

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

March 13, 2020
Vol. 10, No. 2
Honesdale, PA



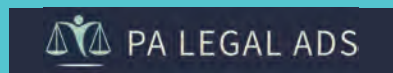
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Court of Common Pleas 22nd Judicial District:

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

Judge of the Court of Common Pleas

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

Magisterial District Judges

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Ronald J. Edwards
Linus H. Myers

Court Administrator

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Sheriff

Mark Steelman

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

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Chief Public Defender

Steven Burlein, Esq.

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Jocelyn Cramer

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Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
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

CRIMINAL CASES

Wayne County District Attorney AG Howell announces the following cases addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — February 20, 2020

DONATO D'ANDREA, age 30 of Lake Ariel, Pa, was sentenced to the State Correctional Institution for a period of not less than 12 months nor more than 36 months for one count of Receiving Stolen Property (F2) and one count of Receiving Stolen Property (M1). He was also ordered to pay the costs of prosecution, and pay restitution in the amount of \$1,880.00. The incident occurred on June 28, 2019 in Salem Township, Wayne County.

AARON ROSSIGNOL, age 41 of Lake Ariel, Pa, was sentenced to the Wayne County Correctional Facility for a period of not less than 3 months nor more than 18 months for one count of Criminal Trespass (F2). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$1,000.00, pay restitution in the amount of \$874.08, be placed on house arrest with electronic and alcohol monitoring through the SCRAM program for a period of 3 months, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, undergo a mental health evaluation and comply with all recommendations for treatment, perform 40 hours community service, and refrain from having contact with the victims. The incident occurred on August 8, 2018 in Lake Township, Wayne County.

GREGORY SMITH, age 55 of Newfoundland, Pa, was placed on probation for a period of 6 months for one count of DUI (M). He was also ordered to pay the costs of prosecution, pay a fine in the amount of \$750.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the SCRAM Program for a period of 60 days, participate and cooperate with the drug and alcohol addiction treatment in accordance with your drug and alcohol assessment and attend and complete the Alcohol Highway Safety Program. The incident occurred on May 10, 2019 in Salem Township, Wayne County.

CHARLES VITTON, age 55 of Summit, NJ, was placed on the Accelerated Rehabilitative Disposition Program for a period of 6 months related to DUI. He was also ordered to pay all Court costs, perform 20 hours of community service, and have his Watercraft license suspended for 6 months. The incident occurred on August 24, 2019 in Paupack Township, Wayne County.

HONESDALE, PA — March 5, 2020

SHAWN DECKER, age 45 of Honesdale, Pa, was sentenced to the State Correctional Institution for a period of not less than 18 months nor more than 60 months for one count of Criminal Conspiracy- Theft by Deception (F3). He was also ordered to pay the costs of prosecution, and pay restitution jointly with co-defendant in the amount of \$20,616.02. The incident occurred on October 31, 2018 through August 6, 2019 in Salem Honesdale Borough, Wayne County.

VINCENT DEGROAT , age 27 of Honesdale, Pa, was sentenced to the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count of Simple Assault (M3). He was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, undergo a mental health evaluation and comply with all recommendations for treatment, complete and anger management program through a provider approved by parole officer, obtain employment within 30 days of parole and refrain from having contact with the victims. The incident occurred on August 12, 2019 in Honesdale Borough, Wayne County.

JOHN JUICE, age 62 of Scranton, Pa, was sentenced to the State Correctional Institution for a period of not less than 18 months nor more than 60 months for one count of Terroristic Threats (M), one count of Resisting Arrest or Other Law Enforcement (M2), and one count of Criminal Mischief- Damage Property (M3). He was also ordered to pay the costs of prosecution, and pay restitution in the amount of \$150.00. The incident occurred on July 4, 2019 in South Canaan Township, Wayne County.

AUSTIN PHILLIPS, age 21 of Lake Ariel, Pa, was sentenced to the Wayne County Correctional Facility for a period of not less than 4 months nor more than 18 months for two counts of Possession of a Controlled Substance- Heroin (M). He was also ordered to pay the costs of prosecution, be placed on GPS monitoring for a period of 60 days, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, undergo a mental health evaluation and comply with all recommendations for treatment, and obtain employment within 30 days of parole or provide documentation from a doctor precluding you from employment. The incident occurred on September 27, 2019 in South Canaan Township, Wayne County.

ALEX SEAMAN, age 29 of Honesdale, Pa, was placed on probation for a period of 6 months for one count of DUI (M) and one count of Accidents Involving Damage to Unattended Vehicle/Property (S). He was also ordered to pay the costs of prosecution and pay a fine in the amount of \$600.00, be placed on House Arrest with Electronic and Alcohol Monitoring through the SCRAM Program for a period of 5 days, participate and cooperate with the drug and alcohol addiction treatment in accordance with your drug and alcohol assessment, attend and complete the Alcohol Highway Safety Program, and complete 25 hours of community service. The incident occurred on September 16, 2019 in Texas Township, Wayne County.

