

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



February 28, 2020
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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Legal Journal of Wayne County contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Judy O’Connell
Kathleen A. Schloesser

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.

ESTATE NOTICE

Estate of Joseph A. Kelly, Jr., late of Mt. Pleasant Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Patrick J. Kelly 24 Fives Road, Honesdale, Pennsylvania, 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

2/28/2020 • 3/6/2020 • 3/13/2020

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of John Thomas Boutillette, a/k/a John Boutillette, a/k/a John T. Boutillette, who died on January 29, 2020, late resident of Equinunk, PA 18417, to Heather Lavelle, Executrix 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 Heather Lavelle 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

2/28/2020 • 3/6/2020 • 3/13/2020

EXECUTRIX NOTICE

Estate of Vivian J. Peck AKA Vivian Peck AKA Vivian Jessie Peck
Late of South Canaan Township
EXECUTRIX
Holly K. Highhouse
250 Old Racht Road
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/21/2020 • 2/28/2020 • 3/6/2020

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Dennis J. Sabol, a/k/a Dennis Sabol, late of Mount Pleasant Township, Wayne County, Pennsylvania, who died on July 15, 2019. All persons having claims or demands against the estate of the decedent shall make

them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to John J. Martin, Administrator, of 1022 Court Street, Honesdale, PA 18431, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

2/21/2020 • 2/28/2020 • 3/6/2020

EXECUTOR NOTICE

Estate of Barbara M. Remington
AKA Lee Barbara Remington
Late of Preston Township
CO-EXECUTOR
Thomas J. Noone
1216 Gunn Hill Road
Union Dale, PA 18470
CO-EXECUTOR
James Penedos
694 SR 2096
Hop Bottom, PA 18824
ATTORNEY
C. H. Welles IV, Esq.
7th Floor, 321 Spruce St.
Scranton, PA 18503

2/21/2020 • 2/28/2020 • 3/6/2020

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Mary K. Van Dien, a/k/a Mary Van Dien, who died on January 13, 2020, late resident of Honesdale, PA 18431,

to Debra Gumper, Executrix 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 Debra Gumper 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

2/21/2020 • 2/28/2020 • 3/6/2020

EXECUTRIX NOTICE

Estate of Lee A. Lobley AKA Lee Lobley AKA Lee Allen Lobley
Late of Salem Township
EXECUTRIX
Elaine I. Smith
P.O. Box 61
Hamlin, PA 18427
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/21/2020 • 2/28/2020 • 3/6/2020

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Sylvia Duncan, a/k/a Sylvia A. Duncan, who died on January 13, 2020, late resident of Honesdale, PA 18431, to Jessica M. Reinhard, Executrix 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 Jessica M. Reinhard 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

2/21/2020 • 2/28/2020 • 3/6/2020

EXECUTRIX NOTICE

Estate of Edward J. Mateer AKA Edward Mateer AKA E. J. Mateer Late of Mount Pleasant Township EXECUTRIX

Marian E. Mateer
1532 Creamton Drive
Pleasant Mount, PA 18453
ATTORNEY

Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

2/21/2020 • 2/28/2020 • 3/6/2020



OTHER NOTICES

NOTICE OF LEGAL ACTION AGAINST PHILIP SANABIA

To: Philip Sanabia

Regarding: A civil lawsuit captioned: Vikki Englert and William Englert, her husband vs. Philip Sanabia and Treesmiths, Inc., d/b/a Treesmiths Utility Arborists, filed to Lackawanna County Civil Action No. 2019-1335.

Name of Parties: The Plaintiffs are Vikki Englert and William Englert. The Defendants are Philip Sanabia and Treesmiths Inc., d/b/a Treesmiths Utility Arborists.

Nature of Action: A personal injury liability lawsuit has been filed against you for serious injuries sustained by Vikki Englert in a motor vehicle collision which occurred on May 1, 2017.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE

PLAINTIFFS. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR AUTOMOBILE INSURER AND LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
(877) 515-7465
(570) 754-8510 Fax

Pennsylvania Lawyer Referral
Service
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Michael J. McDonald, Esquire
McDonald & MacGregor, LLC
Scranton Life Building
538 Spruce Street, Suite 320
Scranton, PA 18503
(570) 209-7062

2/28/2020

NOTICE

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

ACTION IN QUIET TITLE
NO. 87 - CIVIL - 2020

DWELLFUND LLC,
Plaintiff

VS.

ESTATE OF ROBERT S. MORAWSKI, FRANCES A. MORAWSKI, STEPHEN MORAWSKI and KATHLEEN MORAWSKI,
Defendants

.....
Legal notice

To Estate of Robert S. Morawski,
Frances A. Morawski, Stephen
Morawski and Kathleen
Morawski

The property at 601 Cocheton Turnpike, Tyler Hill, PA titled in the name of Robert S. Morawski, was sold for unpaid taxes to Dwellfund LLC on January 13, 2020. This lawsuit seeks a Court Order confirming the validity of that tax sale and forever extinguishing your right, title and interest in that real estate.

You have been sued in Court. If you wish to defend against the

claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally, or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7565

Warren Schloesser, Esq.
Attorney for Plaintiff
214 Ninth Street
Honesdale, PA 18431
Telephone (570) 253-3745

2/28/2020

NOTICE

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

ACTION IN QUIET TITLE
NO. 35 - CIVIL - 2020

BUCKINGHAM BAPTIST CHURCH, INC.,
Plaintiff

VS.

ESTATE OF ELEANOR DUMOND, Her heirs and assigns,
Defendants

.....
LEGAL NOTICE

To the Estate of Eleanor Dumond, her heirs and assigns, that a Court Order is being sought to satisfy of record that mortgage from Buckingham Baptist Church to Eleanor Dumond in the amount of \$20,000.00 given in 1978, payable over 17 years, and recorded at Mortgage Book 187, Page 92. Members of the church attest that the mortgage was paid off on schedule in 1995.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally, or by attorney and filing in writing with the Court your defenses or

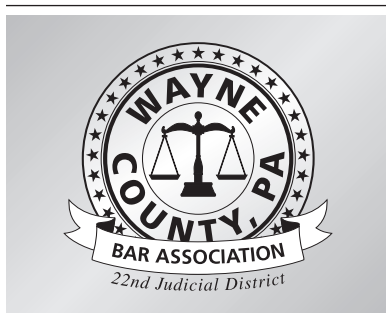
objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7565

Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431
Attorney for Plaintiff

2/28/2020



NOTICE OF FILING OF SHERIFF'S SALES

Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.

**SHERIFF'S SALE
MARCH 11, 2020**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of March, 2020 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a pipe for a corner in the Easterly edge or boundary of a fifty (50) foot private drive, which leads in a Northerly direction from Public Highway Legislative Route No. 196, leading from the Village of Lake Ariel, to the Village of Cortez, the said point or place of beginning being also the Northwesterly corner of Lot No. 2 designated on a Plot of Lots of Otis Eldred Swingle et ux., and

the Southwesterly corner of the lands or premises hereinafter described; thence along the Easterly edge or boundary of the said fifty (50) foot private drive, North 5 degrees and 15 minutes West 200.0 feet to a pipe for a corner on the line of lands of Lot No. 4 on the said Plot, the Southwesterly corner thereof; thence along the line of lands of the said Lot No. 4, the Southerly boundary thereof, North 85 degrees and 30 minutes East 225.0 feet to a pipe for a corner on the line of lands of James M. Storable; thence along the line of lands of the said James M. Storable, the Westerly boundary thereof, South 5 degrees and 15 minutes East 200.0 feet to a pipe for a corner on the line of lands of the hereinbefore referred to Lot No. 2, the Northeasterly corner thereof; thence along the line of lands of the said Lot No. 2, the Northerly boundary thereof, South 85 degrees and 30 minutes West 225.0 feet to a pipe corner, the point or place of BEGINNING, CONTAINING 1.03 acres of land, be the same more or less, the description therefor being in accordance with a survey thereof made on March 9, 1973, the map for which is recorded in Wayne County Map Book 32, at page 125, it being Lot No. 3 on the said Plot of Lots.

TOGETHER ALSO with the right of ingress, egress and regress for customary pedestrian and vehicular traversal unto the Grantees, their heirs and assigns over and across the fifty (50) foot private drive or roadway, hereinabove referred to,

such rights and privileges to be exercised in common with others having the same rights and privileges thereto.

