

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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Honesdale, PA



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CASES REPORTED

Starrucca Borough Council, *et al*
vs. Gale Reddon, *et al*

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

Ronnie Fischer, Esq., Editor
ronnie_fischer@hotmail.com

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
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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

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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

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Subscription Rates

Per Year

Mailed Copy	\$100
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Matthew Meagher, *Second Judge*

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Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

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Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

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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.

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For Information call the Wayne County Bar Association: (570) 253-0556 or go to
www.waynecountylawyers.org

COURT OPINION

Starrucca Borough Council, *et al*

vs.

Gale Reddon, *et al*

No. 23 – Civil – 2022

Decided by: Matthew Meagher, J.

Summary of the Case

This case came before the Court on a Petition for Preliminary Injunction filed by the Plaintiffs, who are comprised of Starrucca Borough Council and four individual Council members (Darl Haynes, Donaly Haynes Jr., Keith Payne, and Kirk Rhone), against the Defendants, who are comprised of the remaining three individual Council members (Gale Reddon, Jack Downton, and Kristin Potter), purported Council member Theodore Batzel, and Jason Heeman (the Mayor of Starrucca). After a hearing on this Petition, the Court entered an Opinion and Order on February 3, 2022.

This case is about dueling appointments to Starrucca Borough Council to fill the vacancy left when one of its seven members, Mary Ann DeBalko, resigned, and the preliminary injunction sought to resolve the issue of which of these appointments was the lawful one.

The groundwork for the controversy was laid on October 15, 2021, when Ms. DeBalko submitted her official resignation from Borough Council via email. Borough Council accepted her resignation at their next regular meeting, held on November 1, 2021. The next regular meeting of Borough Council occurred on December 6, 2021. At this meeting, Borough Council voted to appoint Kirk Rhone to fill the vacant seat left by Ms. DeBalko, and passed a resolution so appointing Mr. Rhone.

Borough Council's next meeting was a reorganizational meeting held on January 3, 2022. During this meeting, Mayor Heeman asked Mr. Rhone to leave, alleging that he was not a duly-appointed Council member. Mr. Rhone then left the meeting, along with the other three Plaintiffs, who walked out in protest. After all four Plaintiffs left, the remaining three Borough Council members voted to appoint Theodore Batzel to fill Ms. DeBalko's vacant seat.

The Court was essentially asked to decide the issue of whether Mr. Rhone or Mr. Batzel was the properly-appointed Borough Council member. The Defendants argued that Mr. Rhone's appointment was invalid because 8 Pa.C.S.A. § 901 requires vacancies in borough offices to be filled within thirty (30) day after the vacancy occurs, and Mr. Rhone was appointed thirty-six (36) days after Ms. DeBalko's resignation became effective on November 1, 2021 (when Council voted to accept it). The Court rejected this argument for several reasons. First, the Court noted that Borough Council acted at the next regularly-scheduled meeting, which happened to be thirty-six (36) days after the

meeting at which they accepted Ms. DeBalko's resignation. Second, the Court found the additional five (5) days to be de minimis, and noted that the primary purpose of the statutory provision is to fill a vacancy within a reasonable time, and that the provisions of a statute requiring public officers to act within a specified period of time are generally regarded as directory as opposed to mandatory, unless time is of the essence. Third, the Court noted that Mr. Rhone was appointed before any Petition was presented to the Court by Defendants (or anyone else). If the Defendants had presented a Petition on the thirty-first day, before Council acted, the Court indicated that it would have then had exclusive jurisdiction over the matter, and Council would not have had the power to appoint anyone to fill the vacancy, but that did not occur. Finally, the Court noted that the Council is entitled to the presumption that it acted properly for the public good. The Court thus concluded that Mr. Rhone had been validly appointed to fill Ms. DeBalko's vacancy.

The Court further concluded that there was a valid reorganizational meeting on January 3, 2022, as all Council members were present initially to establish a quorum. The Court observed that the Mayor's dismissal of Mr. Rhone from the meeting was improper and outside the scope of his duties. The Court accordingly thus also concluded that Mr. Batzel's appointment at the January 3, 2022 meeting was void and invalid.

The Court further indicated that Borough Council could, at its next meeting, review and modify the actions taken at the January 3, 2022 meeting.

The Plaintiffs were represented in this matter by Ronald M. Bugaj, Esq. The Defendants were represented by Sean Logsdon, Esq.