CHRISTOPHER WHITEMAN, age 33 of Honesdale, Pa, was sentenced to the Wayne County Correctional Facility for a period of not less than 10 days nor more than 6 months for one count of DUI- Controlled Substance Impaired Ability (M), and one count of Driving While Operating Privilege Suspended/Revoked (S). He was also ordered to pay the costs of prosecution and pay a fine in the amount of \$1,200.00, participate in and cooperate with the drug and alcohol addiction treatment in accordance with your drug and alcohol assessment, attend and complete the Alcohol Highway Safety Program, and obtain employment within 30 days of parole or provided documentation from a doctor precluding you from employment. The incident occurred on July 5, 2019 in Honesdale Borough, Wayne County.

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

**SHORT CERTIFICATE –
LETTERS TESTAMENTARY**

COMMONWEALTH OF
PENNSYLVANIA:
COUNTY OF WAYNE:

I, Deborah L. Bates, register of Wills in and for the County of Wayne, in the Commonwealth of Pennsylvania, DO HEREBY CERTIFY that on the 4th day of March 2020, LETTERS TESTAMENTARY on the Estate of

EDWARD OLE DAHL

deceased, were granted to

JAMES EDWARD DAHL

having first been qualified well and truly to administer the same. And I further certify that no revocation of said letters appears of record in my office.

Date of Death: 2/9/2020

Social Security No. 109-28-4013

Wayne County No. 33328

Given under my hand and seal of office this 4th day of March 2020.

s/Deborah L. Bates
Register

3/13/2020 • 3/20/2020 • 3/27/2020

ADMINISTRATRIX NOTICE

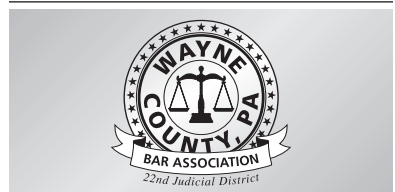
Estate of Gary Hanf AKA Gary Paul Hanf
Late of Honesdale Borough
ADMINISTRATRIX
Sandra Heyburn
5429 Strasburg Road
Gap, PA 17527

3/13/2020 • 3/20/2020 • 3/27/2020

EXECUTOR NOTICE

Estate of Richard Ciszak
Late of Paupack Township
EXECUTOR
Thomas Ciszak
129 Murphy Lane
Kunkletown, PA 18058
ATTORNEY
Kevin A. Hardy, Esquire
P.O. Box 818
Stroudsburg, PA 18360

3/6/2020 • 3/13/2020 • 3/20/2020



ESTATE NOTICE

ESTATE OF JACK P. SINGER, late of Lehigh Township, Wayne County, Pennsylvania

LETTERS TESTAMENTARY in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her/his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Wayne County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

PERRY SINGER, Executor
23 Sly Raven Trail
Gouldsboro, Pennsylvania 18424

JOSEPH P. MCDONALD, JR.,
ESQ., P.C.
1651 West Main Street
Stroudsburg, Pennsylvania 18360

3/6/2020 • 3/13/2020 • 3/20/2020

EXECUTRIX NOTICE

Estate of Leroy E. Gliem AKA Lee
Late of Paupack Township
EXECUTRIX
Donna W. Gliem
24 Oak Hill
Lakeville, PA 18438

3/6/2020 • 3/13/2020 • 3/20/2020

EXECUTOR NOTICE

Estate of Evelyn L. Smith AKA
Evelyn Latourette Smith AKA
Evelyn Lorretta Smith
Late of Oregon Township
CO-EXECUTOR
Kendall Franklin
127 Smith Hill Road
Honesdale, PA 18431
CO-EXECUTOR
Echoe Tyler
341 Torrey Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/6/2020 • 3/13/2020 • 3/20/2020

EXECUTOR NOTICE

Estate of Margaret R. Branning
AKA Margaret Branning AKA
Margaret G. Branning AKA
Margaret Rose Gillow Branning
Late of Damascus Township
CO-EXECUTOR
Terrence A. Branning
14 Teradon Drive
Beach Lake, PA 18405
CO-EXECUTOR
Sally Ann Roche
89 Fox Hill Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna
831 Court Street
Honesdale, PA 18431

3/6/2020 • 3/13/2020 • 3/20/2020

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

OTHER NOTICES

NOTICE

TO: James C. Cooley and Savilla Cooley, his wife, James Bloomer a/k/a James P. Bloomer and Margaret Bloomer, his wife, and Estate of James P. Bloomer, by Michael F. Bloomer, Executor and Individually, and James E. Bloomer, their heirs, administrators, executors, assigns and successors in title and any and all other persons claiming any right, title or interest in or to the herein-described property:

You are hereby notified that Ruby J. Hagenmeier, by Jeff Hagenmeier, Agent, has filed a Complaint to Quiet Title against you in the Court of Common Pleas of Wayne County, Pennsylvania, to docket No.: 00121-Civil-2020, claiming that she is the owner in fee simple of certain lands situate in Preston Township, Wayne County, Pennsylvania, included in Tax #20-172-4.