TITLE TO SAID PREMISES IS VESTED IN Donald Griffiths and Trudy Griffiths, his wife, by Deed from Brian T. Hofsommer and Charlene A. Hofsommer, his wife, as tenants by the entireties, Dated 07/01/1983, Recorded 07/05/1983, in Book 404, Page 390.

By virtue of DONALD GRIFFITHS's death on or about 02/24/1994, her ownership interest was automatically vested in the surviving tenant by the entirety.

Tax Parcel: 12-0-0056-0033.-

Premises Being: 144 ORIOLE LANE, LAKE ARIEL, PA 18436-4254

Seized and taken in execution as property of:
Gertrude M. Griffiths a/k/a Trudy Griffiths 144 Oriole Lane, LAKE ARIEL PA 18436

Execution No. 190-Civil-2019
Amount \$42,685.56 Plus additional costs

December 17, 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.

2/14/2020 • 2/21/2020 • 2/28/2020

**SHERIFF'S SALE
MARCH 11, 2020**

By virtue of a writ of Execution instituted by: CNB Realty Trust, Assignee of NBT BANK, N.A., f/k/a PENNSTAR BANK, a Division of NBT BANK, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of March, 2020 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 three certain pieces or parcels of land lying, situated in the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL 1

BEGINNING in the center of Pennsylvania State Highway Route No. 90, being also the Southeastern corner of Lot No. 1, upon a plan of lots of Chester A. Bonear, as recorded at Map Book 3 Page 26 and being also the Southwestern corner of lands of Carl Johannes; thence along the Eastern line of said Lot No. 1, and land of Carl Johannes North 36 degrees 47 minutes West 220 feet to a corner, being also the Northeastern corner of Lot No. 1, upon said plan of lots; thence South 38 degrees 10 minutes West 152.6 feet to a corner, being also the Northeastern corner of Lot No. 2, upon said plan of lots; thence along the Eastern line of Lot No. 2, South 51 degrees 50 minutes East 217.4 feet to a corner in the center of the aforementioned Pennsylvania State Highway Route No. 90, thence along the center of the said aforementioned Pennsylvania State Highway Route No. 90, North 38 degrees 10 minutes East 96 feet to the place of BEGINNING.

CONTAINING 27,023 square feet, be the same more or less.

BEING Lot No. 1, upon said plan of lots of Chester A. Bonear.

PARCEL 2

BEGINNING in the center of Pennsylvania State Highway Route No. 90, being also the Southwestern corner of Lot No. 1, upon a plan of lots of Chester A. Bonear; thence along the Western line of the said Lot No. 1, North 51

degrees 50 minutes West 217.4 feet to a corner, being also the Northwestern corner of Lot No. 1, upon said plan of lots; thence South 38 degrees 10 minutes West 100 feet to a corner, being also the Northeastern corner of Lot No. 3, upon said lots; thence along the Eastern line of Lot No. 3, South 51 degrees 50 minutes East 217.4 feet to a corner in the center of the aforementioned Pennsylvania State Highway Route No. 90; thence along the center of the said aforementioned Pennsylvania State Highway Route No. 90, North 38 degrees 10 minutes East 100 feet to the place of BEGINNING.

CONTAINING 21,470 square feet, be the same more or less.

Excepting and reserving from said parcel by deed dated June 9, 1966 and recorded at Deed Book 232 page 835 that conveys a strip of land containing 3,260 sq. ft. more or less and being a Southwesterly part of Lot No. 2 upon Plan of Lots of Chester A. Bonear as recorded at Map Book 3 page 26.

BEING Lot No. 2, upon said plan of lots.

PARCEL 3

BEGINNING in the center of the highway leading from Honesdale to Lake Ariel and known as Pennsylvania State Highway Route No. 90, at a point on the line of property now of Grantor; thence following a stone wall North 36 degrees 47 minutes West 220 feet to a marker; thence South 38 degrees 10 minutes West 200 feet

to the Northeasterly corner of Parcel No. 1, above described; thence along the easterly side of said Parcel No. 1, South 36 degrees 47 minutes East 220 feet to the middle of the aforesaid Pennsylvania State Highway Route No. 90; thence along the center line of the said highway North 38 degrees 10 minutes East 200 feet to the place of BEGINNING.

CONTAINING 1 acre, more or less.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions, and conditions of record, as found in the Chain of Title.

BEING the same premises which Joan E. Smith granted and conveyed to Ronald Baker and Kathy Baker by

ADDRESS BEING KNOWN AS
3107 Lake Ariel Hwy., Honesdale,
PA 18431

Seized and taken in execution as property of:

Ronald S. Baker 114 Spry Rd,
HONESDALE PA 18431
Kathy Baker 107 Ridge Street
HONESDALE PA 18431

Execution No. 331-Civil-2019
Amount \$104,637.07 Plus
additional costs

December 10, 2019
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE

NOTICE:

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

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

Nicholas D. Gregory Esq.

2/14/2020 • 2/21/2020 • 2/28/2020

**SHERIFF'S SALE
MARCH 18, 2020**

By virtue of a writ of Execution instituted by: Fidelity Deposit & 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 18th day of March, 2020 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 interest in and to all those certain lots, pieces or parcels

of land situate, lying and being in the Village of Gouldsboro, Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

THE FIRST THEREOF:
BEGINNING at the northwest corner of the lands of which the following described lot is a part. Said corner being located in the center of the Public Road leading from Gouldsboro to Newfoundland; thence along the common boundary South two (2) degrees, ten (10) minutes East one hundred fifty (150) feet to a corner; thence through the land now or formerly of Horace Bender and Laura Bender, North eight-seven (87) degrees, fifty (50) minutes East ninety-two (92) feet to a corner; thence North two (2) degrees, ten (10) minutes West one hundred fifty (150) feet to the center of the aforesaid Public Road; thence along the center of the said Public Road South eighty-seven (87) degrees fifty (50) minutes West ninety-two (92) feet to the place of beginning.

THE SECOND THEREOF:
BEGINNING at the Southeast corner of the lands formerly conveyed to Protus Bender; thence along the line of said lands North two (2) degrees ten (10) minutes West six hundred thirty (630) feet to the center of the Public Road leading from Gouldsboro to Newfoundland; thence along the center of the said road North eighty-seven (87) degrees fifty (50)

minutes East One hundred (100) feet to a corner; thence South two (2) degrees ten (10) minutes East Six hundred thirty (630) feet to the common boundary line of the former Grantors (Horace Bender, et ux.); thence along the said line South eighty-seven (87) degrees fifty (50) minutes West One hundred (100) feet to the place of beginning.

BEARINGS from the Magnetic Meridian of the year of 1943 and containing 1.45 acres of land, be the same more or less.

THE THIRD THEREOF:
BEGINNING At the Southeast corner of the lands now or formerly of Charles Bender; thence along the line of lands now or formerly of Charles Bender North two (2) degrees ten (10) minutes West six hundred sixteen (616) feet to the center of the public road leading from Gouldsboro to Newfoundland; thence along the center of the said road North seventy-nine (79) degrees fifty (50) minutes East one hundred one (101) feet to corner of lands now or formerly of Horace Bender; thence along the said lands South two (2) degrees ten (10) minutes East six hundred thirty (630) feet to a corner in the common boundary line of the lands now or formerly of Wendell L. Smith, et ux.; thence along the said common boundary South eighty-seven (87) degrees fifty (50) minutes West one hundred (100) feet to the place of beginning.

BEARINGS from the magnetic meridian of the year 1943 and containing one and forty three (1.43) hundredths acres of land, be the same more or less.

THE FOURTH THEREOF:
BEGINNING at a point located in the center of Legislative Route No. 254, said point marking the Northeasterly corner of other lands now or formerly of Michael R. Shehadi, et ux; thence along the center line of Legislative Route No. 254, North eighty-seven degrees fifty minutes East (N 87° 50' E) one hundred fifteen (115) feet, more or less, to a corner of lands of now or formerly Rowland Bender; thence along the line of said Bender South two degrees ten minutes East (S 2° 10' E) six hundred thirty (630) feet more or less, to a corner on the Southerly line of lands now or formerly of said Rowland Bender; thence along the line of said Bender South eighty-seven degrees fifty minutes West (S 87° 50' W) one hundred fifteen (115) feet, more or less, to a corner of other lands now or formerly of Michael R. Shehadi; thence along the line of said Shehadi, North two degrees ten minutes West (N 2° 10' W) six hundred thirty (630) feet to the place of beginning. Containing one and seventy-two (1.72) hundredths acres of land, more or less.