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 Donald I. Gustin, Jr., a/k/a Donald Gustin, a/k/a Donald I. Gustin, late of Honesdale Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to David A. Gustin, 14 Laabs Road, Hawley, PA 18428. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

4/1/2022 • 4/8/2022 • 4/15/2022

ESTATE NOTICE

In the Estate of Laura M. Phillips, aka Laura Mae Phillips, of Preston Township, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Gayle Milko aka Gayle Louise Milko and Douglas G. Phillips aka Douglas

Glenn Phillips. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785-3333
Attorney for the Estate

4/1/2022 • 4/8/2022 • 4/15/2022

EXECUTOR NOTICE

Estate of Helen M. Bannon
Late of Scott Township
EXECUTOR
Lesley K. Rivenburg
24 Slocum Hill Road
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas
PO Box 244
Susquehanna, PA 18847

4/1/2022 • 4/8/2022 • 4/15/2022

**NOTICE OF GRANT OF
LETTERS OF
ADMINISTRATION**

Estate of Giovina Palmieri Griffith, a/k/a Giovina Palmieri, late of Wayne County, Pennsylvania (died October 6, 2021). Personal Representative is Vincent Palmieri, 1033 Woodstone Road Newfoundland, PA 18445. Attorney

for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue Scranton, Pennsylvania 18503.

4/1/2022 • 4/8/2022 • 4/15/2022

NOTICE OF GRANT OF LETTERS OF ADMINISTRATION

Estate of Carmine A. Montemarano, late of Wayne County, Pennsylvania (died October 13, 2021). Personal Representative is Vincent Palmieri, 1033 Woodstone Road Newfoundland, PA 18445. Attorney for the Estate is Nancy M. Barrasse, Esquire, 224 Adams Avenue Scranton, Pennsylvania 18503.

4/1/2022 • 4/8/2022 • 4/15/2022

EXECUTOR NOTICE

Estate of Keith David Arch, late of Clinton Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Steven R. Arch, 953 Rock Lake Drive, Lakewood, PA 18439; Attorney for Estate: Michael J. Farley, Esquire, 51 Burrier Rd., Waymart, PA 18472

4/1/2022 • 4/8/2022 • 4/15/2022

ADMINISTRATOR NOTICE

Estate of Lela A. Dolph, late of Clinton Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to:

Micheal D. Dolph, 1082 Creek Drive, Prompton, PA 18456; Attorney for Estate: Michael J. Farley, Esquire, 51 Burrier Rd., Waymart, PA 18472

4/1/2022 • 4/8/2022 • 4/15/2022

EXECUTOR NOTICE

Estate of Grace C. Claycomb
Late of Starlight
CO-EXECUTOR
Shimer R. Claycomb, Jr.
1 Teeburn Blvd.
Binghamton, NY 13901
CO-EXECUTRIX
Beverly Kruchas
607 South Preston Road
Lakewood, PA 18439
ATTORNEY
Robert J. Madigan, Jr.
P.O. Box 2039
Binghamton, NY 13902

4/1/2022 • 4/8/2022 • 4/15/2022

EXECUTOR NOTICE

Estate of Barbara E. Cavage AKA Barbara Cavage
Late of Canaan Township
EXECUTOR
Andrew S. Cavage, Jr.
29 Cole Road
Waymart, PA 18472
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/1/2022 • 4/8/2022 • 4/15/2022

EXECUTRIX NOTICE

Estate of Janet M. White AKA
Janet White AKA Janet M. Haynes
AKA Janet Haynes
Late of Scott Township
EXECUTRIX
Lauren C. Floden
163 Sherman Road
Susquehanna, PA 18847
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/1/2022 • 4/8/2022 • 4/15/2022

EXECUTRIX NOTICE

Estate of William S. Goff
Late of Starlight
EXECUTRIX
Pamela Goff
1690 Idle Drive
Clearwater, FL 33756
ATTORNEY
Robert J. Madigan, Jr.
P.O. Box 2039
Binghamton, NY 13902

4/1/2022 • 4/8/2022 • 4/15/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been, issued in the Estate of
Notburga Worden, a/k/a Nora
Worden, who died on September
26, 2021, late resident of Texas
Township, Pennsylvania, to Keith
Orlofski, a/k/a Keith C. Orlofski,
Executor of the Estate. All persons
indebted to said estate are required
to make payment and those having

claims or demands are to present
the same without delay to Keith
Orlofski, a/k/a Keith C. Orlofski,
Executor, c/o Law Offices of
ALFRED J. HOWELL, Attorney
for the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

4/1/2022 • 4/8/2022 • 4/15/2022

ESTATE NOTICE

ESTATE NOTICE. Estate of John
E. Joyce, deceased, late of
Manchester Township, Wayne
County, Pennsylvania. Any person
or persons having claims against or
indebted to estate present same to
Edward Keith Joyce and John
Patrick Joyce, Co-Executors, c/o
his attorney, Christopher E. Farrell,
Esquire, PO Box 312, 158 South
Street, Waymart, PA 18472.