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 within twenty (20) days of this notice. 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 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.

NORTHERN LEGAL AID SERVICES
WAYNE COUNTY COURTHOUSE
925 COURT STREET
HONESDALE, PA 18431
(570) 253-1031

Nicholas A. Barna, Esq.
831 Court Street
Honesdale, PA 18431
(570) 253-4921
Attorney for Plaintiff

3/13/2020

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about February 10, 2020. The name of the company is Perfectly Pikt, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

Michael P. Lehutsky, Esq.
100 Fourth Street, Suite 24
Honesdale, PA 18431
(570) 253-3800

3/13/2020

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Notice is hereby given that a Certificate of Organization has been filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, PA on or about February 25, 2020. The name of the company is Diversified Mechanical Contracting, LLC. The company has been organized pursuant to the Pennsylvania Limited Liability Company Law of 1994, as amended.

Michael P. Lehutsky, Esq.
100 Fourth Street, Suite 24
Honesdale, PA 18431
(570) 253-3800

3/13/2020

PETITION FOR NAME CHANGE

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

IN RE:
CHANGE OF NAME OF:
Paige Kirsten Scorzelli

No. 296-2019-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 5th day of February 2020, upon motion of Paige Kirsten Scorzelli, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 15th day of April 2020 at 11:00

A.M. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

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

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

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

3/13/2020

**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 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 nor 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 distance of 26.3 feet to a point for a corner; 138.38 feet to a point for a corner; (2) South 50° 42' 29" East, a distance of 78.53 feet to a point for a corner; (3) South 46° 05' 42" East, a distance of 100.38 feet to a point for a corner; (4) South 33° 24' 50" East, a distance of 90.78 feet to a point for a corner; (5) South 26° 21' 43" East, a distance of 100.49 feet to a point for a corner; and (6) South 24° 02' 45" East, a distance of 70.50 feet to a point for a corner; (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° 21' 02" West, a distance of 134.46 feet to a point for a corner; and (2) North 34° 58' 52" West, a distance of 45.06 feet to a point for a corner; thence, North 22° 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° 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° 39' 52" East, a distance of 162.43

feet; said arc subtended by a chord which bears North 33° 10' 52" East, a distance of 161.52 feet to the point of intersection with a non-tangent line; thence, North 46° 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° 39' 55" East, a distance of 102.57 feet to a point for a corner; (2) North 28° 04' 34" East, a distance of 72.71 feet to a point for a corner; (3) North 14° 34' 36" East, a distance of 103.12 feet to a point for a corner; and (4) North 26° 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 $24^{\circ} 00' 44''$ East, a distance of 25.00 feet, said arc subtended by a chord which bears South $22^{\circ} 53' 52''$ 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 $68^{\circ} 13' 01''$ 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 $42^{\circ} 45' 08''$ West, a distance of 141.06 feet to a point for a corner, and (2) North $45^{\circ} 21' 02''$ 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 $65^{\circ} 59' 15''$ 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 $06^{\circ} 04' 24''$, 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 $21^{\circ} 47' 00''$ East, a distance of 68.13 feet, said arc subtended by a chord which bears South $18^{\circ} 44' 48''$ East, a distance of 68.09 feet to a point of intersection with a non-tangent line; and (2) South $15^{\circ} 42'$

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 WAYNE COUNTY, 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.

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.

John J. Martin Esq.

2/28/2020 • 3/6/2020 • 3/13/2020

**SHERIFF'S SALE
APRIL 1, 2020**

By virtue of a writ of Execution instituted by: Quicken Loans, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of April, 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:

Land Situated in the Township of Lake in the County of Wayne in the State of PA

Lot 3515, Section 35 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 In 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 71 And 72; March 14, 1972 In Plat Book 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, And September 24, 1973 In Plat Book 5, Pages 120 Through 123, As Amended And Supplemented.

BEING KNOWN AS: 162
CHESTNUT HILL DRIVE, LAKE
ARIEL, PA 18436

PROPERTY ID NUMBER: Tax
Map#/Control#: 12-0-0035-
0078/043718

BEING THE SAME PREMISES
WHICH WILLIAM W.
ALEXANDER BY DEED DATED
3/7/2007 AND RECORDED
3/26/2007 IN THE OFFICE OF
THE RECORDER OF DEEDS IN
DEED BOOK 3258 AT PAGE 87,
GRANTED AND CONVEYED

UNTO DAVID S. HENRY AND
FRANCES A. HENRY.

