eileen P Nebzydoski Daniel J Zack Michael	Machules Philip F Baumgarten Eric A	Paupack Township Mount Pleasant Township	Lot 90
McClain Nancy M AKA McLain Nancy M AKA Bamford Darcy Lynn Burleigh Richard A Cunningham Lynn T Cunningham Robert L	Grossman Eric B Grossman Judithann Burleigh Daryl R Russo Lewis	Dreher Township Mount Pleasant Township Starrucca Borough	
Myers Angela Myers Angela Dabrescia Kelly Marie	Breezewood Land Development Co Inc Breezewood Land Development Co Inc Dabrescia John R Dabrescia Kathleen M	Lehigh Township Lehigh Township Preston Township	Lot 9 Lot 10
Grabher Warren Jr Grabher Warren Sr Soucy Joseph Neal McKean Michelle	Grabher Samantha Grabher Warren Jr Soucy Joseph Neal	Dreher Township Paupack Township	Lot P
Brown Annette M	Komar Farm & Meats LLC Komar Farm & Meats L L C	Mount Pleasant Township	Lot B
Classic Candle & Gift Inc Dix Luann	JEMZA J E M Z A Dix Aaron	Salem Township Scott Township	
Federal Home Loan Mortgage Corporation Powers Kim	Lake Region Development III	Hawley Borough	Lot 15
Mignerey Albert G Mignerey Joanne	Mignerey James M Mignerey Sara J	Dyberry Township Dyberry & Texas 1 & 2 Twps Texas Township 1 & 2 Texas 1 & 2 & Dyberry Twps	

Urda Michael Exr	Burkholder Jonathan M	Mount Pleasant Township	
Kowalsky Stephen Est	Burkholder Christa L		
Elias Martin	Rhodes Lynn	Lehigh Township	
Elias Nilda	Boryeskne Autumn		Lot 434
Elias Martin	Rhodes Lynn	Lehigh Township	
	Boryeskne Autumn		Lot 435
Elias Martin	Rhodes Lynn	Lehigh Township	
	Boryeskne Autumn		Lot 478
Torres Jenny P	Narvaez Jenny P	Lake Township	
Narvaez Jenny P			Lot 3234
Goodtimes Marketing	Andrejcisk Andrew	Paupack Township	
Camacho Lola	Andrejcisk Patricia		Lot 23
Lewis John R Jr	Lewis John R Jr	Clinton Township 1	
Lewis Darlene H	Lewis Darlene H		Lot A B
	Ihlefeldt Rebekah A		
	Lewis Aaron J		
	Lewis Joshua E		
	Lewis Jacob T		
Murray Deborah R Adm	Murray Deborah R	Berlin Township	
Murray Hugh K Est			
Topan Mircea L	Dorsey Paul	Lake Township	
Topan Gina			Lot 1956
Paterno Sharon Tr	Paterno Sharon	Paupack Township	
Sharon Paterno Family Trust			
Molinaro Frank C	Petrilak Wallace	Waymart Borough	
Molinaro Kathy S	Petrilak Emilie		Lots 19 & 18
Shaffer Douglas G	Shaffer Douglas G	South Canaan Township	
	Buehring Krystal		
Tyler Annette I	Robinson Shannon	Texas Township 1 & 2	
Spina Mary Jo AKA	Franey Janet	Paupack Township	
Spina Mari Jo Burd AKA			Lots 88 & 89
Spina John			
Schweinsburg John William	Schweinsburg Dona K Tr	South Canaan Township	
Schweinsburg Dona K	Schweinsburg John W Tr		
Thorpe Dona	Dona K Schweinsburg Revocable Living Trust		
Connor Kathleen	Reeder Mary Alice	Mount Pleasant Township	
	Reeder James		
MacMillan Donald A Est	Macmillan Jaclyn	Paupack Township	
MacMillan Jaclyn Adm			Lot 142
Weitz Steven	Weitz Steven Tr	Paupack Township	
Weitz Lisa Marie	Steven Weitz Revocable Trust		Lot 184
	Weitz Lisa Marie Tr		
	Lisa Marie Weitz Revocable Trust		
Prateshler Rita Ann	Smith Clarence T	Damascus Township	
Besten Anthony J III	Besten Anthony J IV	South Canaan Township	
Besten Deborah L	Besten Jordyn E		