4/1/2022 • 4/8/2022 • 4/15/2022

EXECUTRIX NOTICE

Estate of Martin Vasquenzo, Sr.
Late of Paupack Township
EXECUTRIX
Vicki Lynn Lazaridis AKA Vicki L.
Lazaridis
35 Cedar Court
Lakeville, PA 18438
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

4/1/2022 • 4/8/2022 • 4/15/2022

ADMINISTRATOR NOTICE

Estate of Peter M. Zaccaro
Late of Lake Township
ADMINISTRATOR
Frank M. Zaccaro
150 Townsend Road
Hopewell Junction, NY 12533
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

4/1/2022 • 4/8/2022 • 4/15/2022

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted to Cody Olver, Administrator of the Estate of Michael C. Reynolds, late of

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Wayne County, Beach Lake, PA 18405, who died on December 10, 2021. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, Cody Olver, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTOR NOTICE

Estate of Phyllis F. Logan
Late of Honesdale Borough
EXECUTOR
Honesdale National Bank
ATTN: Charles Curtin
724 Main St.
Honesdale, PA 18431
ATTORNEY
Edward A. Monsky - Munley Law PC
227 Penn Ave.
Scranton, PA 18503

3/25/2022 • 4/1/2022 • 4/8/2022

ADMINISTRATOR NOTICE

Estate of Brian Paul Marshall AKA
Brian P. Marshall
Late of Damascus Township
ADMINISTRATOR
Raymond E. Marshall
2857 Laurel Lane
Henryville, PA 18332
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
PO Box 390, 308 9th St.
Honesdale, PA 18431

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

ESTATE NOTICE. Estate of Louise Jean Falabella, deceased, late of Salem Township, Wayne County, Pennsylvania (died January 3, 2018). Any person or persons having claims against or indebted to estate present same to Robert Bacchioni, Administrator, c/o his attorney, Christopher E. Farrell, Esquire, PO Box 312, 158 South Street, Waymart, PA 18472.

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTOR NOTICE

Estate of Henry N. Rimlinger
Late of Palmyra Township, Wayne County
EXECUTOR

Timothy A. Rimlinger
1038 Redtail Road
Audubon, PA 19403
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

ESTATE OF ROBERT J. KALASKI, JR. late of Paupack Township, Wayne County, Pennsylvania (died December 10, 2021). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all

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570.253.0466

260 DALEVILLE HIGHWAY
MOSCOW, PA 18444

570.842.8373

persons indebted to said decedent shall make payment thereof without delay to Michael Kalaski, Administrator, of 6459 Daniel Court, Eldersburg, MD 21784 or to John M. Price, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTOR'S NOTICE

ESTATE OF JANET K HOUMAN, late of Canaan Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Karen Robinson, 64 Crossman Road, Pleasant Mount PA 18453 or Todd B Houman, 203 Owego Turnpike, Waymart PA 18472. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

ESTATE NOTICE. Estate of Harry R. Stintsman, deceased, late of Manchester, Wayne County, Pennsylvania. Any person or persons having claims against or indebted to estate present same to Stephen B. Stintsman and Courtney N. Rolon, Co-Executors, c/o their attorney, Christopher E. Farrell, Esquire, PO Box 312, 158 South Street, Waymart, PA 18472.

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTRIX NOTICE

Estate of Albert John Stalbird AKA Albert J. Stalbird
Late of Cherry Ridge Township
EXECUTRIX
Christina Marie Stalbird, AKA
Christina M. Stalbird
786 Milanville Road
Beach Lake, PA 18405
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTOR NOTICE

Estate of Edward J. Wood
Late of Manchester Township
EXECUTOR
Christopher Ryan Wood
106 Rotten Rd.
Equinunk, PA 18417
ATTORNEY
Brendan R. Ellis
1018 Church Street
Honesdale, PA 18431

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Penny Jo Watson and Chad Marold, Co-Executors of the Estate of Regina P. Beardsley, late of Wayne County, White Mills, PA 18473, who died on February 9, 2022. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same

without delay to the Co-Executors, Penny Jo Watson and Chad Marold, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/18/2022 • 3/25/2022 • 4/1/2022

OTHER NOTICES

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 January 14, 2022. The name of the company is Honesdale Greenhouse Flower Shop, 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
P.O. Box 486
Honesdale, PA 18431
(570) 253-3800

4/1/2022

NOTICE

Notice is hereby given that on the 16th day of March, 2022, the Petition of Timothy Charles Erickson was filed in the Wayne County Court of Common Pleas at No. 117-CIVIL-2022 seeking to change the name of Petitioner from Timothy Charles Erickson to

Timothy Charles Wright. The Court has fixed May 24,2022 at 1:00 P.M. in Courtroom No. 2 of the Wayne County Courthouse, 925 Court 8t, Honesdale, PA 18431 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

4/1/2022

LEGAL NOTICE

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

ACTION IN QUIET TITLE

NO. 61 - CIVIL - 2022

WAYNE TIGUE
Plaintiff

VS.

