

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

July 26, 2019
Vol. 9, No. 21
Honesdale, PA



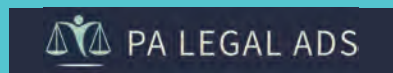
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Court of Common Pleas 22nd Judicial District:

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

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

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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Raymond L. Hamill, *Senior Judge*

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Ronald J. Edwards
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Mark Steelman

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Judy O’Connell
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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

District Attorney's Office — Press Release

CHARGES FILED IN PIPE BOMB CASE

July 23, 2019 — Patrick L. Robinson, Wayne County District Attorney, announced today that ALAN BOGUSKI, age 55, of Waymart has been charged with Manufacturing a Weapon of Mass Destruction (F2), Risking Catastrophe (F3), Possession of a Prohibited Offensive Weapon (M1), and Recklessly Endangering Another Person (M2).



ALAN BOGUSKI

The Affidavit of Probable Cause filed by Troopers, John Decker and Travis Graziano alleges the following:

“On July 18, 2019, at approximately 1500 hours, Alan Boguski was at his residence along with Tracy Witten, who also lives at the residence. Boguski's residence is located at 281 McKinny Road, Waymart, PA 18472, South Canaan Township, Wayne County.

Boguski told Witten that he was going over to the creek to set off a pipe bomb that he had previously made at the residence. He then walked towards the creek. Witten then heard an explosion and saw Boguski stumbling back towards the house. She advised that when she walked up to Boguski he said that he lit the bomb and it got him. She advised that when she looked at his back she saw a bleeding wound and a piece of metal sticking out of it. She then got in the car with Boguski and he drove to Wayne Memorial Hospital. She and Boguski had used methamphetamine earlier in the day as well. She advised that Boguski makes the bombs out of scrap pieces of metal and puts stuff inside them like washers and nails. She advised that he usually goes out in the yard and sets them off.

The Pennsylvania State Police Bomb Squad was dispatched to that location. A search warrant was served at the residence. During the search warrant service, several items were located. In the upstairs bedroom dresser, was located a Ziploc baggie containing a white powdery substance. This was the exact location that Witten advised that the methamphetamine would be. Two pipe bombs were also located in the bedroom of the home. Two additional pipe bombs were located in a hole at the top of the stairs in the home. The bomb squad conducted several preliminary tests on site and advised that the four pipe bombs recovered inside the residence were in fact completely functional and viable explosive devices. Located inside the pipe bombs were a powder energetic material along with washers, BB pellets, and various metal pieces to act as shrapnel upon ignition.”

District Attorney Robinson stated, “This was an extremely dangerous and disconcerting incident. At this time, it serves no purpose to speculate as to the intentions of Mr. Boguski. Suffice to say, the State Police will continue to investigate this matter. Additional charges related to methamphetamine are pending”

Magistrate Judge Bonnie Carney has initially set bail at \$100,000.00. The Preliminary Hearing is scheduled for July 31, 2019.

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



LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

**RE: ESTATE OF
CHARLES LAWLOR**

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

CATHLEEN CALLEN AND
MARTIN JOYCE, EXECUTORS
KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road –
Suite A
Moosic, PA 18507

Date of Death: June 6, 2019

7/14/2017 • 7/21/2017 • 7/28/2017

EXECUTRIX NOTICE

Estate of Ralph R. Smith, Sr. AKA
Ralph Smith AKA Ralph R. Smith
AKA Ralph Smith, Sr.
Late of Scott Township
EXECUTRIX
Kelly Wormuth
1578 Scott Center Road
Susquehanna, PA 18847
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 issued in the Estate of Wayne J. Bruce a/k/a Wayne Bruce, who died on July 10, 2019, late resident of Hawley, PA 19428, to Lee C. Krause, 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 Lee C. Krause c/o Law Offices of **HOWELL & HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE**, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

**ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE**

7/26/2019 • 8/2/2019 • 8/9/2019

ADMINISTRATOR NOTICE

Estate of Joseph D. Giordano
Late of Buckingham Township
CO-ADMINISTRATOR
Joseph Giordano, Jr.
315 Dutchtown Zion Rd.
Skillman, NJ 08558
CO-ADMINISTRATOR
Rose M. Giordano
315 Dutchtown Zion Rd.
Skillman, NJ 08558
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

7/26/2019 • 8/2/2019 • 8/9/2019

EXECUTOR NOTICE

Estate of Pamela Clifford AKA
Pamela A. Clifford
Late of Lehigh Township
CO-EXECUTOR
Glenn A. Reyndds AKA Glenn
Allen Reyndds
382 Belleville Avenue
Bloomfield, NJ 07003
CO-EXECUTOR
Adam B. Wexler
717 Valley Road
Watchung, NJ 07069
ATTORNEY
Timothy B. Fisher II, Esquire
525 Main Street, PO Box 396
Gouldsboro, PA 18424

7/26/2019 • 8/2/2019 • 8/9/2019

ESTATE NOTICE

Estate of Kari L. Lord also known
as Kari Lord, late of Texas
Township, Wayne County

Pennsylvania. Any person or
persons having claim against or
indebted to estate present same to:
Anthony Lord 1326 Hillside
Avenue, Honesdale, Pennsylvania
18431; Attorney for Estate:
Zachary Jennings, Esquire, 303
Tenth Street, Honesdale,
Pennsylvania, 18431.

7/26/2019 • 8/2/2019 • 8/9/2019

EXECUTOR'S NOTICE

ESTATE OF JASON L.
LEVANOWITZ, A/K/A JASON
LEVANOWITZ, late of Cherry
Ridge Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Katrina M. Brink, 3094 Lake
Ariel Highway, Honesdale,
Pennsylvania. Sally N. Rutherford,
Esq., 921 Court St., Honesdale, PA
18431, Attorney for the Estate.

7/19/2019 • 7/26/2019 • 8/2/2019

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.

7/19/2019 • 7/26/2019 • 8/2/2019

ESTATE NOTICE

Estate of Shirley Grady also known as Shirley L. Grady, late of Dyberry Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Patricia Lynn Collins 34 Gallik Road, Waymart, Pennsylvania 18472; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

7/12/2019 • 7/19/2019 • 7/26/2019

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Karen Lynn Martin, Executrix of the Estate of Joseph A. Smith, late of Paupack Township, Wayne County, Pennsylvania who died on June 19, 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 Executrix, Karen Lynn Martin c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

7/12/2019 • 7/19/2019 • 7/26/2019

ESTATE NOTICE

Estate of Ronald Novak also known as Ronald J. Novak, late of Paupack Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Judith A. Collins 902 North Rose Street, Burbank, California 91505;

Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

7/12/2019 • 7/19/2019 • 7/26/2019

OTHER NOTICES

NOTICE

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

ACTION IN QUIET TITLE
NO. 236 - CIVIL - 2019

PETER MESTOUSIS,
Plaintiff

VS.