Schweighofer Joan	Patterson Crystal Schweighofer	Lebanon Township Lebanon Oregon & Damascus Twps Lot 2 Oregon Township Oregon Damascus & Lebanon Twps Lot 2 Damascus Township Damascus Lebanon & Oregon Twps Lot 2
Schweighofer Joan	Schweighofer Timothy	Lebanon Township Lebanon & Damascus Twps Lot 1 Damascus Township Damascus & Lebanon Twps Lot 1
Schweighofer Joan	Schweighofer Wayne	Lebanon Township
Schweighofer Joan	Schweighofer Wayne	Damascus Township
Gunderson Linda	Pulver Lawrence Pulver Christine	Damascus Township
Fritz Anthony P	Fritz Matthew S Fritz Diana	Texas Township 1 & 2 Lot 1
Fritz Matthew S Fritz Diana	Jurgensen Limited Partnership	Texas Township 1 & 2 Lot 1
Collier Gregory W	Collier Gregory W Collier David	Preston Township



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COURT CALENDAR

July 1, 2019–July 5, 2019

Monday, July 01, 2019

Time 9:00 AM
Subject Arbitrations

8-2018-CV Llewellyn v. Durko Ellis/Smith
261-2018-CV American Bank v. Bresland Felzer/Dunstone
392-2018-CV Discover Bank v. Lanham Cawley/Weston

Time 9:00 AM
Subject Extradition
Hassan Crooms

Time 9:00 AM
Subject In Re: G.H & I.H 13 & 14-2019-DP

Time 9:00 AM
Subject Morancey Estate 2010-2018 filings review--56 OCD 1996

Time 9:30 AM
Subject In Re: N.F. 49-2018-JV
Dispo Review
DA/ Hinrich

Time 10:00 AM
Subject Clause v Board of Assessment 567-2018-CV; Appeal of CBR Enterprises LTD 571-2018-CV
NJ Trial
Clause/Krause

Time 1:00 PM
Subject In Re: EMC 16-2018-Adpotion
Adoption
Giombetti

Time 1:30 PM
Subject In Re: C.A.R. 56-2019-OCD
Petition for guardianship of a Minor
Krause

COURT CALENDAR

July 1, 2019–July 5, 2019

Time 2:00 PM
Subject Canivan v Honesdale Borough Zoning and Honesdale Community Church
4-2019-CV
Arg-Should Court take additional testimony
Bugaj-Plaintff
Jennings-Community Church
Waldron-Zoning Board

Time 2:30 PM
Subject In Re: Estate of Curtis III 51-2016-OCD
Rule Returnable -Petition to dismiss elections to take against will and
conveyance filed on behalf of G.S.
Farrell

Tuesday, July 02, 2019

Time 9:00 AM
Subject Extradition
John Robert Taylor 98-2019-MD DA/Ellis

Time 9:00 AM
Subject Motions Court

Time 9:30 AM - 10:00 AM
Subject Mortgage Foreclosure

609-2018-CV Peoples Security v. Trygar Shoemaker/Pro Se
62-2019-CV Bank of NY Mellon v. Emerick Riga

Time 10:00 AM
Subject Myrlak v. D&D Homes, 548-2017-CV
Pre-Trial Conference
Howell/Clause/Slivinski/Neyhart

Time 10:30 AM
Subject In Re: D. A. 20-2019-JV
Contested Adjudication
DA/Ellis

Time 11:30 AM
Subject Key Bank N.A. v. Cinfo 337-2018-CV
Exceptions to the schedule of distribution of the Wayne County Sheriff's
department
Somach/Pro se

COURT CALENDAR

July 1, 2019–July 5, 2019

Time 1:00 PM - 4:00 PM
Subject Dependency Court
 1:00 A.Y. 21-2014-DP (Perm Review-Judge) Campbell/Ellis/Rechner
 1:30 M.W. 37-2016-DP (Perm Review-Master) Wilson/Henry/Ellis/Howell
 2:00 H.B. 24-2017-DP (Perm Review-Master) Rechner/Collins/Henry
 2:30 B.H. 7-2012-DP (Perm Review-Master) Wilson/Henry/Collins
 3:00 D.Mc. 17-2017-DP (Perm Review-Master) M.Farley/Burlein/Rechner