LIVINGSTONE REALTY
IRREVOCABLE TRUST,
LAURENCE HOLFELDER,
TRUSTEE
Defendant

.....

NOTICE

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.

Northern Pennsylvania Legal Services, Inc.
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7465

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

ACTION IN QUIET TITLE

NO. 61 - CIVIL - 2022

WAYNE TIGUE
Plaintiff

VS

LIVINGSTONE REALTY IRREVOCABLE TRUST,
LAURENCE HOLFELDER,
TRUSTEE
Defendant

.....
LEGAL NOTICE
.....

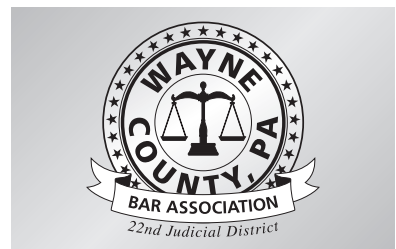
TO: Livingstone Realty Irrevocable Trust
Laurence Holfelder, Trustee

A Complaint has been filed against you to this term and number seeking a Court Order confirming title in the Plaintiff to that real estate known as Lot 3008, Section 23 of The Hideout as described in a deed at Record Book 5446, Page 104 and as known on the tax records of Wayne County as Tax Parcel 12-32-47 (043274).

A deed to the Plaintiff as successful bidder when you failed to pay real estate taxes was recorded at Record Book 6024, Page 237 on November 10, 2021.

Warren Schloesser, Esq. #21003
214 Ninth Street
Honesdale, PA 18431
Telephone (570) 253-3745

4/1/2022



**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
APRIL 20, 2022**

By virtue of a writ of Execution instituted by: Eric Karpeles and Michael F. Sell issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of April, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the

Borough of Honesdale the following property, viz:

ALL those certain pieces or parcels of land situate in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Parcel One:

BEGINNING at a PK spike set in the center of intersecting Pennsylvania Legislative Routes 63081 (road to Galilee) and 63043 (road to Lookout); thence north 65 degrees twenty-five (25) seconds east six hundred and fifty-three hundredths (600.53) feet along the center of the road to Galilee to a point on the southwest corner of the land to be conveyed by this

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Deed; thence leaving the road and through lands of George H. Mortimer, et. al. (Deed Book 210, Page 344) through a set iron pipe, on line of the bank of the road, north eleven (11) degrees eighteen (18) minutes fourteen (14) seconds west four hundred eighty-eight and twenty hundredths (488.20) feet to a set iron pipe corner; thence south eighty-four (84) degrees seven (07) minutes two (02) seconds west two hundred thirty-nine and sixty-six hundredths (239.66) feet to a set iron pipe corner; thence north nineteen (19) degrees fifty-two (52) minutes thirty-five (35) seconds west three hundred thirty-nine and fifty-four hundredths (339.54) feet to a set iron pipe corner; thence north twelve (12) degrees nine (09) minutes twenty (20) seconds east one hundred and eighty-seven hundredths (100.87) feet to a set iron pipe corner; thence north forty-one (41) degrees fifty-five (55) minutes two (02) seconds east one hundred ninety and eighteen hundredths (190.18) feet to a set iron pipe corner; thence north four (04) degrees forty-three (43) minutes fifty-five (55) seconds east one hundred thirty-six and sixty-nine hundredths (139.69) feet to a set iron pipe corner; thence north eighty-three degrees twenty-five (25) minutes thirty (30) seconds east five hundred seventy-eight and twelve hundredths (578.12) feet to a set iron pipe corner; thence south nine (09) degrees forty-one (41) minutes three (03) seconds east seven hundred two and ninety-nine hundredths (702.99) feet to a set iron

pipe in stones corner; and thence south ten (10) degrees forty-seven (47) minutes twenty (20) seconds east three hundred fifty-four and twenty hundredths (354.20) feet to a point in the center of the Galilee Road; thence along the center of this road, the following three (3) courses and distances: (1) south sixty-four (64) degrees twenty-two (22) minutes fifteen (15) seconds west one hundred thirty-seven and eighty-three hundredths (437.83) feet; (2) south seventy-three (73) degrees twenty-six (26) minutes twenty-six (26) seconds west two hundred sixty-eight and twenty-two (268.22) feet; and (3) south sixty-five (65) degrees fifty-seven (57) minutes twenty (20) seconds west ninety-five and eighty-seven hundredths (95.87) feet to the place of BEGINNING.