Seized and taken in execution as
property of:
Frances A. Henry 3515 Burnwood
Point LAKE ARIEL PA 18436
David S. Henry 3515 Burnwood
Point LAKE ARIEL PA 18436

Execution No. 462-Civil-2019
Amount Due: \$158,279.44 Plus
additional costs

January 29, 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.**

Matthew K. Fissel

3/6/2020 • 3/13/2020 • 3/20/2020

**SHERIFF'S SALE
APRIL 1, 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 1st day of April,
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, lying, and being in the
Township of Buckingham, County
of Wayne and Commonwealth of
Pennsylvania, bounded and
described as follows, to wit:

Beginning at a point in the center of
the State Road Route 63051,
leading from Camp B'Nai B'Rith to
Route 370, the said point being in
the line of lands now or formerly of
the J.E. Holbert Estate; thence along
the same and along a stone wall and
wire fence south 71 degrees west
735 feet to a pipe corner; thence
through the lands of the Grantor
south 24 degrees 15 minutes east
234 feet to a pipe corner; thence
through the lands of the Grantor,
south 59 degrees and 15 minutes
east 144.8 feet to a stake corner at
the end of a stone wall and wire
fence; south 89 degrees 45 minutes
east 150.8 feet to a stake corner;
thence through the lands of the
same and along a wire fence south
82 degrees east 211.9 feet to a point
in the center of said road; thence

along the center of the same the following four courses and distances: north 12 degrees 05 minutes east 155 feet; north 16 degrees 15 minutes east 200 feet; north 10 degrees east 100 feet; and north 4 degrees 50 minutes east 115 feet to the place of beginning. Containing 5.45 acres, more or less as surveyed by C.E. Ferris, R.S., August 24, 1964. The bearings are magnetic as of 1964.

Under and subject to, any and all covenants, exceptions, reservations, restrictions, conditions, agreements, easements, rights of way, encroachments, and encumbrances, either visible on, at or within the subject premises herein conveyed or contained in the chain of title.

BEING KNOWN AS: 727 ROSE HILL ROAD, LAKE COMO, PA 18437

PROPERTY ID NUMBER/
CONTROL #: 03-0-0142-
0023/001436

BEING THE SAME PREMISES WHICH HECTOR M. RODRIGUEZ AND GLADYS RODRIGUEZ, HIS WIFE BY DEED DATED 4/16/2015 AND RECORDED 4/28/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4849 AT PAGE 258, GRANTED AND CONVEYED UNTO DANE MARTIN.

Seized and taken in execution as property of:
Dane Martin 230 Butternut Blvd.
SAN ANTONIO TX 78245

Execution No. 517-Civil-2020
Amount \$179,977.14 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.**

Brooke R. Waisbord Esq.

3/6/2020 • 3/13/2020 • 3/20/2020

CIVIL ACTIONS FILED

*FROM FEBRUARY 15, 2020 TO FEBRUARY 21, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2010-21241	JONES JOHN W	2/18/2020	SATISFACTION	38,598.48
2010-21241	JONES KAREN A	2/18/2020	SATISFACTION	38,598.48
2010-21860	JONES JOHN W	2/18/2020	SATISFACTION	5,740.82
2013-20981	MORGAN WILLIAM T	2/18/2020	SATISFACTION	—
2018-90035	JORDAN JOSEPH	2/21/2020	SATISFACTION	9,908.72
2019-00155	FOSSE ERIC J	2/18/2020	SATISFACTION	—
2019-20074	HNATKO DANIEL	2/21/2020	SATISFACTION	—
2019-20798	WAYNE BANK GARNISHEE	2/21/2020	GARNISHEE/DISC ATTCH	—
2020-00087	MORAWSKI ROBERT S ESTATE	2/18/2020	QUIET TITLE	—
2020-00087	MORAWSKI FRANCES A	2/18/2020	QUIET TITLE	—
2020-00087	MORAWSKI STEPHEN	2/18/2020	QUIET TITLE	—
2020-00087	MORAWSKI KATHLEEN	2/18/2020	QUIET TITLE	—
2020-00088	JOHNSON LOISE M	2/19/2020	QUIET TITLE	—
2020-00088	IMC MORTGAGE COMPANY	2/19/2020	QUIET TITLE	—
2020-00101	VANCAMP JAS	2/21/2020	QUIET TITLE	—
2020-00101	VANCAMP POLLY	2/21/2020	QUIET TITLE	—
2020-00101	ANY AND ALL THE UNKNOWN HEIRS OF THE EST./J. & P. VAN CAMP	2/21/2020	QUIET TITLE	—
2020-00101	VAN CAMP JAS ESTATE OF	2/21/2020	QUIET TITLE	—
2020-00101	VAN CAMP POLLY ESTATE OF	2/21/2020	QUIET TITLE	—
2020-20152	DEBREE GUSTAVE	2/18/2020	JUDGMENT	2,153.75
2020-20153	KANE ROBERT C	2/18/2020	MUNICIPAL LIEN	950.13
2020-20154	TRAVERS AMY	2/18/2020	WRIT OF REVIVAL	9,482.63
2020-20155	ANTOLIK JOHN G	2/18/2020	FEDERAL TAX LIEN	12,375.41
2020-20156	BENNETT RANDOLPH	2/18/2020	FEDERAL TAX LIEN	10,492.96
2020-20156	BENNETT MARY R	2/18/2020	FEDERAL TAX LIEN	10,492.96
2020-20157	KARESCH ROBERT	2/19/2020	JP TRANSCRIPT	4,601.30
2020-20158	KARNER JENNA R	2/19/2020	JP TRANSCRIPT	782.02
2020-20159	BREY MEIER MASONRY & EXCAVATING INC	2/20/2020	FEDERAL TAX LIEN	56,851.52
2020-40007	CURRIE ROBERT J OWNER	2/21/2020	MECHANICS LIEN CLAIM	5,096.48