NANCY COUSE, her heirs and assigns, and the Estate of Nancy Couse, deceased, Defendant

.....

LEGAL NOTICE

.....

To: Nancy Couse, her heirs and assigns and the Estate of Nancy Couse, deceased

Notice is hereby given that a Preliminary Judgment in this matter extinguishing all of the right title and interest in those premises in Buckingham Township, Wayne County, PA known on the Tax Rolls as 03-112-25 and 03-112-25.1 was granted July 17, 2019. You have thirty (30) days within which to contest the entry of said

Judgment. If you fail to do so, Final Judgment will be entered against you.

WARREN SCHLOESSER, ESQ.
214 Ninth Street
Honesdale, PA 18431
Telephone: (570) 253-3745

7/26/2019

**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
AUGUST 7, 2019**

By virtue of a writ of Execution instituted by: Reverse Mortgage Funding 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 7th day of August, 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:

TRACT I: ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF WEST SHORE DRIVE, BEING THE NORTHWESTERLY CORNER OF LOT NO. 15A OF GEORGE TYSIAK; THENCE SOUTH 43 DEGREES 57 MINUTES WEST 246.05 FEET ALONG LINE OF LOT NO. 15A TO A CORNER IN THE CENTER OF PLAYGROUND TRAIL; THENCE NORTH 55 DEGREES 07 MINUTES WEST 90.25 FEET TO A CORNER IN THE CENTER OF PLAYGROUND TRAIL; THENCE NORTH 41 DEGREES 39 MINUTES EAST 246.35 FEET TO A CENTER IN WEST SHORE DRIVE; THENCE SOUTH 54 DEGREES 11 MINUTES EAST 100 FEET TO THE PLACE OF BEGINNING. BEING LOT NO. 16A IN SECTION 3 OF PAUPACKAN LAKE SHORES, INC.

TRACT II: ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER IN THE CENTER OF WEST SHORE DRIVE, BEING THE NORTHWESTERLY CORNER OF LOT NO. 14A OF JOSEPH MAK; THENCE SOUTH 47 DEGREES 02 MINUTES WEST 223.6 FEET ALONG THE LINE OF MAK; THE SOUTHWESTERLY CORNER

OF LOT NO. 14A, IN THE CENTER OF PLAYGROUND TRAIL; THENCE NORTH 65 DEGREES 07 MINUTES WEST 92.8 FEET ALONG THE CENTER OF SAID TRAIL TO A CORNER; THENCE NORTH 43 DEGREES 57 MINUTES EAST (ERRONEOUSLY STATED AS WEST IN PRIOR DEEDS) 246.05 FEET TO A CORNER IN THE CENTER OF WEST SHORE DRIVE; THENCE SOUTH 50 DEGREES 22 MINUTES EAST 100 FEET ALONG THE CENTER OF SAID DRIVE TO THE PLACE OF BEGINNING. BEING LOT NO. 15A IN SECTION 3 OF PAUPACKAN LAKE SHORES, INC.

LOTS 15A AND 16A IN SECTION 3 OF PAUPACKAN LAKE SHORES, INC., ARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, IN MAP BOOK 14, PAGE 162, RECORDED ON APRIL 27, 1971.

HAVING MAP AND PARCEL ID: 12-0-0012-0029.0002 AND 12-0-0012-0029.0003

BEING KNOWN AND NUMBERED AS 152 WEST SHORE DRIVE, HAWLEY, PA 18428

TITLE TO SAID PREMISES IS VESTED IN ELAINE O'ROURKE, BY DEED FROM ELAINE O'ROURKE, EXECUTRIX OF THE ESTATE

OF PETER LOUGHREY, DATED SEPTEMBER 13, 2011 AND RECORDED OCTOBER 6, 2011 IN DEED BOOK 4285, PAGE 340. THE SAID ELAINE O'ROURKE DIED ON AUGUST 12, 2018, WHEREUPON ON AUGUST 16, 2018, LETTERS TESTAMENTARY WERE GRANTED TO KELLY COURT, NOMINATING AND APPOINTING HER AS THE EXECUTRIX OF THE ESTATE OF ELAINE O'ROURKE.

Seized and taken in execution as property of:
Kelly Court Executrix of the Estate of Elaine O'Rourke 152 West Shore Drive, HAWLEY PA 18428

Execution No. 38-Civil-2019
Amount Due: \$94,544.28 Plus additional costs

May 15, 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.

Andrew L. Markowitz, Esq.

7/12/2019 • 7/19/2019 • 7/26/2019

**SHERIFF'S SALE
AUGUST 7, 2019**

By virtue of a writ of Execution instituted by: Nationstar Mortgage 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 7th day of August, 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:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN COUNTY OF WAYNE AND STATE OF PENNSYLVANIA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 1544, SECTION 14, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY,

PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 111 PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119, AS AMENDED AND SUPPLEMENTED.

BEING KNOWN AS: 1544 LAKEVIEW DRIVE WEST, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-0021-0171

Seized and taken in execution as property of:
Carole C. Press 1544 Lakeview Drive West, LAKE ARIEL PA 18436

Execution No. 95-Civil-2019
Amount Due: \$284,676.67 Plus
additional costs

May 7, 2019
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Nora C. Viggiano Esq.

7/12/2019 • 7/19/2019 • 7/26/2019

**SHERIFF'S SALE
AUGUST 7, 2019**

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing, 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 7th day of August, 2019 at 10:00 AM in the Conference Room on the third

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floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, being and situate in the Township of Palmyra, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING ALL OF LOT #6 in the subdivision known as "Sutter Subdivision" in accordance with a survey by Tim A. Jones, P.L.S. dated June 15, 1993 and recorded in Wayne County Map Book 79, pages 40-46.

EXCEPTING AND RESERVING so much of the property which lies within the public road or right of way known as Sutter Court as transferred by Deed of Dedication dated October 1, 1993 and recorded on July 13, 1994 in Wayne County RB 951 at page 143, by Lance J. Sutter to Palmyra Township.

TITLE TO SAID PREMISES IS VESTED IN STEPHANIE

PENDER, AN ADULT INDIVIDUAL, by Deed from RICHARD J. CARIDI AND GISELLE CARIDI, HIS WIFE, Dated 05/06/2016, Recorded 05/12/2006, in Book 5007, Page 227.

Tax Parcel: 18-0-0015-0006

Premises Being: 6 SUTTER COURT, HAWLEY, PA 18428

Improveents there on:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Stephanie Pender 6 Sutter Court, HAWLEY PA 18428

Execution No. 111-Civil-2018
Amount Due: \$153,864.84 Plus additional costs

May 7, 2019
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER

MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Peter Wapner Esq.