CONTAINING sixteen and three tenths (16.3) acres, be the same more or less.

UNDER AND SUBJECT to that portion of the above-described premises, which lies within the right-of-way for Legislative Route 63081.

THE foregoing description is in accordance with survey made by Mark R. Zimmer, R.S. dated February 19, 1979 (all bearings on January, 1979 magnetic meridian) approved by the Damascus Township Planning Commission March 6, 1979 and approved by the Damascus Township Supervisors March 6, 1979, a map of which is recorded in Wayne County Map Book 40 at page 92. THE above premises

are designated as tax map number 07-0195-0055.0001 on the tax maps of Damascus Township, Wayne County, Pennsylvania.

BEING the same premises which Devon E. Hokanson and Celia A.M. Hokanson, his wife, by deed dated March 9, 1984 and recorded in Wayne County Deed Book 412, Page 806, granted and conveyed to Eric Karpeles and Michael F. Sell.

Parcel Two:

BEGINNING at a found railroad spike in the center of pavement of Legislative Route #63081, said spike being in the common boundary line separating lands of Harold L. and Jeanne G. Rutledge, his wife, (Deed Book 368 at page 373), with lands of Raymond Robert and Ada Cielo, his wife, (Deed Book 303 at page 485) and running thence south 06 degrees 28 minutes east a distance of 1,111.40 feet to a set iron rod; thence following a common boundary separating lands of Harold L. Rutledge and Jeanne Rutledge, his wife (Deed Book 368, page 373) with lands of Alfred and Harriet Rutledge (Deed Book 367, page 1104), south 83 degrees 24 minutes west a distance of 903.74 feet to an iron rod set in a barbed wire fence; thence north 16 degrees 21 minutes 17 seconds west following for the most part along an existing barbed wire fence, a distance of 792.33 feet to a railroad spike set in the center of pavement of Legislative Route Number 63081; thence along north 67 degrees 09 minutes 47 seconds east a distance of 87.96

feet along center of road to a common corner of lands of Karpeles and Sell, located on north side of Legislative Route # 63081; thence for the next three courses following said center of Legislative Route #63081, along property of said Karpeles and Sell; north 65 degrees 57 minutes 20 seconds east to center of roadway over an existing culvert, a distance of 95.87 feet; thence north 73 degrees 26 minutes 26 seconds east a distance of 268.22 feet; thence north 64 degrees 22 minutes 15 seconds east a distance of 137.83 feet to the southeast corner of lands now of Karpeles and Sell; thence north 61 degrees 35 minutes 25 seconds east a distance of 85.45 feet to a found railroad spike, the southwest corner of a 4.0 acre lot sold to Robert J. Provenzano in 1986 by Harold and Jeanne Rutledge, thence for next six courses following the southern boundary of the Provenzano lot, north 62 degrees 10 minutes 28 seconds east a distance of 13.56 feet; thence north 60 degrees 36 minutes 11 seconds east a distance of 101.93 feet; thence north 61 degrees 21 minutes 28 seconds east a distance of 94.93 feet; thence north 62 degrees 35 minutes 35 seconds east a distance of 94.65 feet; thence north 62 degrees 48 minutes 28 seconds east a distance of 72.29 feet; thence north 62 degrees 40 minutes 28 seconds east a distance of 42.70 feet to the point or place of BEGINNING.

CONTAINING 20.93 gross acres of land as surveyed by Eugene D. Fern, P.L.S., in 1986.

SEE Wayne County Map Book 60 at page 58.

SUBJECT TO the rights of public in and to the use of that portion of the 20.93 acre parcel which lies within the right-of-way of Legislative Route No. 63081.

THE above premises are designated as tax map number 07-0195-0055.0004 on the tax maps of Damascus Township, Wayne County, Pennsylvania .

BEING the same premises which Harold L. Rutledge and Jeanne G. Rutledge, his wife, by deed dated December 23, 1986 and recorded in Wayne County Deed Book 457, page 834 granted and conveyed to

Seized and taken in execution as property of:
David H. Solomon 4 Rue Chaptal
Paris FR 75009

Execution No. 342-Civil-2021
Amount \$1,165,599.3 Plus additional costs

February 2, 2022
Sheriff Christopher Rosler

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.