THE FIFTH THEREOF:
BEGINNING at a point located in the center of Legislative Route 254, said point marking a common corner of lands now or formerly of

Michael R. Shehadi, et al., and lands now or formerly of Roland Bender, et ux.; thence along the center line of L. R. 254 in an easterly direction forty-nine (49) feet, more or less, to a corner; thence on a bearing of South two (2) degrees ten (10) minutes East, passing on the easterly side of a barn and five (5) feet therefrom, parallel to the Easterly line of lands now or formerly of Michael R. Shehadi, et al., and forty-nine (49) feet therefrom, said line also marking the Westerly line of a thirty (30) foot roadway, six hundred forty-five (645) feet, more or less, to a point on the Southerly line of lands now or formerly of Rowland Bender; thence along the Southerly line of Bender south eighty-seven degrees fifty minutes West (S 87° 50' W) forty-nine (49) feet to a corner of lands now or formerly of Michael R. Shehadi, et al.; thence along the line of lands now of formerly of Michael R. Shehadi, et al., North two degrees ten minutes West (N 2° 10' W) six hundred thirty (630) feet, more or less, to the place of beginning. Containing 0.71 acres of land, more or less.

IT IS UNDERSTOOD AND AGREED that Roland Bender, et ux., and John J. Shehadi et ux., and the Grantees, their heirs and assigns may use in common a thirty (30') foot right-of-way which right-of-way begins on the Easterly line of lands of said Shehadi and extends over lands of Roland Bender, et ux., thirty (30') feet in an easterly direction and Six

hundred forty-five (645) feet in a Southerly direction.

Wayne County Tax reference No's 14-371-94.02; 14-371-94.03; 14-371-95; 14-371-96; and 14-371-907.

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

BEING the same premises conveyed to the grantor herein, Donna Shehadi, As Successor Trustee of the John J. Shehadi Irrevocable Trust Agreement for the Benefit of John James Shehadi a/k/a John 3. Shehadi

Seized and taken in execution as property of:
Kylah Rose Gallagher 108 Jones Street EYNON PA 18403
Nicholas Santino Shehadi 716 Main Street GOULDSBORO PA 18424

Execution No. 355-Civil-2019
Amount \$111,984.42 Plus additional costs

December 18, 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.

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF'S SALE
MARCH 18, 2020**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association, as Trustee for Towd Point Master Funding Trust Citi Legacy 2018 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of March, 2020 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 property located and being in the Township of Mount Pleasant, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Route T-600 one

thousand two hundred ninety six (1,296) feet east from a point in the center of said road opposite a Stone wall being the division line between lands of Khee Land, Inc., and now or formerly of Ruth McKeon;

THENCE North twenty four (24) degrees fifteen (15) minutes west one hundred eighty (180) feet to a stone wall;

THENCE North twenty (27) degrees forty three (43) minutes west four hundred eighty three and fifty one hundredths (483.50) feet to a corner;

THENCE North sixty eight (68) degrees two (02) minutes east five hundred ninety seven and fifty one hundredths (597. 50) feet to a corner:

THENCE South twenty five (25) degrees three (03) minutes east four hundred two (402) feet to a point;

THENCE South twenty one (21) degrees thirty (30) minutes east one hundred seventy seven (177) feet to a point;

THENCE South fourteen (14) degrees fourteen (14) minutes east one hundred forty nine and fifty one hundredths (149. 50) feet to a point in the center of Route T600;

THENCE South eighty one (81) degrees five (5) minutes west one hundred twenty four and seventy five one hundredths (124.75) feet

to a point in the center of said road;

THENCE South seventy three (73) degrees west four hundred nineteen and sixty one hundredths (419.60) feet to the place of BEGINNING.

BEING KNOWN AS: 61
LEONARD ROAD, PLEASANT
MOUNT, PA 18453

16-0-0172-0020 (023134) & 16-0-
0172-002.0001(023135)

BEING THE SAME PREMISES
WHICH HUGH KING BY MARY
YEAGER, GUARDIAN, AND
LAUREL A. BROOKS NOW
KNOWN AS LAUREL BROOKS
ESTRADA BY DEED DATED
9/17/2007 AND RECORDED
11/26/2007 IN THE OFFICE OF
THE RECORDER OF DEEDS IN
DEED BOOK 3419 AT PAGE 1 ,
GRANTED AND CONVEYED
UNTO JOSEPH MASTROPOLE,
NOW DECEASED .

Seized and taken in execution as
property of:
Joan Mastropole as Administratrix
of the Estate of Joseph Mastropole
Deceased 61 LEONARD ROAD
PLEASANT MOUNT PA 18453

Execution No. 568-Civil-2019
Amount \$164,378.53 Plus
additional costs

December 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.

Kevin G. McDonald Esq.

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF'S SALE
MARCH 18, 2020**

By virtue of a writ of Execution
instituted by: U.S. Bank Trust
National Association, as Trustee
for Towd Point Master Funding
Trust Citi Legacy 2018 issued out
of the Court of Common Pleas of
Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 18th day
of March, 2020 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

property located and being in the Township of Mount Pleasant, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Route T-600 one thousand two hundred ninety six (1,296) feet east from a point in the center of said road opposite a Stone wall being the division line between lands of Khee Land, Inc., and now or formerly of Ruth McKeon;

THENCE North twenty four (24) degrees fifteen (15) minutes west one hundred eighty (180) feet to a stone wall;

THENCE North twenty (27) degrees forty three (43) minutes west four hundred eighty three and fifty one hundredths (483.50) feet to a corner;

THENCE North sixty eight (68) degrees two (02) minutes east five hundred ninety seven and fifty one hundredths (597. 50) feet to a corner:

THENCE South twenty five (25) degrees three (03) minutes east four hundred two (402) feet to a point;

THENCE South twenty one (21) degrees thirty (30) minutes east one hundred seventy seven (177) feet to a point;

THENCE South fourteen (14) degrees fourteen (14) minutes east one hundred forty nine and fifty

one hundredths (149. 50) feet to a point in the center of Route T600;

THENCE South eighty one (81) degrees five (5) minutes west one hundred twenty four and seventy five one hundredths (124.75) feet to a point in the center of said road;

THENCE South seventy three (73) degrees west four hundred nineteen and sixty one hundredths (419.60) feet to the place of BEGINNING.

BEING KNOWN AS: 61 LEONARD ROAD, PLEASANT MOUNT, PA 18453

16-0-0172-0020 (023134) & 16-0-0172-002.0001(023135)

BEING THE SAME PREMISES WHICH HUGH KING BY MARY YEAGER, GUARDIAN, AND LAUREL A. BROOKS NOW KNOWN AS LAUREL BROOKS ESTRADA BY DEED DATED 9/17/2007 AND RECORDED 11/26/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3419 AT PAGE 1 , GRANTED AND CONVEYED UNTO JOSEPH MASTROPOLE, NOW DECEASED.

Seized and taken in execution as property of:
Joan Mastropole as Administratrix of the Estate of Joseph Mastropole Deceased 61 LEONARD ROAD PLEASANT MOUNT PA 18453

Execution No. 568-Civil-2019
Amount \$164,378.53 Plus

additional costs

January 8, 2020
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.

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF'S SALE
MARCH 25, 2020**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc. asset backed pass through certificates, series 2006-M2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day

of March, 2020 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate in the township of Damascus, county of Wayne and commonwealth of Pennsylvania, bounded and described

BEGINNING at an iron pipe corner on the top northerly bank of the Delaware River, said iron pipe corner being 60.32 feet on a course of north 44 degrees 12 minutes east from another iron pipe corner, said iron pipe corner being the common corner between the northerly line of lot no. 1 of the now or former grantors and the southerly line of lands now or formerly of Norado Donnini, said iron pipe corner at the place of beginning being the common corner between lot no. 3, the parcel being herein described, and lot no. 2 of the now or former grantors;

THENCE from the place of beginning the following nine courses and distances:

(1) **SOUTH** 44 degrees 12 minutes west a distance of 64.08 feet along the northerly bank of the Delaware river in a down stream direction to an iron pipe corner; (

2) **SOUTH** 35 degrees 30 minutes west a distance of 111.00 feet continuing along the northerly

bank of the Delaware River in a down stream direction to an iron bar corner, being the common line with the now or former grantors and a sub-division of Josephine Gocek, said common line being established by order of court no. 3, June term 1965 as indicated on a map entitled map of altered boundary line as recorded in Wayne country map book 10, page 24, and as recorded in deed book 244, page 965, and dated April 16, 1968;