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00103	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	2/21/2020	—
2020-00103	CITIBANK NA	PLAINTIFF	2/21/2020	—
2020-00103	PALAZZO AMANDA E	DEFENDANT	2/21/2020	—

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

2020-00104	CAVALRY SPV I LLC AS ASSIGNEE OF	PLAINTIFF	2/21/2020	—
2020-00104	COMENITY BANK	PLAINTIFF	2/21/2020	—
2020-00104	SCHAEFFER TRAVIS M	DEFENDANT	2/21/2020	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00090	CITIBANK NA	PLAINTIFF	2/19/2020	—
2020-00090	WARREN VICTORIA J	DEFENDANT	2/19/2020	—
2020-00091	DISCOVER BANK	PLAINTIFF	2/19/2020	—
2020-00091	SIDES LELIA Y	DEFENDANT	2/19/2020	—
2020-00092	DISCOVER BANK	PLAINTIFF	2/19/2020	—
2020-00092	BORIA LISA	DEFENDANT	2/19/2020	—
2020-00093	DISCOVER BANK	PLAINTIFF	2/19/2020	—
2020-00093	ANKIN JAMES P	DEFENDANT	2/19/2020	—
2020-00099	DISCOVER BANK	PLAINTIFF	2/21/2020	—
2020-00099	BURNHAM BILLIE J	DEFENDANT	2/21/2020	—

CONTRACT — DEBT COLLECTION: OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00089	COMMUNITY BANK NA	PLAINTIFF	2/19/2020	—
2020-00089	BIHLER SHAWN M	DEFENDANT	2/19/2020	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00096	WAYNE COUNTU TAX CLAIM BUREAU DISTRIBUTION #1	PETITIONER	2/20/2020	—