7/12/2019 • 7/19/2019 • 7/26/2019

**SHERIFF'S SALE
AUGUST 7, 2019**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of August, 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 tract of land situate in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, being known as Lot No. 3, as shown on a certain plan entitled Minor Subdivision Property of Alfred Groschang, as recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Map Book No. 98, Page 37.

TAX MAP NO. 22-0-0055-0009.-
CONTROL NO.: 100313

BEING KNOWN AS: 906 Golf Park Drive, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Michael J. Tomasetti aka Michael Tomasetti 906 Golf Park Drive, LAKE ARIEL PA 18436
Pamela J. Tomasetti AKA Pamela Tomasetti 906 Golf Park Drive LAKE ARIEL PA 18436

Execution No. 172-Civil-2018
Amount Due: \$135,713.15 Plus additional costs

May 7, 2019
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Brooke R. Waisbord Esq.

7/12/2019 • 7/19/2019 • 7/26/2019



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

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

**SHERIFF'S SALE
AUGUST 7, 2019**

By virtue of a writ of Execution instituted by: The Bank of New York Mellon Trust Company, N.A., as Trustee for Federal Deposit Insurance Corp. 2011-R1 Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of August, 2019 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece, parcel or lot of land lying, situate and being in the Township of Paupack, County

of Wayne and Commonwealth of Pennsylvania, and being known and designated as Lot Number 1 in the development known as Lakeville Acres, and being more specifically described on those certain approved maps of the development recorded in Wayne County Map Book 41, at Page 111, and Map Book 36, at page 71, the metes and bounds description as shown on said maps are hereby expressly incorporated herein by reference.

Title to said Premises vested in Joan M. Schneider a/k/a Joan Schneider by Deed from Patricia A. Romich dated June 20, 1986 and recorded on June 20, 1986 in the Wayne County Recorder of Deeds in Book 444, Page 183.

Being known as: 5 Lakeville Court, Lakeville, PA 18438

Tax Parcel Number: 19-0-0057-0001

Seized and taken in execution as property of:
Unknown heirs, successors, assigns and all persons, firms, or associates claiming right, title or interest from or under
Joan M. Schneider, Deceased 5 Lakeville Court, LAKEVILLE PA 18438

Execution No. 550-Civil-2018
Amount Due: \$126,027.13 Plus additional costs

May 6, 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.

7/12/2019 • 7/19/2019 • 7/26/2019

**SHERIFF'S SALE
AUGUST 21, 2019**

By virtue of a writ of Execution instituted by: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of August, 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 PLACE OR
PARCEL OF LAND SITUATE,
LYING AND BEING IN THE
TOWNSHIP OF DYBERRY,
COUNTY OF WAYNE, AND
COMMONWEALTH OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT IN
THE CENTER OF THE STAGE
HIGHWAY ROUTE 670
LEADING FROM BETHANY TO
PLEASANT MOUNT, PAM THE
SAID POINT BEING A CORNER
OF LANDS NOW OR
FORMERLY OF ARTHUR
BRYANT; THENCE ALONG THE
CENTER OF THE SAID
HIGHWAY; SOUTH 1 DEGREE
AND 00 MINUTES WEST 150
FEET TO A POINT IN THE SAID
HIGHWAY; THENCE THROUGH
LANDS NOW OR FORMERLY
OF THE PRIOR GRANTOR,
NORTH 89 DEGREES AND 20
MINUTES WEST 325 FEET TO A
PIPE CORNER; THENCE
THROUGH LANDS OF THE
SAME, NORTH 1 DEGREE AND
00 MINUTES EAST 150 FEET
TO A CORNER IN A STONE
WALL ON THE LINE OF LANDS
NOW OR FORMERLY OF
ARTHUR BRYANT; THENCE
ALONG THE SAME, SOUTH 89
DEGREES AND 20 MINUTES
EAST 325 FEET TO THE PLACE
OF BEGINNING. CONTAINING
THEREIN 1.1119 ACRES BE
THE SAME MORE OR LESS.

THE GRANTOR ALSO
GRANTING AND CONVEYING
A RIGHT-OF-WAY THROUGH
OTHER LANDS OF HEREIN
BOUNDED AND DESCRIBED
AS FOLLOWS:

BEGINNING SOUTH 89
DEGREES AND 20 MINUTES
EAST 8 FEET FROM THE
SOUTHWESTERLY CORNER
OF THE ABOVE DESCRIBED
LOT; THENCE SOUTH 29
DEGREES 02 MINUTES EAST
133.9 FEET AND NORTH 86
DEGREES AND 35 MINUTES
EAST 252 FEET TO THE
CENTER OF THE STATE
HIGHWAY ROUTE 670 BEING
15 FEET WIDE FROM THE
AFOREDESCRIBED
CENTERLINE.

THE ABOVE DESCRIPTIONS
ARE IN ACCORDANCE WITH A
SURVEY BY GEORGE E.
FERRIS, DATED APRIL 17, 1975
AND RECORDED IN WAYNE
COUNTY MAP BOOK 28, AT
PAGE 81.

Map and Parcel ID: 09-0-0233-
0056.0001

Being known as: 657 Bethany
Turnpike, Honesdale, Pennsylvania
18431.

Title to said premises is vested in
Mary C. Thomas and Clyde W.
Thomas, husband and wife by deed
from Clyde W. Thomas dated
October 16, 1985 and recorded
October 17, 1985 in Deed Book
433, Page 477. The said Mary C.

Thomas died on March 1, 1992 thereby vesting title in her surviving spouse Clyde W. Thomas by operation of law.

Seized and taken in execution as property of:
Clyde W. Thomas 657 Bethany Turnpike, HONESDALE PA 18431

Execution No. 8-Civil-2015
Amount Due: \$121,476.81 Plus additional costs

May 28, 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.

7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF'S SALE
AUGUST 21, 2019**

By virtue of a writ of Execution instituted by: M & T Bank S/B/M Manufacturers and Traders Trust Company, issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of August, 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:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF LAKE ARIEL, COUNTY OF WAYNE, STATE OF PA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 526, SECTION 6, OF THE HIDEOUT A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGES 26 AND 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGES 57 AND 58; FEBRUARY 8, 1971 IN PLAT

BOOK 5, PAGES 59 AND 61 THROUGH 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGES 66 THROUGH 68; MAY 10, 1971 IN PLAT BOOK 5, PAGES 69 THROUGH 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 73 THROUGH 76, 79 THROUGH 84, 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; AND SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96 THROUGH 104; AS AMENDED AND SUPPLEMENTED.