(3) NORTH 73 degrees 13 minutes west a distance of 29.29 feet along the common line of the now or former grantors and a subdivision of Josephine Gocek as established by said order of court of the Wayne county court to an iron pipe and concrete corner;

(4) NORTH 08 degrees 07 minutes east a distance of 141.87 feet along and inside of the right-of way of a 14 foot wide Dirt roadway as established by said order of the Wayne county court, said roadway being common with lands of a sub-division of Josephine Gocek to an iron pipe;

(5) NORTH 15 degrees 37 minutes east a distance of 50.12 feet still continuing inside of said 14 foot wide Dirt road way right-of way to an iron pipe;

(6) NORTH 21 degrees 50 minutes east a distance of 32.23 feet still continuing inside the right-of way of said 14 foot wide Dirt roadway as established by the Wayne county court and still being common with

a sub-division of Josephine Gocek to a railroad spike corner common with other lands of the now or former grantors referred to as lot no. 2;

(7) SOUTH 47 degrees 59 minutes east a distance of 26.13 feet leaving said 14 foot wide Dirt roadway and along the common line of lot no. 3 the land being herein conveyed and lot no. 2 other lands of the now or former grantors to an iron pin corner common with said lot, 2;

(8) SOUTH 42 degrees 01 minutes west 16.00 feet still continuing along the common line of said lot no. 2 and the land being herein conveyed to an iron pin corner;

(9) SOUTH 47 degrees 59 minutes east a distance of 102.64 feet continuing along the common line of lot no. 2 and the common line of lot no. 3, said lot no. 3 being herein described to the place of beginning.

BEING lot no. 3 and containing 13,756.10 square feet of land more or less.

BEING bound on the southeast by the Delaware River, on the northwest by the right-of way of a 14 foot wide Dirt roadway common with a sub-division of Josephine Gocek, on the northeast by other lands of the now or former grantors referred to as lot no. 2 and on the southwest by a common line with a sub-division of Josephine Gocek as established by a court order of the Wayne county court.

THE above described parcel being referred to as lot no. 3 as is indicated on a map entitled "subdivision of lands of Frank Zalewski and Berthe S. Zalewski" as prepared by Joseph R. Caterine, R.S., Reg. no. 11,800-E dated August 12, 1972. And also,

INCLUDING exclusive water rights to well, pump, pump house and well water.

EXCEPTING those portions of the land above described that are within the right-of way of a 14 foot wide Dirt roadway. The right-of way for said roadway being 7 feet to each side of the center of the beaten path as it exists today.

FOR INFORMATIONAL PURPOSES ONLY: The APN is shown by the county assessor as 07-28-0020; source of title is book 1445, page 0001 (recorded 11/27/98)

TITLE TO SAID PREMISES IS VESTED IN Brigit M. Gulino and Margaret Mary Gulino Mulvihill, as joint

Seized and taken in execution as property of:
Margaret Mary Gulino Mulvihill
14841 Boland Avenue, SPRING HILL FL 34610
Brigit M. Gulino 16 River Rest Drive BEACH LAKE PA 18405

Execution No. 183-Civil-2018
Amount \$196,200.09 Plus
additional costs

January 15, 2020
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Peter Wapner Esq.

2/28/2020 • 3/6/2020 • 3/13/2020

**SHERIFF'S SALE
MARCH 25, 2020**

By virtue of a writ of Execution instituted by: The Bank of NY Mellon Trust Co., N.A. as S/i/I to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee for Certificate holders Nomura Asset Acceptance Corp. Mortgage Pass-Through Certificates, Series 2003-A2 c/o PHH Mortgage Corp. issued out of the Court of Common Pleas of

Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of March, 2020 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 referred to in this commitment is described as follows: ALL those certain tracts of land situate in Salem Township, Wayne County, Pennsylvania, known and designated as Lot nos. 313 and 361 in Section II, Indian Rocks, on a Subdivision Plan recorded in the Recorder of deeds office in and for Wayne County, Pennsylvania, on June 21, 1971, in Map Book Volume 16, page 64.

Excepting and reserving unto the Grantor (reference being made to a prior grantor, Broadscope, Inc.), its successors and assigns, forever, an easement measuring 10 feet in width across the entire front width, along both side lengths and the rear of the lots described above, said easement to be for the installation, maintenance , repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the 10 foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner of the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

UNDER AND SUBJECT to the Protective Covenants, Exceptions and Reservations recorded in the Recorder of deeds Office in and for Wayne County, Pennsylvania, in Miscellaneous book, Volume 350, pages 183 to 202 and amended as of October 3, 1978 in Volume 351, pages 1148 to 1166, and amended as of December 8, 1978 in Volume 354, page 505

ALSO KNOWN AS 74 Orion Way f/k/a 313 Orion Way, Lake Ariel f/k/a Township of Salem, PA 18436

PARCEL ID 22-0-0028-0058

BEING the same premises which Edward J Burrell and Barbara Winkler Burrell, husband and wife by Deed dated October 18, 2002 and recorded in the Office of Recorder of Deeds of Wayne County on October 31, 2002 at Book OR 2097, Page25 granted and conveyed unto Elisabeth O'Brien and John O'Brien.

ADDRESS BEING: 74 Orion Way, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Elisabeth O'Brien 182 Kenneth Court SPOTSWOOD NJ 08884
John O'Brien 74 Orion Way f/k/a 313 Orion Way LAKE ARIEL f/k/a Township of Salem PA 18436

Execution No. 425-Civil-2019
Amount \$103,198.45 Plus additional costs

January 15, 2020

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 G. Buck Esq.

2/28/2020 • 3/6/2020 • 3/13/2020

**SHERIFF'S SALE
MARCH 25, 2020**

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 25th day of March, 2020 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 PROPERTY, SITUATED IN THE COUNTY OF WAYNE, STATE OF PENNSYLVANIA:

Parcel No. 1 - Strawberry Hill Lot #3:

ALL THAT CERTAIN piece, parcel or tract of land lying situate with the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Commencing at a point in the centerline of SR 3007, being the most northerly corner of this parcel and a corner in common with Lot #2, said point being the POINT OF BEGINNING; thence along the aforementioned centerline the following seven (7) courses and distances: (1) South 49° 10' 15" East, a (2) South 50° 42' 29" East, a distance of distance of 26.3 feet to a point for a corner; 138.38 feet to a point for a corner; (3) South 46° 05' 42" East, a distance of 78.53 feet to a point for a corner; (4) South 33° 24' 50" East, a distance of 100.38 feet to a point for a corner; (5) South 26° 21' 43" East, a distance of 90.78 feet to a point for a corner; (6) South 24° 02' 45" East, a distance of 100.49 feet to a point for a corner; and (7) a corner in common with Lot South 23° 59' 34" East, a distance of 70.50 feet to a point for #4; thence leaving said centerline and along the common line with Lot #4, South 65° 59' 15" West, a

distance of 546.61 feet (passing through a steel pin at 25.00 feet) to a steel pin for a corner in the northerly right-of-way of Interstate Rt. 84; thence along the said right-of-way the following two (2) courses and distances; (1) North $45^{\circ} 21' 02''$ West, a distance of 134.46 feet to a point for a corner; and (2) North $34^{\circ} 58' 52''$ West, a distance of 45.06 feet to a point for a corner; thence, North $22^{\circ} 39' 51''$ East, a distance of 83.28 feet to a point for a corner; being a point of intersection with a non-tangent curve, concave Southeasterly, having a radius of 442.47 feet and a central angle of $21^{\circ} 01' 59''$, thence Northeasterly along the arc of said curve to the right, from which the local tangent at the beginning point bears North $22^{\circ} 39' 52''$ East, a distance of 162.43 feet; said arc subtended by a chord which bears North $33^{\circ} 10' 52''$ East, a distance of 161.52 feet to the point of intersection with a non-tangent line; thence, North $46^{\circ} 18' 09''$ West, a distance of 35.00 feet to a point for a corner in the centerline of Stevens Creek; thence along the said centerline of Stevens Creek the following four (4) courses and distances; (1) North $42^{\circ} 39' 55''$ East, a distance of 102.57 feet to a point for a corner; (2) North $28^{\circ} 04' 34''$ East, a distance of 72.71 feet to a point for a corner; (3) North $14^{\circ} 34' 36''$ East, a distance of 103.12 feet to a point for a corner; and (4) North $26^{\circ} 20' 34''$ East, a distance of 106.87 feet to the POINT OF BEGINNING; Containing 5.25 acres of land, more or less.