PROFESSIONAL LIABILITY — MEDICAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00102	KULIKOWSKI CARA	PLAINTIFF	2/21/2020	—
2020-00102	MECH JENNIFER	PLAINTIFF	2/21/2020	—
2020-00102	GIORDANO CINDY ESTATE	PLAINTIFF	2/21/2020	—
2020-00102	ADVANCED INPATIENT MEDICINE WAYNE LLC	DEFENDANT	2/21/2020	—
2020-00102	ADVANCED INPATIENT WAYNE LLC	DEFENDANT	2/21/2020	—
2020-00102	ADFINITAS HEALTH	DEFENDANT	2/21/2020	—
2020-00102	WAYNE MEMORIAL HOSPITAL	DEFENDANT	2/21/2020	—
2020-00102	WAYNE MEMORIAL HOSPITAL INC	DEFENDANT	2/21/2020	—
2020-00102	WAYNE MEMORIAL HOSPITAL FOUNDA	DEFENDANT	2/21/2020	—
2020-00102	WAYNE MEMORIAL COMMUNITY HEALTH	DEFENDANT	2/21/2020	—
2020-00102	WAYNE MEMORIAL HEALTH SYSTEM	DEFENDANT	2/21/2020	—
2020-00102	WAYNE MEMORIAL HEALTH FOUNDATI	DEFENDANT	2/21/2020	—
2020-00102	VIRTUA SURGICAL GROUP	DEFENDANT	2/21/2020	—
2020-00102	LOURDES MEDICAL ASSOCIATES	DEFENDANT	2/21/2020	—
2020-00102	LOURDES MEDICAL ASSOCIATES SURGICAL SPECIALISTS	DEFENDANT	2/21/2020	—
2020-00102	LOURDES HEALTH SYSTEM	DEFENDANT	2/21/2020	—
2020-00102	VIRTUA HEALTH SYSTEM	DEFENDANT	2/21/2020	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00094	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	2/19/2020	—
2020-00094	MR COOPER	PLAINTIFF	2/19/2020	—
2020-00094	HELBIG WILLIAM R	DEFENDANT	2/19/2020	—
2020-00094	HELBIG JUDITH R	DEFENDANT	2/19/2020	—
2020-00097	US BANK NATIONAL MORTGAGE ASSO	PLAINTIFF	2/20/2020	—
2020-00097	NEIMAN MARIROSE A/K/A	DEFENDANT	2/20/2020	—
2020-00097	NEIMAN MARIROSE M	DEFENDANT	2/20/2020	—
2020-00098	US BANK NATIONAL ASSOCIATION	PLAINTIFF	2/20/2020	—
2020-00098	STANTON JODY	DEFENDANT	2/20/2020	—
2020-00098	STANTON RENA	DEFENDANT	2/20/2020	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00087	DWELLFUND LLC	PLAINTIFF	2/18/2020	—
2020-00087	MORAWSKI ROBERT S ESTATE	DEFENDANT	2/18/2020	—
2020-00087	MORAWSKI FRANCES A	DEFENDANT	2/18/2020	—
2020-00087	MORAWSKI STEPHEN	DEFENDANT	2/18/2020	—
2020-00087	MORAWSKI KATHLEEN	DEFENDANT	2/18/2020	—
2020-00088	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	2/19/2020	—
2020-00088	MR COOPER	PLAINTIFF	2/19/2020	—
2020-00088	JOHNSON LOISE M	DEFENDANT	2/19/2020	—
2020-00088	IMC MORTGAGE COMPANY	DEFENDANT	2/19/2020	—
2020-00101	MICKEL DONALD	PLAINTIFF	2/21/2020	—
2020-00101	HOLLISTER BRETT	PLAINTIFF	2/21/2020	—
2020-00101	GILLETTE RAYMOND	PLAINTIFF	2/21/2020	—
2020-00101	FIRST METHODIST EPISCOPAL CHUR	PLAINTIFF	2/21/2020	—
2020-00101	VANCAMP JAS	DEFENDANT	2/21/2020	—
2020-00101	VANCAMP POLLY	DEFENDANT	2/21/2020	—
2020-00101	ANY AND ALL THE UNKNOWN HEIRS OF THE EST./J. & P. VAN CAMP	DEFENDANT	2/21/2020	—
2020-00101	VAN CAMP JAS ESTATE OF	DEFENDANT	2/21/2020	—
2020-00101	VAN CAMP POLLY ESTATE OF	DEFENDANT	2/21/2020	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2020-00100	BYKOV JULIA	PLAINTIFF	2/21/2020	—
2020-00100	SOKOLOVA DIANA	DEFENDANT	2/21/2020	—
2020-00100	SANNA DONALD R	DEFENDANT	2/21/2020	—
2020-00100	DOE JOHN	DEFENDANT	2/21/2020	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 2, 2020 TO MARCH 6, 2020
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Salvatori Manuel J III	Mortgage Electronic Registration Systems	Salem Township	
Grasso Brittany	Sun West Mortgage Company Inc		64,239.00
Kelly Maurice L	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Kelly Elena R	CBC National Bank Mortgage C B C National Bank Mortgage		323,177.00
Kellogg Paul Kellogg Ann	Honesdale National Bank	Salem Township	146,400.00
Delgado Robert	Mortgage Electronic Registration Systems	Lake Township	
Caceres Maria	Guaranteed Rate Inc		204,600.00
Altenhofen Donald W Jr	Mortgage Electronic Registration Systems	Lehigh Township	
	Mortgage Research Center Veterans United Home Loans		132,500.00
Brennen William	Mortgage Electronic Registration Systems	Paupack Township	
Brennen Patricia	Mortgage Research Center Veterans United Home Loans		326,340.00
Kennys Restaurant Inc	Dime Bank	Palmyra Township	320,000.00
Lather Philip	Figure Lending LLC Figure Lending L L C	Honesdale Borough	28,616.00
Rivero Jesus	Mortgage Electronic Registration Systems	Dyberry Township	
	Veterans United Home Loans Mortgage Research Center		283,000.00
Ironwood Property Management	Honesdale National Bank	Hawley Borough	56,250.00
Langendoerfer Edward	Honesdale National Bank	Honesdale Borough	100,000.00
Fosse Eric	Mortgage Electronic Registration Systems	Paupack Township	
	Synergy One Lending Inc Mutual Of Omaha Mortgage		148,000.00
Tyler Gary R Jr	Wayne Bank	Berlin Township	
Tyler Echoe A			25,000.00
Banicky Joshua Paul Newman Nina Marie	Wayne Bank	Preston Township	104,000.00
Fitzsimmons Matthew T	PSECU	Lake Township	
Fitzsimmons Kerrie Ann	P S E C U		37,000.00