3/25/2022 • 4/1/2022 • 4/8/2022

CIVIL ACTIONS FILED

FROM MARCH 5, 2022 TO MARCH 11, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2009-21372	RUN RIGHT AUTO INC	3/10/2022	SATISFACTION	—
2018-20376	GIOUPIS PAUL D	3/08/2022	SATISFACTION	80,839.82
2018-20376	GIOUPIS MADRA	3/08/2022	SATISFACTION	80,839.82
2020-00287	UMPYS TOO INC	3/10/2022	WRIT OF EXECUTION	54,194.62
2020-00287	BATCHER JOHN	3/10/2022	WRIT OF EXECUTION	54,194.62
2020-00287	BATCHER CHERYL	3/10/2022	WRIT OF EXECUTION	54,194.62
2020-00435	FERNANDEZ MIRIAM	3/08/2022	DEFAULT JUDGMENT	2,848.25
2020-20571	KILCULLEN JESSICA L	3/11/2022	SATISFACTION	—
2021-00379	STEPHEN PUTZI	3/07/2022	FINAL JUDGMENT	—
2021-00379	THEIR HEIRS ASSIGNS SUCCESSORS & ADMINISTRATORS & ANY PERSONS	3/07/2022	FINAL JUDGMENT	—
2021-00487	BEZEK KATHLEEN	3/08/2022	CONSENT JUDGMENT	3,430.42
2021-00518	TUTTLE DEBRA	3/11/2022	SATISFACTION	—
2022-00102	AHPA PROPERTIES INC	3/09/2022	QUIET TITLE	—
2022-00102	HEINLEIN GEORGE	3/09/2022	QUIET TITLE	—
2022-00102	MG HOLDINGS USA LLC	3/09/2022	QUIET TITLE	—
2022-00110	FASIG SUSAN J	3/11/2022	CONFESSION OF JDGMT	530,589.72
2022-00111	SF CHARTER LLC	3/11/2022	CONFESSION OF JDGMT	530,589.72
2022-20009	ZAMPANO STEVEN	3/07/2022	SATISFACTION	—
2022-20095	SLOTTERBACK ANDREW W	3/10/2022	TAX LIEN	3,783.66
2022-20096	WILLIAMS STEPHEN C	3/10/2022	TAX LIEN	3,797.90
2022-20096	WILLIAMS VIRGINIA L	3/10/2022	TAX LIEN	3,797.90
2022-20097	BLACKLEDGE PAUL IND AND AS PARTNER	3/10/2022	TAX LIEN	58,988.79
2022-20097	POSH RESTAURANT GROUP LLC	3/10/2022	TAX LIEN	58,988.79
2022-20098	PHILLIPS ROBERT	3/10/2022	TAX LIEN	5,148.67
2022-20100	MICHAEL KELLEY JON	3/10/2022	JUDGMENT	2,337.25
2022-20101	MAZZETTA GERALD	3/11/2022	JP TRANSCRIPT	782.92
2022-40015	DICKISON TERRY W OWNER	P 3/07/2022	STIP VS LIENS	—
2022-40015	DICKISON CHANDRA M OWNER	P 3/07/2022	STIP VS LIENS	—
2022-40015	DAKAN ENTERPRISES INC CONTRACTOR	3/07/2022	STIP VS LIENS	—
2022-90017	FIORE GERALDINE ESTATE OF	3/07/2022	ESTATE CLAIM	3,202.83



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

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00110	WELLS FARGO BANK NATIONAL ASSOCIATION	PLAINTIFF	3/11/2022	—
2022-00110	FASIG SUSAN J	DEFENDANT	3/11/2022	—
2022-00111	WELLS FARGO BANK NATIONAL ASSOCIATION	PLAINTIFF	3/11/2022	—
2022-00111	SF CHARTER LLC	DEFENDANT	3/11/2022	—
2022-00112	WELLS FARGO BANK NATIONAL ASSOCIATION	PLAINTIFF	3/11/2022	—
2022-00112	S FASIG CHARTER LLC	DEFENDANT	3/11/2022	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00097	CAPITAL ONE BANK (USA) NA	PLAINTIFF	3/07/2022	—
2022-00097	LOMBARDO CHRISTINA	DEFENDANT	3/07/2022	—
2022-00099	CAPITAL ONE N A	PLAINTIFF	3/07/2022	—
2022-00099	MACK TINA M	DEFENDANT	3/07/2022	—
2022-00100	CAPITAL ONE BANK (USA) N A	PLAINTIFF	3/07/2022	—
2022-00100	MONDAK JOSHUA R	DEFENDANT	3/07/2022	—
2022-00101	CAPITAL ONE BANK (USA) NA	PLAINTIFF	3/07/2022	—
2022-00101	CHECHILE FRANK	DEFENDANT	3/07/2022	—
2022-00107	BANK OF AMERICA	PLAINTIFF	3/09/2022	—
2022-00107	GNALL JOSEPH WILLIAM	DEFENDANT	3/09/2022	—
2022-00114	BANK OF AMERICA N A	PLAINTIFF	3/11/2022	—
2022-00114	ROCHIN JONATHAN	DEFENDANT	3/11/2022	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00103	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	3/09/2022	—
2022-00103	RUSSO JUNE	DEFENDANT	3/09/2022	—
2022-00105	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	3/09/2022	—
2022-00105	MARTIN ROBERT JR	DEFENDANT	3/09/2022	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00108	CAMP CAITLIN LLC	PLAINTIFF	3/10/2022	—
2022-00108	PAUPACKAN LAKE ASSOCIATION	DEFENDANT	3/10/2022	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00113	LETO NANCY	PLAINTIFF	3/11/2022	—
2022-00113	LETO VINCENZO	PLAINTIFF	3/11/2022	—
2022-00113	STORY RICHARD	DEFENDANT	3/11/2022	—
2022-00113	STORY CHERYL	DEFENDANT	3/11/2022	—