BEING KNOWN AS: 526 CEDARWOOD TERRACE, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 22-0-0020-0078

BEING THE SAME PREMISES WHICH WILLIAM SEARS AND KATHLEEN THORSLAND SEARS BY DEED DATED 7/9/2008 AND RECORDED 7/21/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3560 AT PAGE 309, GRANTED AND CONVEYED UNTO WILLIAM SEARS AND KATHLEEN THORSLAND SEARS, AS TENANTS IN COMMON. THE SAID WILLIAM F. SEARS IS DECEASED. D.O.D 01/05/2016 VESTING TITLE IN LAURIE PHILIPS SOLELY IN HER CAPACITY AS HEIR OF WILLIAM F. SEARS SR A/K/A WILLIAM SEARS, DECEASED, PHYLLIS SEARS SOLELY IN HER CAPACITY AS HEIR OF WILLIAM F. SEARS SR A/K/A WILLIAM SEARS, DECEASED, KATHLEEN THORSLAND

SEARS, PHILIP SEARS LAROCCA SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM F. SEARS, SR. A/K/A WILLIAM SEARS DECEASED, WILLIAM P. SEARS, JR. SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM F. SEARS, SR. A/K/A WILLIAM SEARS DECEASED, THE UNKNOWN HEIRS OF WILLIAM F. SEARS, SR. A/K/A WILLIAM SEARS DECEASED.

Seized and taken in execution as property of:

Laurie Philips Soley in her Capacity as Heir of Williams F. Sears, Sr. a/k/a William Sears Deceased 107 Noyes Avenue, KINGSTON PA 18704
Phyllis Sears, Solely in her capacity as Heir of William F. Sears Sr. a/k/a William Sears Deceased 188 Saint James Circle, HONESDALE PA 18431
Kathleen Thorsland Sears 526 Cedarwood Terrace, LAKE ARIEL PA 18436
Willaim P. Sears, Jr. Solely in his capacity as Heir of William P. Sears, Sr. a/k/a William Sears Deceased 312 The Hideout, Lake Ariel PA 18436
Unknown Heirs of William F. Sears, Sr. a/k/a William Sears Deceased 526 Cedarwood Terrace, LAKE ARIEL PA

Execution No. 458-Civil-2018
Amount Due: \$75,844.52 Plus additional costs

May 28, 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.

Kevin G. McDonald, Esq.

7/26/2019 • 8/2/2019 • 8/9/2019

UPCOMING PBI COURSE OFFERINGS

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 wprobono@gmail.com to advise of your attendance so she will have an accurate head count for each course.

CIVIL ACTIONS FILED

*FROM JUNE 29, 2019 TO JULY 5, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-20689	FILER RICHARD	7/01/2019	SATISFACTION	—
2006-20689	FILER RUTH M	7/01/2019	SATISFACTION	—
2007-21651	THURSTON WILLIAM ERIC	7/05/2019	SATISFACTION	8,783.01
2013-00092	SICCA ANGELA	7/03/2019	WRIT OF EXECUTION	4,320.06
2013-00092	PNC BANK GARNISHEE	7/03/2019	WRIT OF EXECUTION	—
2013-00500	SALMON NICKEISHA LAMEY	7/03/2019	WRIT OF EXECUTION	118,557.10
2014-20985	CAREY MARION	7/03/2019	SATISFACTION	—
2017-00499	TRESHNIK NICOLE L	7/02/2019	SATISFACTION	—
2017-20540	MCNAMARA SCOTT P	7/05/2019	WRIT OF EXECUTION	—
2017-20540	PNC BANK GARNISHEE	7/05/2019	GARNISHEE/WRIT EXEC	—
2017-20876	CONNOLLY LYNN	7/01/2019	SATISFACTION	28,590.98
2018-00279	SMITH RAYMOND	7/05/2019	SATISFACTION	—
2018-00279	SMITH CELESTE	7/05/2019	SATISFACTION	—
2018-20586	ENKULENKO AMANDA	7/01/2019	SATISFACTION	—
2018-20807	HUGHES CHRISTOPHER	7/02/2019	SATISFACTION	—
2018-20845	RAMIREZ WILLIAM A	7/02/2019	SATISFACTION	—
2018-20845	RAMIREZ BARBARA	7/02/2019	SATISFACTION	—
2018-21037	KEANE MICHAEL	7/02/2019	SATISFACTION	—
2018-21037	KEANE MARY BLUTE	7/02/2019	SATISFACTION	—
2018-21198	DOBBINS NOELLE S	7/03/2019	SATISFACTION	—
2019-00140	HOLEVINSKI JACOB	7/03/2019	DEFAULT JUDGMENT	1,850.78
2019-00150	WRIGHT DIEGO	7/03/2019	DEFAULT JUDGMENT	2,244.69
2019-00185	PICO CATHLEEN	7/03/2019	DEFAULT JUDG IN REM	161,399.26
2019-00222	GOCEK JOHN J	7/02/2019	LIS PENDENS (REINST.)	—
2019-00222	GOCEK MARIE ANN	7/02/2019	LIS PENDENS(REINST.)	—
2019-20046	STEVENS WILLIAM	7/02/2019	SATISFACTION	—
2019-20064	KHAN KANWAL	7/01/2019	SATISFACTION	1,434.22
2019-20206	BUNDT HENRY ESTATE OF GRANTOR	7/02/2019	SATISFACTION	—
2019-20206	BUNDT ELSA GRANTEE	7/02/2019	SATISFACTION	—
2019-20206	BUNDT PROPERTIES LLC GRANTEE	7/02/2019	SATISFACTION	—
2019-20299	JENKINS DAVID	7/03/2019	SATISFACTION	—
2019-20317	DURANTE JEFFREY RONALD	7/01/2019	DEFAULT JUDGMENT	7,482.36
2019-20340	MARTZEN RICHARD J	7/02/2019	SATISFACTION	—
2019-20340	MARTZEN RICHARD J	7/02/2019	SATISFACTION	—
2019-20416	DEVINE DARLENE K	7/01/2019	SATISFACTION	1,870.17
2019-20417	DEMANSKY BARRY	7/01/2019	SATISFACTION	1,400.17
2019-20577	MARA MICHAEL P	7/01/2019	JP TRANSCRIPT	6,225.99