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

Daniels Sergey Aronova Marina	Citizens Savings Bank	Lake Township	50,000.00
Posastiuc Tiffanie M	Mortgage Electronic Registration Systems Guaranteed Rate Affinity	Salem Township	196,377.00
Morgan Jennifer S	Mortgage Electronic Registration Systems	Lehigh Township	
Morgan James H	Quaint Oak Mortgage		489,000.00
Morea Vincent	Wayne Bank	Damascus Township	
Morea Juli			90,000.00
Ridd Peter R	Dime Bank	Oregon Township	
Ridd Barbara A Ridd Russell A Ridd Molly L			445,000.00
Walker James J	PNC Bank	South Canaan Township	
Walker Trina	P N C Bank		200,000.00
Felix James A	Mortgage Electronic Registration Systems	Paupack Township	
Felix Karen	Quicken Loans Inc		370,000.00
Petroski Timothy	Mortgage Electronic Registration Systems Quicken Loans Inc	Berlin Township	300,814.00
Treon Michael R	Mortgage Electronic Registration Systems Loandepot Com	Salem Township	219,750.00
Rivera Travis	OReilly John R	Honesdale Borough	
Rivera Cathleen	OReilly Jennifer M		350,000.00
Halliday Theresa A	Honesdale National Bank	Palmyra Township	69,500.00
Halliday Theresa A	Honesdale National Bank	Palmyra Township	20,000.00
Frary Shawn R	Mortgage Electronic Registration Systems	Berlin Township	
Kopec Jennifer C	Residential Home Funding Corp		180,000.00
Fasshauer Marissa G	Mortgage Electronic Registration Systems Summit Mortgage Corporation	Berlin Township	107,070.00
Sislo Frank J	Honesdale National Bank	Honesdale Borough	103,500.00
Peterson Branden L	Mortgage Electronic Registration Systems	Berlin Township	
Peterson Jessica A	Freedom Mortgage Corporation		145,200.00
Hegge Christopher Hegge Aubrey	Honesdale National Bank	Lebanon Township	250,000.00
Cassidygavin Frances C	Mortgage Electronic Registration Systems	Damascus Township	
Gavin Frances C Cassidy	Quicken Loans Inc		117,600.00
Kohlmann Jeffrey	Mortgage Electronic Registration Systems	Paupack Township	
Kohlmann Lynne T	Quicken Loans Inc		67,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Veterans Affairs	Baran Jozef Baran Danuta	Lehigh Township	Lot 25
Bond Joseph J	Salvatori Manuel J III	Salem Township	
Bond Lisa	Grasso Brittany		Lot 165
Strazzeri Annetta L	Strazzeri Annetta L Schroth Catherine M	Salem Township	
Johnson Nancy	Fife Mike	Salem Township	Lot 688
Harrison Carolyn A	Hewitt Jeffrey M Jr	Lehigh Township	Lots 557 & 558
Harrison Carolyn A	Hewitt Jeffrey M Jr	Lehigh Township	
Avery John Francis Jr	Picciano Matthew J	Lake Township	
Avery Gail Marie	Picciano Karin		Lot 1155
Ei William H	Kellogg Paul	Salem Township	
Ei John A	Kellogg Ann		
Ei David G			
Ei Tom A			
Holtzlander Carol Ei			
Ei Lee H			
Souza Ann Ei			
Kellogg Ann			
Ei Sue			
Cedeno Luis A	Gardner Daniel S III	Lake Township	
Cedeno Judith A			Lot 1517
Santiago Nelson E			
Santiago Elizabeth M			
Kanyuk Vasyi	Delgado Robert Caceres Maria	Lake Township	Lot 3744
Rauch Scot	Rauch Scot	Salem Township	Lot 710R
Barucky Paul J Jr	Altenhofen Donald W Jr	Lehigh Township	
Barucky Jennifer			Lot 28
Edwards Carole B	Brennen William Brennen Patricia	Paupack Township	Parcel 20
Lakerun Corporation	Kennys Restaurant Inc	Palmyra Township	
Beswick Jason P	Werlick Jeffrey A	Lake Township	
Beswick Caryn S	Werlick Sharon		Lot 4247
Cocodrilli Donald T	Cocodrilli Robert J	South Canaan Township	
Cocodrilli Carol M	Cocodrilli Linda		Lot A
Naneus Catherine A	Rivero Jesus Rafael	Dyberry Township	
Harrington Raymond V III	Ironwood Property Management	Hawley Borough	
Harrington Laurie S			
Lind Theodore Jr	Stewart David	Manchester Township	
Roka John Eugene	Stewart Lori		
Reiter Brian E	Reiter Brian E	Paupack Township	
Reiter Elise	Reiter Elise		Lot 188R
Langendoerfer Edward	Langendoerfer Edward	Honesdale Borough	
Langendoerfer Teri			