ORDER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00098	VENIRE FOR JURORS FOR 2022	PLAINTIFF	3/07/2022	—
2022-00098	WAYNE COUNTY VENIRE FOR JURORS FOR 2022	PLAINTIFF	3/07/2022	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00104	1993 NISSAN SENTRA 2003 CHRYSLER NEON	PETITIONER	3/09/2022	—
2022-00104	COSTA FRANK	PETITIONER	3/09/2022	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00106	MEB LOAN TRUST IV	PLAINTIFF	3/09/2022	—
2022-00106	CAMACHO ALIDA	DEFENDANT	3/09/2022	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00109	VOLPE BRUCE	PLAINTIFF	3/10/2022	—
2022-00109	NEELEY CORRINE E VOLPE A/K/A VOLPE CORRINE E	DEFENDANT	3/10/2022	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00102	VONOEHSEN DANIELLE	PLAINTIFF	3/09/2022	—
2022-00102	AHPA PROPERTIES INC	DEFENDANT	3/09/2022	—
2022-00102	HEINLEIN GEORGE	DEFENDANT	3/09/2022	—
2022-00102	MG HOLDINGS USA LLC	DEFENDANT	3/09/2022	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 21, 2022 TO MARCH 25, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
KELBEL ELIZABETH	FNCB BANK	SALEM TOWNSHIP	
KELBEL PAUL P	F N C B BANK		280,000.00
KELBEL ELIZABETH	FNCB BANK	SALEM TOWNSHIP	
KELBEL PAUL P	F N C B BANK		150,000.00
WALTERS CHRISTOPHER A	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DREHER TOWNSHIP	
	CARDINAL FINANCIAL COMPANY		143,100.00
NIX JOHN	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
NIX STACEY			225,000.00
NIX MARGARET MARY			
BAY RICHARD M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
	ROCKET MORTGAGE		118,000.00
KEEFE CHRISTOPHER	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
KEEFE DAWN	UNION HOME MORTGAGE CORP		195,920.00
JASINEPA	WAYNE BANK	PAUPACK TOWNSHIP	600,000.00
JASINEPA	WAYNE BANK	PAUPACK TOWNSHIP	500,000.00
MASUCCI ANTHONY M	WAYNE BANK	DYBERRY TOWNSHIP	55,000.00
ROGERS LUKE	FIDELITY DEPOSIT & DISCOUNT BANK	MOUNT PLEASANT TOWNSHIP	
ROGERS KATIE			460,750.00
LORENZO MIRTHA M	AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE	LAKE TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		176,739.00
KINSEY JOSEPH M	ROCKET MORTGAGE	LAKE TOWNSHIP	
KINSEY MARIE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		130,000.00
FARRELL KATHERINE	CITIZENS SAVINGS BANK	HAWLEY BOROUGH	10,000.00
MONTGOMERY JESS JAY	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	
MONTGOMERY EMILY R			412,000.00
TYSON RONDA R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PRESTON TOWNSHIP	
	SUMMIT MORTGAGE CORPORATION		297,500.00
BALTZ TIMOTHY	BANK OF AMERICA	PAUPACK TOWNSHIP	
BALTZ GAIL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		135,500.00
CIANI SUSAN	WAYNE BANK	PAUPACK TOWNSHIP	
CIANI FRANK			300,000.00