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

2019-20578	MARA MICHAEL P	7/01/2019	JP TRANSCRIPT	5,883.53
2019-20579	MARA MICHAEL P	7/01/2019	JP TRANSCRIPT	3,682.58
2019-20580	LEPKOWSKI DAWN I/D/B/A	7/01/2019	JP TRANSCRIPT	5,606.51
2019-20580	BELMONT CAFE I/D/B/A	7/01/2019	JP TRANSCRIPT	5,606.51
2019-20580	BELMONT CAFE LLC I/D/B/A	7/01/2019	JP TRANSCRIPT	5,606.51
2019-20581	PHILLIPS WAYNE CARL	7/01/2019	JUDGMENT	2,542.75
2019-20582	SWARTWOUT FRANK L JR	7/01/2019	FEDERAL TAX LIEN	23,190.28
2019-20582	SWARTWOUT SUSANNE E	7/01/2019	FEDERAL TAX LIEN	23,190.28
2019-20583	CONNOR EDWARD JOSEPH III	7/01/2019	JUDG/WAKE COUNTY NC	7,280.73
2019-20584	REPKIE SANDRA L	7/02/2019	MUNICIPAL LIEN	3,235.62
2019-20585	POCONO SPRINGS ESTATES INC	7/02/2019	MUNICIPAL LIEN	543.86
2019-20586	ENGLAND ROBERT R	7/02/2019	MUNICIPAL LIEN	571.78
2019-20587	CASTENOVA JOANNE EXECUTRIX	7/02/2019	MUNICIPAL LIEN	718.35
2019-20587	GRANESE ROSE J ESTATE OF	7/02/2019	MUNICIPAL LIEN	718.35
2019-20588	ZIC IVAN	7/02/2019	MUNICIPAL LIEN	543.86
2019-20588	ZIC OLGA	7/02/2019	MUNICIPAL LIEN	543.86
2019-20589	CLARKE GRACE	7/02/2019	MUNICIPAL LIEN	562.47
2019-20590	GENAO VICTOR M	7/02/2019	MUNICIPAL LIEN	529.90
2019-20591	MUSOVIC SAMMY	7/02/2019	MUNICIPAL LIEN	569.46
2019-20592	ROBERTS RICHARD E	7/02/2019	MUNICIPAL LIEN	2,738.63
2019-20592	ROBERTS MARILYN J	7/02/2019	MUNICIPAL LIEN	2,738.63
2019-20593	STINSON MARK N	7/02/2019	MUNICIPAL LIEN	688.10
2019-20593	STINSON MINDY A	7/02/2019	MUNICIPAL LIEN	688.10
2019-20594	ELLINGSEN HENRY	7/02/2019	FEDERAL TAX LIEN	24,173.32
2019-20594	ELLINGSEN DIANE F	7/02/2019	FEDERAL TAX LIEN	24,173.32
2019-20595	PAPAZIAN WILLIAM S	7/02/2019	FEDERAL TAX LIEN	101,466.47
2019-20596	KEANE PATRICK M	7/02/2019	TAX LIEN	5,753.98
2019-20597	FEA JASON	7/02/2019	TAX LIEN	601.31
2019-20598	DALRYMPLE JAMES B	7/02/2019	TAX LIEN	742.59
2019-20599	SEM HOSPITALITY INC	7/02/2019	TAX LIEN	35,246.27
2019-20600	WAYMART HOTEL PIZZA II LLC	7/02/2019	TAX LIEN	1,777.74
2019-20601	SMITH GRIEVE INC	7/02/2019	TAX LIEN	8,546.97
2019-20602	HORNUNG JASON	7/02/2019	TAX LIEN	833.51
2019-20603	RAMIREZ WILLIAM A	7/02/2019	TAX LIEN	1,872.87
2019-20603	RAMIREZ BARBARA	7/02/2019	TAX LIEN	1,872.87
2019-20604	POTOSKI KEVIN E SR	7/02/2019	TAX LIEN	4,735.13
2019-20605	COREY STEVEN M	7/02/2019	TAX LIEN	6,785.91
2019-20606	UTEGG HARRY R	7/02/2019	TAX LIEN	12,676.80
2019-20607	KREMPASKY ANDREW W	7/02/2019	TAX LIEN	2,406.66
2019-20607	KREMPASKY MICHELE L	7/02/2019	TAX LIEN	2,406.66
2019-20608	SEAGRAVES & SEAGRAVES DEVELOP	7/02/2019	TAX LIEN	2,336.11
2019-20609	B&R COLLISION CORP	7/02/2019	TAX LIEN	5,531.78
2019-20610	GREGORY RICHARD D	7/02/2019	TAX LIEN	918.11
2019-20610	GREGORY HELGA J	7/02/2019	TAX LIEN	918.11
2019-20611	MALSOM DAVID	7/02/2019	TAX LIEN	2,919.72

2019-20612	HEACOCK CHEYANE		7/03/2019	JP TRANSCRIPT	4,128.25
2019-20612	SAVAGE JAMES THOMAS		7/03/2019	JP TRANSCRIPT	4,128.25
2019-20612	HEACOCK CHEYANE		7/03/2019	WRIT OF EXECUTION	4,519.25
2019-20612	SAVAGE JAMES THOMAS		7/03/2019	WRIT OF EXECUTION	4,519.25
2019-20613	TUITE TIMOTHY L		7/03/2019	JP TRANSCRIPT	2,616.05
2019-20614	KNECHT SHANE MICHAEL		7/03/2019	JUDGMENT	457.75
2019-20615	WERHMANN APRIL MAY		7/05/2019	JUDGMENT	1,000.00
2019-20616	TIRADO ANTHONY		7/05/2019	JUDGMENT	10,358.84
2019-20617	TIRADO LAWRENCE ROBERT		7/05/2019	JUDGMENT	1,000.00
2019-40017	MULLEN SHAWN W OWNER	P	7/02/2019	STIP VS LIENS	—
2019-40017	MULLEN NICOLE L OWNER	P	7/02/2019	STIP VS LIENS	—
2019-40017	PINE TREE HOMES INC CONTRACTOR		7/02/2019	STIP VS LIENS	—
2019-40018	WEAVER RICHARD E OWNER	P	7/03/2019	STIP VS LIENS	—
2019-40018	WEAVER JANICE M OWNER	P	7/03/2019	STIP VS LIENS	—
2019-40018	D&D HOMES BUILDERS CONTRACTOR		7/03/2019	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00308	BANK OF AMERICA NA	PLAINTIFF	7/02/2019	—
2019-00308	SMITH LISA M	DEFENDANT	7/02/2019	—
2019-00315	CITIBANK NA	PLAINTIFF	7/05/2019	—
2019-00315	GROSS CHRISTOPHER G	DEFENDANT	7/05/2019	—
2019-00318	BARCLAYS BANK DELAWARE	PLAINTIFF	7/05/2019	—
2019-00318	LEHMAN BARBARA A	DEFENDANT	7/05/2019	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00314	PYKUS WILLIAM L D/B/A	PLAINTIFF	7/03/2019	—
2019-00314	BILL PYKUS EXCAVATING INC	PLAINTIFF	7/03/2019	—
2019-00314	PA BIRCH CREEK FARN LLC	DEFENDANT	7/03/2019	—
2019-00316	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	7/05/2019	—
2019-00316	GALANTE MICHELE	DEFENDANT	7/05/2019	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00305	BOARDWALK PROPERTIES INC	PLAINTIFF	7/01/2019	—
2019-00305	MILEWSKI EXCAVATING AND LANDSC	DEFENDANT	7/01/2019	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00312	HELMS JANET KIMBERLY	PLAINTIFF	7/03/2019	—
2019-00312	KOLWICZ MICHAEL JOSEPH A/K/A	DEFENDANT	7/03/2019	—
2019-00312	KOLWICZ MICHAEL	DEFENDANT	7/03/2019	—
2019-00312	LONGO JANE	DEFENDANT	7/03/2019	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00306	1974 CHEVY CORVETTE VIN 1Z37J45424599	PETITIONER	7/02/2019	—
2019-00306	MCVEY BARTON	PETITIONER	7/02/2019	—
2019-00306	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/02/2019	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00317	LARSEN CORI	PLAINTIFF	7/05/2019	—
2019-00317	WAYNE MEMORIAL HOSPITAL	DEFENDANT	7/05/2019	—
2019-00317	CASTELINO PAIGE MD	DEFENDANT	7/05/2019	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00310	CLINTON TOWNSHIP WAYNE COUNTY PLAINTIFF/APPELLANT	PLAINTIFF	7/03/2019	—
2019-00310	FLAGGE CONTRACTING INC DEFENDANT/APPELLEE	DEFENDANT	7/03/2019	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00311	CONKLIN ALFRED	PLAINTIFF	7/03/2019	—
2019-00311	TAORMINA STEVEN J	DEFENDANT	7/03/2019	—
2019-00313	COLOMBO KEVIN	PLAINTIFF	7/03/2019	—
2019-00313	BRINK FRANKLIN E	DEFENDANT	7/03/2019	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00307	ERIE INSURANCE COMPANY A/S/O	PLAINTIFF	7/02/2019	—
2019-00307	JARUSIK RONALD	PLAINTIFF	7/02/2019	—
2019-00307	JARUSIK JANE	PLAINTIFF	7/02/2019	—
2019-00307	WINIX AMERICAN INCORPORATED	DEFENDANT	7/02/2019	—
2019-00307	CLOUD 9 MARKETING INCORPORATED D/B/A	DEFENDANT	7/02/2019	—
2019-00307	WINIX INC	DEFENDANT	7/02/2019	—
2019-00307	SEARS ROEBUCK AND CO	DEFENDANT	7/02/2019	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00309	BADOLATO CHRISTOPHER	PLAINTIFF	7/02/2019	—
2019-00309	PERRY COLLIN	DEFENDANT	7/02/2019	—
2019-00309	HAMILL ELIZABETH	DEFENDANT	7/02/2019	—