BEING A PORTION OF THE SAME PARCELS (B1 AND B2) THAT WERE CONVEYED TO EDWARD J. BLASKO AND MILDRED M. BLASKO, HIS WIFE, BY DEED BOOK 562 PAGE 133, AND PEED BOOK 214, PAGE 159, AND AS SHOWN IN SUBDIVISION MAP RECORDED IN THE WAYNE COUNTY RECORDER OF DEEDS, MAP BOOK 74 AT PAGE 8.

Parcel No. 2- Strawberry Hill Lot #4:

ALL THAT CERTAIN piece, parcel or tract of land lying situate with the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Commencing at a point for a corner in the centerline of SR 3007, being the most northerly corner of this parcel and a corner in common with Lot #3, as shown on a map titled STRAWBERRY HILL minor subdivision, prepared by Acker Associates, Inc., said point being the POINT OF BEGINNING; Thence along the said centerline the following two (2) courses and distance; (1) South $24^{\circ} 00' 45''$ East, a distance of 180.00 feet to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 642.65 feet and a central angle of $02^{\circ} 13' 45''$; and (2) Southeasterly along the arc of

said curve to the right, from which the local tangent at the beginning point bears South 24° 00' 44" East, a distance of 25.00 feet, said arc subtended by a chord which bears South 22° 53' 52" East, a distance of 25.00 feet to the point of intersection with a non -tangent line being a corner in common with Lot #5; thence leaving said centerline and along the common line with Lot #5, South 68° 13' 01" West, a distance of 455.13 feet (passing through a steel pin at 25.00 feet) to a steel pin for a corner in the northerly right-of-way of Interstate 084; thence along the said right-of-way the following two (2) courses and distances; (1) North 42° 45' 08" West, a distance of 141.06 feet to a point for a corner, and (2) North 45° 21' 02" West, a distance of 57.66 feet to a steel pin for a corner in common with Lot #3; thence along the common line with Lot #3, North 65° 59' 15" East, a distance of 521.57 feet (passing through a steel pin at 496.57 feet) to the POINT OF BEGINNING; containing 2.19 acres of land, more or less.

Parcel No. 3 - Strawberry Hill Lot #5:

ALL THAT CERTAIN piece, parcel or tract of land lying situate with the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Commencing at a point for a corner in the centerline of SR

3007, being the most northerly corner of this parcel and a corner in common with Lot #4, as shown on a map titled STRAWBERRY HILL minor subdivision, prepared by Acker Associates, Inc., said point being the POINT OF BEGINNING; and the point of curvature of a curve, concave Westerly, having a radius of 642.65 feet and a central angle of 06° 04' 24", thence along the said centerline the following (2) courses and distances (1) Southerly along the arc of said curve to the right, from which the local tangent at the beginning point being South 21° 47' 00" East, a distance of 68.13 feet, said arc subtended by a chord which bears South 18° 44' 48" East, a distance of 68.09 feet to a point of intersection with a non-tangent line; and (2) South 15° 42' 35" East, a distance of 182.94 feet to a point for a corner in common with Lot #6, thence leaving said centerline and along the common line with Lot #6; South 74° 17' 26" West, a distance of 366.20 feet (passing through a steel pin at 25.00 feet) to a steel pin for a corner in the northerly right-of-way of Interstate 084; thence along the said right-of-way the following two (2) courses and distances: (1) North 37° 13' 10" West, a distance of 124.99 feet to a point for a corner and (2) North 42° 45' 08" West, a distance of 97.11 feet to a steel pin for a corner in common with Lot #4; thence along the common line with Lot #4, North 68° 13' 01" East a distance of 455.13 feet (passing through a steel pin at 430.13 feet) to the POINT

OF BEGINNING; Containing 2.15 acres of land, more or less.

BEING known as Lots #4 and #5 of the Strawberry Hill Subdivision.

BEING THE SAME PREMISES WHICH EDWARD J. BLASKO AND MILDRED M. BLASKO, HIS WIFE, GRANTED AND CONVEYED UNTO TIMOTHY NICHOLAS AND PAULETTE NICHOLAS, HIS WIFE, BY DEED, AND DATED OCTOBER 31, 1996 RECORDED NOVEMBER 6, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNECOUNTY, PENNSYLVANIA, AT DEED BOOK 1193, PAGE 0051, AS MORE SPECIFICALLY DESCRIBED IN A PLAN OF SUBDIVISION FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA IN MAP BOOK 81, AT PAGE 124.

BEING A PORTION OF THE SAME PARCELS (B1 AND B2) THAT WERE CONVEYED TO EDWARD J. BLASKO AND MILDRED M. BLASKO, HIS WIFE, BY DEED BOOK 562 PAGE 133, AND DEED BOOK 214,

Seized and taken in execution as property of:
John A. Pavlicek, Jr. 147 Neville Road Moscow PA 18444
Laura M. Pavlicek 147 Neville Road Moscow PA 18444

Execution No. 243-Civil-2019

Amount \$109,808.61 Plus additional costs

January 17, 2020
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 G. Buck Esq.

2/28/2020 • 3/6/2020 • 3/13/2020

**SHERIFF'S SALE
MARCH 25, 2020**

By virtue of a writ of Execution instituted by: Honesdale National 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 25th day of March, 2020 at 10:00 AM in the Conference Room on the third floor

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

ALL that certain lot, piece or parcel of land lying, situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the center of Highway Route No. 590, said point being on the division line between lands of the former Grantors herein and lands of Boise Cascade Properties, Inc.,

THENCE, North 16 Degrees 28 Minutes 41.7 Seconds West 446.74 Feet to a corner;

THENCE, North 34 Degrees 12 Minutes 26.1 Seconds East 100.00 Feet to a corner;

THENCE, South 55 Degrees 47 Minutes 34.3 Seconds East 704.66 Feet to the center of Highway Route No. 590;

THENCE, along the center of said highway, South 77 Degrees 21 Minutes 10.8 Seconds West 525.00 Feet to a corner; the point or place of beginning.

CONTAINING Three and Forty-Nine Hundredths (3.49) Acres of land, be the same more or less, and improved with a restaurant building.

Wayne County Tax Map No.: 22-0-0312-0034

Seized and taken in execution as property of:
1315 Hamlin Highway , LLC 1315 Hamlin Highway, LAKE ARIEL PA 18436
R & J Leiss, LLC 1315 Hamlin Highway LAKE ARIEL PA 18436
Robert J. Leiss 1315 Hamlin Highway LAKE ARIEL PA 18436
Jamie A. Leiss 1315 Hamlin Highway LAKE ARIEL PA 18436

Execution No. 372-Civil-2019
Amount \$443,289.69 Plus additional costs

January 8, 2020
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.

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John J. Martin Esq.