Kruk Marek	Kruk Marek Tr	Lake Township	
Kruk Joanna	Kruk Joanna Tr Marek Kruk Revocable Trust Joanna Kruk Revocable Trust		Lot 18R
Wells Fargo Bank By Af	Housing & Urban Development	Paupack Township	
Orange Coast Title Company Af			Lot 251
Silva Michael E	Banicky Joshua Paul	Preston Township	
Silva Lindsay	Newman Nina Marie		
Weber Linda D	Weber David J Weber Linda D	Mount Pleasant Township	Lot 2 6
Sumner Lisa J	Sumner Justin Tr Sumner Tate Tr Curt A Sumner Living Trust Lisa Sumner Living Trust	Damascus Township Damascus & Berlin Twps Berlin Township Berlin & Damascus Twps	
Betsch Daniel R Agent	Daniels Sergey	Lake Township	
Betsch Carole AKA By Agent	Aronova Marina		Lot 1809
Betsch Carole J AKA By Agent			
Christodoulou Chris	Morris Robert H	Salem Township	
Christodoulou Geri			Lot 2549
Usher Todd R	Posastiuc Tiffanie M	Salem Township	
Usher Tina Carol			Lot 322
Beetsch Joel W	Morgan Jennifer S	Lehigh Township	
Beetsch Erin H	Morgan James H		Lot 163
Fabian Charles Michael	Fabian Charles Michael	Lehigh Township	Lots 122 & 123
Palmer Ernest Jr	Walker James J	South Canaan Township	
Helmedach Paul J Jr	Walker Trina		Lot G
OReilly John R	Rivera Travis	Honesdale Borough	
OReilly Jennifer M	Rivera Cathleen		
Camp Swago Inc	Rogers Gerald S	Damascus Township	
Camp Swatonah Inc	Rogers Cynthia S		
Smith Kevin Alan	Smith Kenneth Alvin	Damascus Township	
Schwab Kendall Lee	Orr Kimberly Margaret		
Unification Sanctuary Inc	Frary Shawn R Kopec Jennifer C	Berlin Township	Lots C & A
Wagner Samuel	Mauritzen Shaune J	Dyberry Township	
Wagner Eugenie			
Braverman Thomas AKA	Olsommer Richard	Damascus Township	
Braverman Thomas R AKA	Olsommer Janice R		
Braverman Ann M			
Schaeffer Travis	Fasshauer Marissa G	Berlin Township	
Schaeffer Teri			
Hartley Krista E	Hartley Krista E	Dyberry Township	
Bombery William M	Hartley Kayla L		Lot C
Bombery Mary Ann	Hartley Reed M		
Valenti James Albert	Valenti James Albert	Lake Township	
Valenti James Anthony	Bialczak Ellen A		Lot 3485
Valenti Wayne G			
Stevenson Diane E	Stevenson Kevin L	Dreher Township	

GEG Real Estate	Krupa Wealth Management	Honesdale Borough
G E G Real Estate		Lot 30
Comito Russell J	Joseph Alton	Lehigh Township
Comito Carmella	Joseph Jennifer	
Bank Of New York Mellon Tr By Af	Kannebecker Charles	Dyberry Township
Carrington Mortgage Services Af	Kannebecker Ise	
McCormick Margaret Exr	Tamkins Melinda	Mount Pleasant Township
ONeill Francis Exr	Tamkins Barbara	
ONeill Marjorie M Est		



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COURT CALENDAR
March 16, 2020–March 20, 2020

Monday, March 16, 2020

8:30 AM
Banks v. Northern Wayne Fire Company, & Volunteer Fireman's relief
association 316-2018-CV
Defendants Motion for Summary Judgment & Defendants Motions in
Limine
Fischer/ McBride

9:00 AM
March Jury Selection

Tuesday, March 17, 2020

9:00 AM
Motions Court

Wednesday, March 18, 2020

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, March 19, 2020

9:00 AM
Motions Court

Friday, March 20, 2020

9:00 AM
PFA
655-2019-DR Bates v. Meszler
479-2019-DR Messersmith v. Messersmith Thomas/Henry
110-2020-DR Muller v. Muller
114-2020-DR Ward v. Ward
108-2020-DR Ponce v. Reyes
117-2020-DR Ward v. Ward

COURT CALENDAR

March 16, 2020–March 20, 2020

1:00 PM (Juvenile Hearing Officer)
In Re: K.G. 10-2020-DP
Disposition
Rechner/Henry/Martin

CUSTODY CALENDAR

March 16, 2020–March 20, 2020

Wednesday, March 18, 2020

9:00 AM
Costello v. Young 91-2020-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

9:30 AM
Smith v. Ryzner 625-2007-DR
Conciliation Conference (Karam)
Farrell/Pro Se

10:00 AM
Collazo v. Bodkin/Brower 329-2018-DR
Conciliation Conference (Karam)
Pro Se./ Pro Se

10:30 AM
Yattaw v. Smith 254-2015-DR
Conciliation Conference (Karma)
Martin II/Thomas

11:00 AM
Brannen & Borne v. Lahr 524-2019-DR
Conciliation Conference (Karam)
Pro Se/Pro Se

CUSTODY CALENDAR

March 16, 2020–March 20, 2020

11:30 AM
Shevlin v. Shevlin 87-2020-DR
Conciliation Conference (Karam)
Pro Se / Pro Se

1:00 PM
Charette v. King 46-2018-DR
Conciliation Conference (Karam)
Pro se/ Martin II

1:30 PM
Russo v. Russo 39-2019-DR
Conciliation Conference (Karam)
Kalinowski/Lynott

2:00 PM
Henderson v. Frederick-Hickerson 89-2020-DR
Conciliation Conference (Karam)
Silverblatt/Pro Se

2:30 PM
Bozella v. Pajalich 629-2018-DR
Conciliation Conference (Karam)
Martin II/ Ellis

3:00 PM
Oliver v. Oliver 148-2019-DR
Conciliation Conference
Gregorowicz/Pro Se

Thursday, March 19, 2020

10:00 AM
Rapp v. Rapp 487-2019-DR
Divorce Conference (Schloesser)
Bugaj/Martin

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