MORTGAGES AND DEEDS

*RECORDED FROM JULY 15, 2019 TO JULY 19, 2019
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Mazzaro Steven Anthony Jr	Honesdale National Bank	Paupack Township	175,500.00
Cosgrove Dustin Alan	Mortgage Electronic Registration Systems	Paupack Township	
	Union Home Mortgage Corp		132,554.00
Muth Robert C	Mortgage Electronic Registration Systems	Salem Township	
Muth Angie N	Guaranteed Rate Inc		367,200.00
Hopkins Gary J Jr	Mortgage Electronic Registration Systems	Paupack Township	
	Austin Capital Bank SSB Austin Capital Bank S S B		168,396.00
Suchter Mark F Jr	PNC Bank	Salem Township	
Suchter Krista	P N C Bank		89,500.00
Sanchez Evelyn	Mortgage Electronic Registration Systems	Salem Township	
	Caliber Home Loans Inc		106,000.00
Miller Paul J	Mortgage Electronic Registration Systems	Honesdale Borough	
Miller Cassandra	Summit Mortgage Corporation		279,500.00
D & B Realty Holdings	Grassie & Sons Inc	Salem Township	169,125.00
D & B Realty Holdings	Economic Development Council Of Northeast Northeastern Pa Alliance	Salem Township	
			200,000.00
Souriyavong Kimary	Mortgage Electronic Registration Systems	Lehigh Township	
	Stearns Lending		256,410.00
Whitmore Sean	Dime Bank	Damascus Township	146,775.00
Buxbaum Lawrence	Citizens Savings Bank	Paupack Township	
Buxbaum Janet			172,000.00
Highhouse Benjamin W	Dime Bank	Damascus Township	
Highhouse Amanda J			71,500.00
Dickinson Kenneth C Jr	Dime Bank	South Canaan Township	
Dickinson Amy L			90,000.00
Schott Jennifer	Dime Bank	Damascus Township	
Schott Michael			140,500.00
Vallese Carolyn J	Wayne Bank	Damascus Township	281,000.00
Palazzo Joseph D Jr	Mortgage Electronic Registration Systems	Sterling Township	
	Crosscountry Mortgage Inc		247,100.00
Dramisino Angelo	PSECU	Lake Township	
Dramisino Ellen Marie	P S E C U		20,000.00

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

Hamby Marie	Honesdale National Bank	Berlin Township	
Hamby Michael			10,725.00
Lane Thomas D	NBT Bank	Lake Township	
Lane Katherine Anne	N B T Bank		94,400.00
Holewa Eduard K	NBT Bank	Dreher Township	
Holewa Ursula E	N B T Bank		50,000.00
Lomuscio Nicholas	NBT Bank	Lake Township	
Lomuscio Diane	N B T Bank		80,000.00
Dolan Violet B	NBT Bank	Salem Township	
	N B T Bank		25,000.00
Marshall Jason Wayne	NBT Bank	Lehigh Township	
	N B T Bank		85,000.00
Doney Lori	Wayne Bank	Dyberry Township	124,000.00
Teeple John	Ozadovkiy Yevgeniy	Lehigh Township	
All Trades Construction Services Inc			310,000.00
Mikulak Robert	Mortgage Electronic Registration Systems	Sterling Township	
Briggs Sarah	Finance Of America Mortgage LLC		149,344.00
	Finance Of America Mortgage L L C		
Payne Joshua	Honesdale National Bank	Preston Township	
Payne Amy			44,000.00
Ranner Eric	Mortgage Electronic Registration Systems		
Ranner Julia G	Quicken Loans Inc	Honesdale Borough Honesdale Borough & Oregon Twp Oregon Township Oregon Twp & Honesdale Borough	223,900.00 223,900.00


DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Sturm David Sturm Carol	Mazzaro Steven Anthony Jr	Paupack Township	
Dilker Barbara Est Dilker Joanne Exr	Cosgrove Dustin Alan	Paupack Township	Lots 201 & 203
Compton Matthew R Compton Kate E	Muth Robert C Muth Angie N	Salem Township	Lot 558
Fowkes Robert Arthur Jr Est AKA Fowkes Robert Arthur Est AKA Fowkes Robert A Est AKA Fowkes Karen M Exr Kuhn Karen Exr	Carollo Gail	Paupack Township	Lot 17
Fowkes Brian W Exr AKA Fowkes Brian Exr AKA Rinaldi Pamela			