2/28/2020 • 3/6/2020 • 3/13/2020

CIVIL ACTIONS FILED

*FROM FEBRUARY 1, 2020 TO FEBRUARY 7, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-21862	RIVERA DAWN	2/06/2020	WRIT OF EXECUTION	3,563.49
2008-21862	PNC BANK GARNISHEE	2/06/2020	GARNISHEE/WRIT EXEC	3,563.49
2016-20388	PAPIEROWICZ PHILLIP	2/07/2020	SATISFACTION	—
2017-20790	CARBONE SCOTT	2/07/2020	SATISFACTION	—
2017-20790	CARBONE BRENDA	2/07/2020	SATISFACTION	—
2017-20923	TAYLOR RANDOLPH	2/07/2020	SATISFACTION	—
2017-20923	TAYLOR ANNA	2/07/2020	SATISFACTION	—
2018-00531	LUNN JACK G A/K/A	2/05/2020	WRIT OF EXECUTION	98,670.50
2018-00531	LUNN JACK	2/05/2020	WRIT OF EXECUTION	98,670.50
2018-20013	HENDERSHOT SHARON	2/06/2020	REIN/WRIT EXECUTION	—
2018-20424	MORALES MICHELLE	2/07/2020	WRIT OF EXECUTION	4,233.95
2018-20424	PNC BANK GARNISHEE	2/07/2020	GARNISHEE/WRIT EXEC	4,233.95
2018-20491	CARBONE SCOTT	2/07/2020	SATISFACTION	—
2018-20491	CARBONE BRENDA	2/07/2020	SATISFACTION	—
2018-20596	CALABRESE GERALD	2/05/2020	SATISFACTION	919.42
2018-21103	TAYLOR RANDOLPH	2/07/2020	SATISFACTION	—
2018-21103	TAYLOR ANNA	2/07/2020	SATISFACTION	—
2019-00007	CAHILL TRUCKING LLC	2/04/2020	SATISFACTION	—
2019-00149	VANRAPER LORETTA	2/07/2020	CONSENT JUDGMENT	9,287.75
2019-00149	VAN RAPER LORETTA	2/07/2020	CONSENT JUDGMENT	9,287.75
2019-00456	BURGESS ROBERT	2/07/2020	DEFAULT JUDG IN REM	123,307.40
2019-00531	CURRIE ROBERT J	2/07/2020	AMEND WRIT OF EXEC.	50,825.06
2019-00556	MAHARAJ ANEEL M	2/07/2020	DEFAULT JUDGMENT	142,539.55
2019-00556	MAHARAJ LISA	2/07/2020	DEFAULT JUDGMENT	142,539.55
2019-00556	MAHARAJ ANEEL M	2/07/2020	WRIT OF EXECUTION	142,539.55
2019-00556	MAHARAJ LISA	2/07/2020	WRIT OF EXECUTION	142,539.55
2019-00610	KRISOVITCH NANCY	2/07/2020	DEFAULT JUDGMENT	197,007.56
2019-00610	KRISOVITCH PETER	2/07/2020	DEFAULT JUDGMENT	197,007.56
2019-00610	KRISOVITCH KARA	2/07/2020	DEFAULT JUDGMENT	197,007.56
2019-20068	GUY MICHAEL	2/05/2020	SATISFACTION	1,455.82
2019-20068	GUY CAROLYN	2/05/2020	SATISFACTION	1,455.82
2019-20124	MAIALO CAROL LYNN	2/03/2020	SATISFACTION	—
2019-20250	CALABRESE GERALD	2/05/2020	SATISFACTION	1,482.71
2019-20298	PAPAZIAN WILLIAM S	2/03/2020	WITHDRAWALFEDTAXLIEN	1,446,577.49
2019-20488	TAYLOR RANDOLPH	2/07/2020	SATISFACTION	—
2019-20488	TAYLOR ANNA	2/07/2020	SATISFACTION	—
2019-20745	GUY MICHAEL	2/05/2020	SATISFACTION	1,350.76
2019-20745	GUY CAROLYN	2/05/2020	SATISFACTION	1,350.76

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

2019-21165	DEVITO BERNARD		2/05/2020	SATISFACTION	629.11
2019-21165	DEVITO DENISE		2/05/2020	SATISFACTION	629.11
2019-21169	BRAVO EMMA		2/05/2020	SATISFACTION	621.72
2019-21169	DAILY TRUCK TIRE SERVICE		2/05/2020	SATISFACTION	621.72
2019-21184	BRAVO EMMA		2/05/2020	SATISFACTION	621.72
2019-21184	DAILY TRUCK TIRE SERVICE		2/05/2020	SATISFACTION	621.72
2020-00068	BALDINI LUIGI F ESTATE		2/06/2020	QUIET TITLE	—
2020-00068	BALDINI LOUIS C ADMINISTRATOR		2/06/2020	QUIET TITLE	—
2020-20125	PEREZ STEVEN		2/03/2020	JUDGMENT	435.25
2020-20126	PEREZ STEVEN		2/03/2020	JUDGMENT	357.75
2020-20127	PAJALICH JESSE JOSEPH		2/03/2020	JUDGMENT	1,401.26
2020-20128	FREDERICK BRANDON		2/03/2020	JUDGMENT	1,800.75
2020-20129	COHEN JESSICA M		2/03/2020	FEDERAL TAX LIEN	15,706.31
2020-20130	SIMPSON PHILLIP		2/03/2020	FEDERAL TAX LIEN	3,859.14
2020-20131	JOHANNES ERIC S		2/04/2020	JP TRANSCRIPT	2,040.29
2020-20132	CHUPLYGIN JENNIFER		2/04/2020	JP TRANSCRIPT	1,203.46
2020-20133	SNYDER SHANNON		2/07/2020	JP TRANSCRIPT	234.54
2020-20134	HART AMY		2/07/2020	JP TRANSCRIPT	—
2020-20135	STIBICK CYNTHIA		2/07/2020	JP TRANSCRIPT	1,200.70
2020-20136	BUCCI ANTHONY		2/07/2020	JP TRANSCRIPT	2,324.85
2020-40002	YOHRLING JOSEPH OWNER	P	2/05/2020	CONTRACTORWAIVERLIEN	—
2020-40002	YOHRLING DEBORAH OWNER	P	2/05/2020	CONTRACTORWAIVERLIEN	—
2020-40002	PINE TREE HOMES INC CONTRACTOR		2/05/2020	CONTRACTORWAIVERLIEN	—
2020-40003	TREVOR KEVIN OWNER	P	2/06/2020	STIP VS LIENS	—
2020-40003	TREVOR ERICA OWNER	P	2/06/2020	STIP VS LIENS	—
2020-40003	DAVID DULAY INC CONTRACTOR		2/06/2020	STIP VS LIENS	—
2020-40004	WOOD ETHAN C OWNER	P	2/06/2020	STIP VS LIENS	—
2020-40004	WOOD SARAH DOWNER	P	2/06/2020	STIP VS LIENS	—
2020-40004	D&D HOMES INC CONTRACTOR		2/06/2020	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00065	AMERICAN EXPRESS NATIONAL BANK SUCCESSOR BY MERGER TO	PLAINTIFF	2/04/2020	—
2020-00065	AMERICAN EXPRESS BANK FSB	PLAINTIFF	2/04/2020	—
2020-00065	HENKEL JOSEPH	DEFENDANT	2/04/2020	—
2020-00070	PORTFOLIO RECOVERY ASSOCIATES PLAINTIFF/APPELLEE	PLAINTIFF	2/07/2020	—
2020-00070	SCHWARTZ MELINDA DEFENDANT/APPELLANT	DEFENDANT	2/07/2020	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00066	NEW RESIDENTIAL MORTGAGE LLC F/K/A	PLAINTIFF	2/04/2020	—
2020-00066	NEW PENN FINANCIAL LLC D/B/A	PLAINTIFF	2/04/2020	—
2020-00066	SHELLPOINT MORTGAGE SERVICING	PLAINTIFF	2/04/2020	—
2020-00066	ZGRINSKIC DORIAN	DEFENDANT	2/04/2020	—
2020-00067	SELECT PORTFOLIO SERVICING INC	PLAINTIFF	2/05/2020	—
2020-00067	DULNEY STEVEN M	DEFENDANT	2/05/2020	—
2020-00067	DULNEY KIMBERLY	DEFENDANT	2/05/2020	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00068	TIGUE PATRICK A	PLAINTIFF	2/06/2020	—
2020-00068	BALDINI LUIGI F ESTATE	DEFENDANT	2/06/2020	—
2020-00068	BALDINI LOUIS C ADMINISTRATOR	DEFENDANT	2/06/2020	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00071	KAROSUS JENNIFER	PLAINTIFF	2/07/2020	—
2020-00071	DIRLAM RODGER L	DEFENDANT	2/07/2020	—
2020-00071	COLLANN PARTNERSHIP	DEFENDANT	2/07/2020	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00064	REED KENNETH	PLAINTIFF	2/03/2020	—
2020-00064	REED SHARON	PLAINTIFF	2/03/2020	—
2020-00064	HOME DEPOT	DEFENDANT	2/03/2020	—
2020-00064	MIRROR LAWN TURF DOCTOR	DEFENDANT	2/03/2020	—
2020-00064	MIRROR LAWN TURF DOCTOR	DEFENDANT	2/03/2020	—
2020-00064	SHIELDS FACILITIES MAINTENANCE	DEFENDANT	2/03/2020	—
2020-00064	COUNTRYSIDE LANDSCAPING AND LAWN CARE	DEFENDANT	2/03/2020	—
2020-00069	THAKOER AJAY	PLAINTIFF	2/07/2020	—
2020-00069	SAMHAVEN LAKE LLC A/B/A	DEFENDANT	2/07/2020	—
2020-00069	COVE HAVEN RESORT D/B/A	DEFENDANT	2/07/2020	—
2020-00069	COVE HAVEN ENTERTAINMENT RESORTS	DEFENDANT	2/07/2020	—
2020-00069	MCSAM HOTEL GROUP LLC	DEFENDANT	2/07/2020	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 17, 2020 TO FEBRUARY 21, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Wyckoff Denise	Citibank	Lehigh Township	50,000.00
Rice Logging	Hunt Scott B	Buckingham Township	
NEU Logging			176,830.00
N E U Logging			
Evans Kevin J	Mortgage Electronic Registration Systems	Paupack Township	
Evans Heather M	Investors Bank		118,000.00
Rutledge Daniel E	Honesdale National Bank	Damascus Township	
Rutledge Jennifer L			283,000.00
Gager Joseph S	Figure Lending LLC	Damascus Township	
	Figure Lending L L C		28,188.00
Brasco Linda	Mortgage Electronic Registration Systems	Paupack Township	
	Contour Mortgage Corportion		199,035.00
Stuart Jason	Mortgage Electronic Registration Systems	Salem Township	
Miranda Giannina By Af Stuart Jason Af	Quicken Loans Inc		84,000.00
Greenrock Properties	Dime Bank	Mount Pleasant Township	688,000.00
Kitzhoffer Mark R	PNC Bank	Salem Township	
Kitzhoffer Beth Ann	P N C Bank		100,000.00
Daniels Theodore V	Mortgage Electronic Registration Systems	Lake Township	
	Trident Mortgage Company LP		206,500.00
	Trident Mortgage Company L P		
Matuska Glenn	Mortgage Electronic Registration Systems	Damascus Township	
Matuska Michelle	Summit Mortgage Corporation		140,000.00
Cefali Richard	Mortgage Electronic Registration Systems	Lake Township	
Cefali Marisa	Quicken Loans Inc		75,000.00