Time 1:30 PM
Subject Ferry v. Ferry 142-2019-DR
 Special Relief & Contempt
 Howell/T. Farley

Wednesday, July 03, 2019

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

Time 9:00 AM
Subject Ditech Financial v. AB (A Minor) 147-2018-CV
 Argument on Plaintiff’s motion for Summary Judgment
 Fein/Clause

Time 9:00 AM
Subject Hadlock v. Torres 313-2019-DR
 PFA

Time 9:00 AM
Subject Ortiz v. Ortiz 125-2016-DR
 Pre-Trial Conference
 Campbell/Bugaj/Anderson

Time 9:30 AM
Subject In Re: Estate of Orth 54-2019-OCD
 Settlement of Small Estate
 Pro Se

Time 9:30 AM
Subject PFAs
 92-2019-DR Pierson v. Thomas Burlein/Pro Se

COURT CALENDAR

July 1, 2019–July 5, 2019

Time 10:00 AM
Subject In Re: Estate of Silverman 62-2019-OCD
Settlement of small estate
Wood

Time 10:00 AM - 11:00 AM
Subject Return Day

1. DISCOVER BANK
VS
DUONG NGUYEN
NO. 420-CIVIL-2018 Cawley / Campbell
Pl.'s Motion for Summary Judgment

2. ALLY FINANCIAL INC.
VS
ROBERT CURRIE
NO. 158-CIVIL-2019 Molczan / Howell
Preliminary Objections to Complaint

3. JOSEPH BIFANO
KEITH RYEARSON
VS
WAYMART BOROUGH
NO. 176-CIVIL-2019 Chase / R.Jennings
Def.'s Preliminary Objections to PL.'s Complaint

4. BRACKENRIDGE CONSTRUCTION CO., INC.
VS
LAKEVILLE DPP, LLC
NO. 90-MLD-2017 Felezzola / Boyer
Def. Lakeville DPP, LLC's Preliminary Objections to Pl.s' Complaint

5. BARBARA NIEDT
VS
RICKAN, INC.
NO. 187-CIVIL-2019 Pro Se / Hampton
Def.'s Preliminary Objections to Pl.'s Complaint

COURT CALENDAR

July 1, 2019–July 5, 2019

6. JESY'S CLEANING SERVICE
VS
MENUCHA CHESED SERVICE
CAMP MIDAL OR CAMP MIZMOR
NO. 122-CIVIL-2019 Pro Se / Pro Se
Preliminary Objections Raising Lack of Jurisdiction

Time 10:30 AM
Subject In Re: N.B. 13-2014-JV
Dispositional Review
DA/Zimmerman

Time 11:00 AM
Subject Gropper v. Gropper 532-2018-DR & 526-2018-DR
Demand Support & PFA
Brown/Campbell

Time 11:30 AM
Subject Findeis v. Keller 341-2005-DR
Demand Support
Rechner

Time 11:30 AM
Subject Drug Court Team Meeting

Time 12:30 PM
Subject Drug Court

Time 1:00 PM
Subject Plea Offers

Time 2:30 PM
Subject Non Supports

Time 3:00 PM
Subject In Re: A.K. 19-2018-DP
Adjudication/Disposition
Rechner/Anderson/Ellis

Thursday, July 04, 2019

Courthouse Closed
Independence Day

CUSTODY CALENDAR

July 1, 2019–July 5, 2019

Tuesday, July 02, 2019

Time 9:15 AM
Subject Fisichella v. Fisichella 423-2010-DR
Custody Conference (Schloesser)
Pro Se/Pro Se

Time 10:15 AM
Subject Korb v. Nepa 276-2019-DR
Custody Conference (Schloesser)
Campbell/Pro Se

Time 1:15 PM
Subject Gattus v. Catania 76-2016-DR
Custody Conference(Schloesser)
Katsock/Pro Se

Time 2:15 PM
Subject Decker v. Batzell 258-2019-DR
Custody Conference (Schloesser)
Pro Se/Pro Se

Time 3:15 PM
Subject Miszler v. Daniels 427-2014-DR
Custody Conference (Schloesser)
Campbell/T.Farley

Thursday, July 04, 2019

Courthouse Closed
Independence Day

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