Fowkes Arthur			
Carollo Gail			
Fowkes Kevin			
Fowkes Karen M			
Kuhn Karen			
Fowkes Brian W AKA			
Fowkes Brian AKA			
Gabriel Janos	Dyson John C Jr	Hawley Borough	
Hertzog Paul	Hopkins Gary J Jr	Paupack Township	
Hertzog Barbara			
Big Bear Property Owners Association	Keating Michael	Paupack Township	
Big Bear Property Owners Association Inc	Keating Jennifer		Lots 100 & 108
Big Bear Campers Property Owners Assoc			
Robey Alpheus M Jr	Lohmann Margaret A	Berlin Township	
Robey Jean M AKA			
Robey Jean Marie AKA			
Steven H Gouiran Two Zero One Two Trust	Gouiran Donna J	Paupack Township	
Gouiran Donna J Tr			
Rigg Ashley Ann Adm	Lawson Norman Jr	Lehigh Township	
Francis Earl Est			Lots 9 & 26
Nabutovskaya Gelena	Lev Igor	Paupack Township	
Rogovin Vadim			Lot 30
Puntar Donna	Puntar Donna Puntar John	Mount Pleasant Township	
Chelius Marie A	Chelius Marie A	Paupack Township	
Shomgard Margaret L	Shomgard Margaret L		
Lalor Lori Tr	Sanchez Evelyn	Salem Township	
Hermann Family Irrevocable Trust			Lot 691
Murray Joan F	Dalco	Lake Township	
Murray Joseph L Jr			Lot 2326
Fritz Charles J	Miller Paul	Honesdale Borough	
Fritz Ellen	Miller Cassandra		
Grassie & Sons Inc	D & B Realty Holdings	Salem Township	Lots 1 & 2
Wells Fargo Bank	Demarco Carlo A	Lake Township	Lots 820 & 81E
Lahr-Christopher W	Souriyavong Kimary	Lehigh Township	
Lahr Stacey M			
Foley John P	Whitmore Sean	Damascus Township	
Ostrander Steven W	Vallese Carolyn J	Damascus Township	
Ostrander Kathleen M			
Marton Glenn	Marton Glenn	Salem Township	
Marton Linda	Marton Linda		Lot 241R
Lakeview Loan Servicing By Af M & T Bank Af	Veterans Affairs	Lake Township	Lot 2211

Clauss Timothy Exr	Davis Scott	Lake Township	
Clauss Rosanne Exr	Davis Jennifer		Lot 6
Jones Robert E Jr Est AKA Jones Robert E Est AKA			
Smith James P	Hamby Marie	Berlin Township Hamby Michael	
Passarelli Vincent J	Guarino Thomas	Paupack Township	
Passarelli Enza	Guarino Mary Jo		Lot G
Davis James	Davis James IV Tr Davis Family Trust	Paupack Township	Lot 97R
Decker Michael E By Sheriff Decker Caryn L By Sheriff	Tigue Wayne	Damascus Township	Lot 17
Hunter Kathleen Marie Est AKA Hunter Kathleen M Est AKA Canfield Lisa Kay Exr	Canfield Lisa Kay	Texas Township 1 & 2	
Hunter Kathleen Marie Est AKA Hunter Kathleen M Est AKA Canfield Lisa Kay Exr	Canfield Lisa Kay	Texas Township 1 & 2	Lot 4
Light Randall H Light Rose	Randall Light Irrevocable Family Trust Rose Light Irrevocable Family Trust	Paupack Township	Lot 23
Phillips James Lee Phillips Christine	Phillips James Lee Phillips Christine Porosky Brandy Dumond Kyle	Preston Township	Lot B
Morris Elizabeth T	Morris Elizabeth T Morris Alexandra E	Honesdale Borough	Lot 2
Bosch Frederick E	Bosch Frederick E Tr Frederick E Bosch Living Trust	Prompton Borough	
Kelly Paul F	Tristano Joseph N Ian Meredith M	Lake Township	Lot 36
Patten Harry Patten Debra L	Patten Harry Patten Debra L	Clinton Township 1	
Lakeview Loan Servicing By Af Loancare Af	Veterans Affairs	South Canaan Township	Lot 3B
Roberts Gail M	Roberts Gail M Toub Paul Jr	Mount Pleasant Township	Lots 7 & 6
Doney June M Est AKA Doney June Est AKA Sprague Denise Exr	Doney Lori	Dyberry Township	
Kurilla Jamie Marie AKA Olivo Jamie Marie AKA Olivo Moises B	Mikulak Robert Briggs Sarah	Sterling Township	Lot 33
Fritz Martin R	Hinkley Thomas Hinkley Joanne	Lehigh Township	Lot 6
Citibank Tr By Af Ocwen Loan Servicing Af	Equity & Help Inc	Palmyra Township	Lot 22
Equity & Help Inc	Two Zero Four Nor Four Two Eight Trust Two Zero Four Nor Four Two Eight Trust	Palmyra Township	Lot 22

Armstrong Janet Exr	Payne Joshua	Preston Township	
Wildenstein Bessie Est	Payne Amy		
Oneill Alice Exr			
Keast Clara Exr			
Keyes Susan Exr			
Hauenstein Lila Est			
Roney Rose Adm			
Roney Russell Est			
Guanzini Luce Exr			
Holbert Lothar Exr			
Roney Leon Est			
Roney Harold Exr			
Roney Archie Est			
Creteau Paul J	Lehner Lois E	Paupack Township	
Creteau Jane M			Lot 49R
Lehner Lois E			
Lehner Lois E	Lehner Lois E	Paupack Township	Lot 49R
Dzubryk Russell S	Mannino Tabitha	Lehigh Township	
Crouch Kathleen A			
Dzubryk Kathleen A			
Ferrone Eugene A	Brown Michael B	Lake Township	
Ferrone Susan W	Brown Amy C		Lot 1027
Miller Nancy	Nancy Jean Miller Trust	Lake Township	
Rowe Joseph E	Rowe Joseph E	Paupack Township	
Rowe Suzanne M H AKA	Hamerrowe Suzanne M		
Hamerrowe Suzanne M AKA	Rowe Suzanne M Hamer		
Rowe Suzanne M Hamer AKA			



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COURT CALENDAR

July 29, 2019–August 2, 2019

Monday, July 29, 2019

Time 9:00 AM
Subject Extradition
Chittams-USP Canaan

Time 9:00 AM
Subject Rule to Dismiss Civil Cases

595-2016-CV Commonwealth of PA v. Starlight Fireworks LLC
Cummings/ Pro Se

8-2016-ED In Re: CONDEMNATION BY
THE COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT OF
TRANSPORTATION, OF RIGHT-OF-WAY
FOR STATE ROUTE 0191, SECTION P75
IN THE TOWNSHIP OF OREGON Clements

12-2018-ED In Re: CONDEMNATION BY
THE COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT OF
TRANSPORTATION, OF RIGHT-OF-WAY
FOR STATE ROUTE 3006, SECTION D51
IN THE TOWNSHIP OF SALEM Clements