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

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fitzsimmons Mary G	Hall Susan	Preston Township	Lot 2
Hall Susan AKA	Hall Susan J	Preston Township	
Hall Susan J AKA			
Blaine Clinton A	Blaine Michael C	Dyberry Township	
Blaine Lisa	Blaine Brooke A		
Blaine Clinton A	Blaine Clinton A	Dyberry Township	
Blaine Lisa	Blaine Lisa		
Sherbine Travis	Adler Cindy	Paupack Township	Lots 4 AR & 4A
Guimento Janice Exr	Guimento Janice	Salem Township	
Guimento Robert M Est			
Clancyschmitt Patricia Tr	Schmitt Gregory Patrick Tr	Preston Township	
Schmitt Patricia Clancy Tr	Schmitt Family Irrevocable Trust		
Schmitt Wayne G Tr			
Schmitt Living Trust			
Hunt Scott B	Rice Logging	Buckingham Township	
Hunt Gary P	NEU Logging		Lot E F
	N E U Logging		
End Poverty Now Inc	Mason Andrew	Paupack Township	Lot 59
Ferrante Damon	Noren Arthur	Lehigh Township	
Ferrante Ronette	Noren Yoshie		
Ferrante Damon	Noren Arthur	Lehigh Township	
	Noren Yoshie		Lot 81
HSBC Bank USA	Housing & Urban Development	Lehigh Township	
H S B C Bank USA			Lot 40
Helmer Patricia A	Akin Deniz H	Canaan Township	
Swantko Barbara Ann Exr	Bielawsky Heather Marie	Paupack Township	
OBrien Henry Est AKA			Lot B 2
OBrien Henry Edward Est AKA			
OBrien Henry E Est AKA			
Burchell Michael	Tigue Wayne	Dreher Township	
Bates Kenneth B	Bates Jonathan R	Dyberry Township	
Bates Joann			Lot B
Kiley Robert P AKA	Kiley Robert P	Paupack Township	
Kiley Robert AKA	Kiley Eleanor M		Lot 40r
Kiley Eleanor M AKA			
Kiley Eleanor AKA			
Fluck Barbara A	Fluck Jason	Canaan Township	
Brown Dickson C	Brown Dickson C	Lebanon Township	
Brown Linda Lou	Brown Linda Lou		
Brown Dickson C	Brown Dickson C	Lebanon Township	
Brown Linda Lou	Brown Linda Lou		
L S F One Zero Master Participation Trust	Mallaber James F	Lehigh Township	
Hudson Homes Management LLC	Mallaber Jeanine D		Lot 19
Hudson Homes Management L L C			
LSF One Zero Master Participation Trust			

Minisink Land Holdings	Crestmont Farm LLC Crestmont Farm L L C	Scott Township	Lot B
Comerica Bank & Trust Tr Fiegelman Richard Tr Marvin Fiegelman Irrevocable Trust	Fiegelman Richard P	Lake Township	Lot 585
Karch Allen B Est AKA Karch Allen Est AKA Karch Daniel P Exr	Jansco Scott	Dreher Township	Lot 30
Hughes Thomas Seegers Patricia	Seegers Patricia Hughes William	Manchester Township	
KDG Real Estate K D G Real Estate KDG Management K D G Management Grimm Robert C Grimm Karla D	Kneubuehl James E II Kneubuehl Sharon J	Lake Township	Lot 3630
Charlie Work	Stuart Jason Miranda Giannina	Salem Township	Lot 169
Hollyday John D Exr Hollyday William Jest	Hays Bryan Patrick	Salem Township	Lot 2
Gazo Joseph Squitierigazo Toni Ann Gazo Toni Ann Squitieri	Gazo Joseph Squitierigazo Toni Ann Gazo Toni Ann Squitieri Gazo Joseph Anthony	Salem Township	Lot 651
Koehler Georgette	Geyer Brian	Salem Township	Lot 105
Koehler Georgette	Geyer Brian	Salem Township	Lot 205
Ellers Michael Ellers Tracy	Gilleo Ronald	Lake Township	
Perham Raymond J Est AKA Perham Raymond J Sr Est AKA Perham Gomer G Exr Perham Gomer G AKA Perham Gomer AKA White Elsie Jane Est AKA White Elsie J Est AKA White Guy Robert Exr White Guy Robert Poole Betty Lou White Est AKA Poole Betty Lou Est AKA Amici Edward T Exr Kleckner Cheryl Lee White Est AKA Kleckner Cheryl Lee Est AKA Kleckner Cheryl L Est AKA Valentino Wendy Exr Valentino Wendy Perham Raymond J Jr Est AKA Perham Raymond Est AKA Perham Raymond J Est AKA Perham Raymond Jr Est AKA Hall Karen Adm Skinner Dawn E Adm Hall Karen AKA	Greenrock Properties	Mount Pleasant Township	

Hall Karen R AKA
 Skinner Dawn E AKA
 Skinner Dawn AKA
 McGraw Julene J
 Frisbie Sarah Perham AKA
 Frisbie Sarah P AKA
 Perham Sarah A AKA
 Frisbie Sarah AKA
 Perham John Peter Est AKA
 Perham Pete Est AKA
 Perham Peter Est AKA
 Perham Gomer Adm
 Perham Audrey D Est AKA
 Perham Audrey Est AKA
 Hall Karen Exr
 Skinner Dawn Exr
 Ray Elsie Jane White AKA
 Ray Elsie J AKA
 Tierney Michelle A
 Poole Darrin W
 Kleckner Timothy
 Rose Marilyn Diane White AKA
 Rose Marilyn D AKA
 Mitchell Patricia Anne
 White AKA
 Mitchell Patricia A AKA
 Zigon Sandra AKA
 Zigon Sandra D AKA
 McBride Kay AKA
 McBride Kay J AKA
 Peak Gwendolyn
 Bank Of New York Mellon
 Tr By Af
 Newrez LLC Af
 Newrez L L C Af
 Shellpoint Mortgage Servicing Af
 Kilhullen Ambrose
 Kilhullen Elizabeth
 Canfield Lloyd D
 Canfield Norma J
 Corcoran Deborah Jean
 Urian Kenneth
 Gomes Tarcisio G Tr
 Gomes Vera L Tr
 Tarcisio G Gomes Living Trust
 Vera L Gomes Living Trust
 Angione Kendra Exr
 Gilbert Wayne G Est AKA
 Gilbert Wayne Garfield Est AKA
 Gilbert Wayne Est AKA
 Angione Kendra

Fenkl Franz	Cherry Ridge Township	
Fenkl Jeanne Delores		
Kilhullen Jeffrey	Oregon Township	
Kowalczyk Cindy		
Canfield Lloyd D	Texas Township 1 & 2	
Derr Micheline A		
Schan Joy A		
Diehl Judy	Damascus Township	
Diehl Jason M		
Urian Kenneth	Lake Township	
Urian Michelle L		Lot 38
Daniels Theodore V	Lake Township	
		Lot 939
Behrens Chris Edward	Manchester Township	
Behrens Sara Jo		