81-2017-CV TD Bank USA, N.A v. Black Howell/Pro Se

82-2017-CV TD Bank USA, N.A v. Petracco Howell/Pro Se

92-2017-CV First National Mortgage Association v. Kuhn Graham/Treat
(C.Kuhn)/Pro Se

101-2017-CV Giannone v. Chapman Pro Se/Pro Se

218-2017-CV Barnes v. Horwell Burline/Pro Se

219-2017-CV Horwell v. Barnes Pro Se /Pro Se

642-2015-CV Derrick v. Andrew Mitsakos/Pro Se

577-2016-CV Brown V. Northeast Construction Pro Se/Pro Se

Time 9:30 AM
Bell v. Maus, Inc., et al 42-2016-CV
Rule
Bensley/Cohen/Coatsworth/Peterson

Time 10:00 AM
In re: Z.P. 68-2019-OCD
Incapacity Hearing
Lehutsky

COURT CALENDAR

July 29, 2019–August 2, 2019

Time 10:30 AM
Love v. Vessecchia 149-2019-DR
Demand Support
Burlein(DRO)

Time 11:00 AM
In Re: Adoption of L.P.G. 12-2019-AD
Adoption
Martin II

Time 11:30 AM
Stanton v. Stanton 75-2018-DR
Contempt
Brown/Pro Se

Time 1:00 PM
Commonwealth v. Salvatore Cammarata 69-2019-CR
Non-Jury Trial
DA/Henry

Tuesday, July 30, 2019

Time 9:00 AM AM
Motions Court

Time 9:00 AM
Commonwealth v. Kyle Reed Michaels, Sr. 73-2019-CR
Non-Jury Trial
Rothenberg/Henry

Wednesday, July 31, 2019

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

Time 9:00 AM
In Re: A.E. 3-2018-Adoption
Adoption
Anderson

Time 9:30 AM
In Re: Name Change of Paul Faux
Name Change
Rechner/

COURT CALENDAR

July 29, 2019–August 2, 2019

Time 10:00 AM
In Re: Estate of Marshall 34-2018-OCD
Settlement of Small estate
Pro Se /

Time 10:00 AM
Warnott v. Anderson 319-2018-DR
Contempt
Rechner/Brown

Time 10:30 AM
Carrelle v. Carrelle & Godfrey
Hearing on standing
Clause/Barrasse/Farrell

Time 10:30 AM
In re: E.C. 32-2013, B.C. 33-2013, G.C. 10-2016.
Disposition Hearing

Time 11:30 AM
In Re: B.C.
Adoption
Farrell

Time 11:30 AM
Subject Drug Court Team Meeting

Time 12:30 PM
Subject Drug Court

Time 1:00 PM
Commonwealth v. Robert E. Fulmer 17-2019-SA
Summary Appeal
DA/Sklarosky

Time 1:30 PM
Sampson v. Sampson 84-2018-DR
Defendant's Petition for Special Relief
Moulton/Buscarini

COURT CALENDAR

July 29, 2019–August 2, 2019

Time 2:30 PM
Non Supports
Senior Judge

Time 2:30 PM
PFA
Grimes v Grimes 361-2019-DR

Thursday, August 01, 2019

Time 9:00 AM
Commonwealth v. Jared Toomey 179-2018-MD
ICC
DA/Burlein

Time 9:00 AM
Extradition
Mitchem-USP Canaan

Time 9:00 AM
Motions Court

Time 9:00 AM
In re: D.V. 46-2018-dp; J.V. 45-2018-DP; S.V. 44-2018-DP Susquehanna
County Case
Permanency Review

Time 9:30 AM
Commonwealth Matters
Sentencing
473-2018-CR Bell, Nina Marie Henry
91-2019-CR Mikhailov, Tatiana Jordan
99-2019-CR Gelatt, Adam L. Zimmerman
133-2019-CR Gelatt, Stephen Zimmerman
66 & 102-2019-CR Deangelo, Veronica L. Zimmerman

COURT CALENDAR

July 29, 2019–August 2, 2019

Time 10:30 AM
Commonwealth Matters
Rule
Com v Deuel 244-2018-CR DA/Zimmerman
Com v. Moyles 385-2018-CR DA/Henry
Com v. Rousseau 412-2012-CR; 134-2013-CR; 308-2012-CR DA/Burlein
Com v. Brown 379-2017-CR DA/Lawler
Com v. Santerre 95-2018-CR & 233-2018-CR DA/Farrell
Com v. Kresge 99-2018-CR DA/
Re-Sentencing
334-2011-CR Antidormi, Gino DA/Pro Se

Time 1:00 PM
Commonwealth Matters
Bail Mod
344-2018-CR Com v Hamm DA/Katsock
Rule Returnable
424& 426-2018-CR Metzger, Nicholas Zimmerman
Bail Mod
169-2019-CR Giordano, Michael Baron

Time 2:00 PM
Commonwealth v. Ennis 19-2019-SA
Summary Appeal
DA/Pro Se

Time 2:00 PM
Commonwealth Matters
Rule-Defendants Petition to terminate supervision
297-2015-CR Warnock, Alice Ann Howell

Friday, August 02, 2019

Time 9:00 AM
PFA
209-2019-DR Bern v. Bern Thomas/Clause
259-2019-DR Warnock v. Sincavage
286-2019-DR Goff v. Gregory
343-2019-DR Hickey v. Hickey McCambridge

Time 11:00 AM
In re: E.P. 7-2019-DP (Susquehanna Cty)
Darmofal/Gathany/Beardsley

CUSTODY CALENDAR

July 29, 2019–August 2, 2019

Tuesday, July 30, 2019

9:15 AM
Kolorcik v. Zuidema 637-2018-DR
Custody Conference (Schloesser)
Pro Se/Pro Se

10:15 AM
Masker v. Hung & Kizer 205-2019-DR
Custody Conference (Schloesser)
Rechner/Pro Se/Pro Se

1:15 PM
Vanloan v. Hepburn 315-2019-DR
Custody Hearing (Schloesser)
Martin II/Thomas

Friday, August 02, 2019

10:00 AM
Morcom v. Morcom 124-2019-DR
Custody Conference (Schloesser)
Clause/Campolieto



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, Esq.

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@hnbkbank.com
724 Main Street
Honesdale, PA 18431

Donna DeVita, Esq.

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

Jessica Ellis, Esq.

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

Brendan R. Ellis, Esq.

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

Michael Farley, Esq.

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@chrisfarrellllaw.com
www.chrisfarrellllaw.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

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

Nicholas D. Gregory, Esq.

570-251-9960
nicklaw@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
570-253-2520
hhklaw@verizon.net
109 Ninth Street
Honesdale, PA 18431

Alfred J. Howell, Esq.

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

Steve Jennings, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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.

570-253-6899
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*

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

Tobey Oxholm, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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.

District Attorney's Office
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 Rydzewski, Esq.

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

Warren E. Schloesser, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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
*Civil Trials, 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
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