Dileonardo Mark	Rizzo Mike	Lebanon Township	
Dileonardo Catherine	Miller Melissa		Lot 7
Hubert Franz	Matuska Glenn	Damascus Township	
Hubert Marianne	Matuska Michelle		
Follmer Kim	Follmer Kim	Cherry Ridge Township	
	Follmer Taryn		Lot A
Follmer Kim	Kollmer Kim	Cherry Ridge Township	
	Follmer Taryn		
Follmer Kim	Follmer Kim	Cherry Ridge Township	
	Follmer Taryn		
Follmer Kim	Follmer Kim	Cherry Ridge Township	
	Follmer Taryn		
Teeter Richard Alvin	Teeter Richard Alvin	Hawley Borough	
Teeter Mary Anne	Teeter Mary Anne		
Devir Theresa E	Hall Christopher	Lebanon Township	
Unanue Theresa E	Hall Scott		



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WAYNE COUNTY BAR ASSOCIATION




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COURT CALENDAR
March 2, 2020–March 6, 2020

Monday, March 2, 2020

8:45 AM
Navoy v. Belle 1447-2018-CV (Pike County case)
Argument on plaintiff's motion to strike objections to and compel response
to subpoena
Abrahamsen/Beecher/McDonnell

9:00 AM
Extradition
Nathaniel McCormick DA/Burlein

9:00 AM
Status Conferences
9:00 606,607,608, and 609-2019-CV Machana associates inc v. WC
Assessment Schirato/Krause
9:30 599-2019-CV 560 Main, LLC v. WC Assessment Treat/Krause
9:45 614-2019-CV Camp Morasha v. WC Assessment Ryzewski/Krause
10:00 488-2019-CV Novobilski v. Cirillo Wilson/Ryzewski
10:15 1447-2018-CV (Pike Co.) Navoy v. Belle Reve
Abrahamsen/McDonnell

9:00 AM
The Dime Bank v Conyer 338-2018-CV
NJ trial
Shoemaker/Jennings

1:30 PM
DeWarren v. DeWarren 336-2015-DR @ Pike County
Case Conference
Hoppe/Silverblatt/Anderson/Ellis

Tuesday, March 3, 2020

9:00 AM
Motions Court

9:30 AM
Mortgage Foreclosures

484-2019-CV Wilmington Savings v. Stolz Manis/Pro se
332-2017-CV Bank of America v. Papapietro Wesner/Bresset

COURT CALENDAR
March 2, 2020–March 6, 2020

10:00 AM
In Re: K.G. 10-2020-DP
Adjudication & Disposition
Rechner

10:30 AM
PFA
PFA Modification
93-2019-DR Mosher v. Mosher Pro Se/Henry or Martin II? -Plaintiff by
video

11:00 AM
Extradition
Lonnie Williams DA/Zimmerman

11:30 AM
Fitzgerald v. Fitzgerald 29-2020-DR
Petition for Special Relief for Exclusive possession of the marital residence
Martin/Fitzgerald

1:00 PM
Dependency
1:00 K.T. 20-2019-DP (Perm Review& goal change -Judge) Rechner/
K.Martin/Collins/M.Farley
1:30 C.B. 11-2015-DP (Perm Review-Judge) Rechner/Ellis/Martin II/
Collins
2:00 C.D. 30-2019-DP (Perm Review-Judge) Rechner/Martin II/ Henry
2:30 D.B. 32-2014-DP (Perm Review-Judge) Rechner/Collins-Comfort dog
Cooper here
3:00 L.S. 36-2014-DP (Perm Review-Judge) Rechner/ Collins-Comfort
dog Cooper here

Wednesday, March 4, 2020

9:00 AM
Banks v. Northern Wayne Fire Company, & Volunteer Fireman's relief
association 316-2018-CV
Defendants Motion for Summary Judgment
Fischer/ McBride

9:00 AM
Central Court 3rd Floor Courtroom

COURT CALENDAR

March 2, 2020–March 6, 2020

9:00 AM
Formal Arraignments

9:30 AM
Welch v. Bennett 695-2016-FC & Welch v. Farber/Bennett 1074-2018-FC
Custody Review Conference
Heise/Lynott/DeCosmo/Karam

10:00 AM
Return Day
1) DOROTHY B. SPAULDING, an
Incapacitated Person, by
POLINA BODNER SHAPIRO, Guardian
("Conservator" under Connecticut law) of
Her Estate and RANDY G. SPAULDING,
Guardian ("Conservator" under Connecticut
Law) of her Person;

RANDY G. SPAULDING, Individually and
As Co-Trustee of the Spaulding Family
Trust; and

LYNNE A. GOODMAN, Individually and as
Co-Trustee of the Spaulding Family trust
Plaintiffs

VS.

JENNIFER L. RAETZ, Individually and as
Co-trustee of the LeBlond 2016 Irrevocable
Trust;

GREGORY G. LEBLOND, Individually and:
As Co-Trustee of the Leblond 2016
Irrevocable Trust; and

HENRY R. LEBLOND, Individually and as
Personal Representative of the Estate of
Cathy J. LeBlond
Defendants NO. 572-2019-CIVIL
Defendant's Preliminary Objections

2) Mark A. Bray and Georgina A. Bray, His wife,
Vs.
John J. Gocek and Marie Ann Gocek
22-2019-CV Treat/Killino
Motion for Summary Judgment

COURT CALENDAR

March 2, 2020–March 6, 2020

3) John & Catherin Sullivan
And
Dennis Sullivan
VS.
Marissa Sullivan 669-2019-DR
Defendants Preliminary Objections
O'Malley/Howells

4) Joseph Franceski and Bernadette
Franceski, Administratrix of the Estate
Of Michael Franceski,

Vs.
Linde Corporation and
Rail-Trail council of
Northeastern Pennsylvania, Inc 71-2019-CV Zelinka/Fischer
Defendant Linde Corporation motion for summary Judgment

11:00 AM
In Re: Edsall 582-2019-CV
Name Change
Campbell

11:30 AM
In Re: N.R. 13-2018-JV
Placement Review -BY Video
DA/Burlein

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Non-Supports

2:30 PM
In Re: Estate of Kohat 13-2020-OCD
Settlement of a Small Estate
Pro Se

COURT CALENDAR
March 2, 2020–March 6, 2020

3:00 PM
Commonwealth v. Lahr 1-2020-SA
Summary Appeal
DA/Pro Se

Thursday, March 5, 2020

9:00 AM
Commonwealth v. Mead Sandercock
Guilty Plea
DA/Farrell

9:00 AM
Motions Court

9:30 AM
Commonwealth Matters
306-2019-CR Decker, Shawn C. Henry
224-2019-CR Juice, John Henry
347-2019-CR Seaman, Alex Wade Henry
357-2019-CR & 364-2019-CR Phillips, Austin Joseph Henry
332-2019-CR Whiteman, Christopher Michael Farrell

11:30 AM
Skelton v. Skelton 569-2019-DR
Demand Support
Burlein/Farrell

1:00 PM
Commonwealth Matters

2:00 PM
Plea Offers

CUSTODY CALENDAR

March 2, 2020–March 6, 2020

Tuesday, March 3, 2020

9:00 AM
Dutton v. Zirpoli/Corey 325-2015-DR
Custody Hearing (Schloesser)
Martin II/Henry

1:00 PM
Gropper v. Gropper 182-2019-DR
Divorce Hearing (Zimmerman)
Campbell

Friday, March 6, 2020

9:00 AM
Perez v. Perez 39-2020-DR
Conciliation Conference (Karam)
Rechner/Pro Se

9:30 AM
Stone v. Stone 570-2017-DR
Divorce Hearing
Cali/Bugaj

10:00 AM
Masker v. Masker 80-2020-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

10:30 AM
Geer v. Geer 563-2018-DR
Conciliation Conference (Karam)
Pro Se/ Martin II

11:00 AM
Guzman v. Guzman 54-2019-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:30 AM
Bennett v. Oettinger 233-2018-DR
Conciliation Conference (Karam)
Campbell/Thomas

CUSTODY CALENDAR

March 2, 2020–March 6, 2020

1:00 PM
Kellam v. Truxell 363-2019-DR
Conciliation Conference (Karam)
Ellis/K.Martin

1:30 PM
O'Donnell v. Clifford 630-2018-DR
Conciliation Conference (Karam)
Farrell/Pro Se

2:00 PM
Marro v. Marro & Ray 67-2020-DR
Conciliation Conference (Karam)
T.Farley/Pro Se/Pro Se

2:30 PM
Shupe v. Garafalo & Krull 128-2007-DR & 234-2009-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se/Pro Se/Campbell (GAL)

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