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

THIEME SARAH J	WAYNE BANK	PAUPACK TOWNSHIP	
THIEME RONALD H		250,000.00	
MERCADANTE STEPHEN N	SUMMIT MORTGAGE CORPORATION	DAMASCUS TOWNSHIP	
MERCADANTE NANCY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		248,000.00
BOWMAN MONIQUE THERESA	WAYNE BANK	PALMYRA TOWNSHIP	141,600.00
SAVAGE ANDREW J	FNCB BANK	CANAAN TOWNSHIP	
	F N C B BANK		81,000.00
SYLVESTER MARK	FNCB BANK	PAUPACK TOWNSHIP	
SYLVESTER AL VERA T	F N C B BANK		150,000.00
WALKER WILLIAM MARTIN	ROCKET MORTGAGE	PAUPACK TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		284,500.00
GREEN CHARLES F	LOANDEPOT COM	PAUPACK TOWNSHIP	
GREEN PEGGY J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		165,000.00
MANNING DARRELL D	HONESDALE NATIONAL BANK	CANAAN TOWNSHIP	
MANNING NANCY G			230,000.00
MCCORMICK CHERYL A	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	200,000.00
HOFFMANN JOSEPH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
HOFFMANN ANGELA	ROCKET MORTGAGE		184,000.00
RAVYN & ROBYN PA HOLDINGS LLC	HONESDALE NATIONAL BANK	HAWLEY BOROUGH	
RAVYN & ROBYN PA HOLDINGS L L C			600,000.00
CLINTON PATRICE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
	HOMETOWN LENDERS INC		190,486.00
FOGA APRIL J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
FOGA EDWARD W II	AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE		156,800.00
MILLS RYAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	
MILLS GLENYMER	TRUSTAR MORTGAGE		116,483.00
CATALANO CAROLYN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
CATALANO DAVID	TRUSTAR MORTGAGE		1,125,000.00
D & B REALTY HOLDINGS	DIME BANK	SALEM TOWNSHIP	160,000.00
COTTO REGINA V	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
	SWBC MORTGAGE CORP S W B C MORTGAGE CORP		630,000.00
HENSLEY ERIC RYAN	JPMORGAN CHASE BANK	PAUPACK TOWNSHIP	
HENSLEY BRITTANY LEIGH	J P MORGAN CHASE BANK		142,400.00
SHUBITIDZE KETO	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
SHUBITIDZE GOCHA	FLAGSTAR BANK		308,302.00

DAWSON TERESA M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
DAWSON SCOTT VINCENT	M & T BANK		585,000.00
MANDAGLIO DOUGLAS	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	
MANDAGLIO ASHLYNNE	FIRST NATIONAL BANK OF PA		153,174.00
LUTZ JOHN	PHH MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	238,500.00
LUTZ JOHN	P H H MORTGAGE CORPORATION LIBERTY REVERSE MORTGAGE		
LUTZ JOHN	HOUSING & URBAN DEVELOPMENT	LAKE TOWNSHIP	238,500.00
ABC HOFF LLC	HONESDALE NATIONAL BANK	HAWLEY BOROUGH	
ABC HOFF L L C			152,000.00
STEVENS MICHAEL C	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	
STEVENS WENDY	ROCKET MORTGAGE		133,600.00
STOLTZ DAVID A	NBT BANK	MOUNT PLEASANT TOWNSHIP	
STOLTZ RENE R	N B T BANK		439,500.00
ABC HOFF LLC	HONESDALE NATIONAL BANK	PALMYRA TOWNSHIP	
ABC HOFF L L C		PALMYRA TWP & HAWLEY BORO	89,000.00
		HAWLEY BOROUGH	
		HAWLEY BORO & PALMYRA TWP	89,000.00
LUPERO RYAN R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
	WYNDHAM CAPITAL MORTGAGE INC		395,000.00
GUSTIN STONE SUPPLY INC	HONESDALE NATIONAL BANK	PRESTON TOWNSHIP	
GUSTIN PAUL R			500,000.00
GUSTIN LINDA J			

DEEDS

MUNRO ALAN B	MUNRO ALAN BRUCE TR	MANCHESTER TOWNSHIP	
MUNRO ROBERTA	MUNRO ROBERTA SARAH TR ALAN MUNRO LIVING TRUST ROBERTA MUNRO LIVING TRUST		
MUNRO ALAN B	MUNRO ALAN BRUCE TR	MANCHESTER TOWNSHIP	
MUNRO ROBERTA E AKA	MUNRO ROBERTA SARAH TR ALAN MUNRO LIVING TRUST ROBERTA MUNRO LIVING TRUST		
MUNRO ROBERTA SARAH AKA			
PURCELL CATHERINE J	KEEFE CHRISTOPHER R KEEFE DAWN D	LEHIGH TOWNSHIP	
GRZYWACZ ZBIGNIEW	GRZYWACZ ARKADIUSZ KAMINSKI AGNIESZKA	LAKE TOWNSHIP	LOT 865
JANUSZEWSKI DONALD EST MARTIN GEORGE E ADM	MOON INDUSTRIAL REAL ESTATE	SALEM TOWNSHIP	

HELLMERS ROBERT K HELLMERS JOYCE L	SOLY INC	MANCHESTER TOWNSHIP	
WIMMERS HANNELORE EST DYSER LAURA EXR	DYSER LAURA	TEXAS TOWNSHIP 1 & 2	
MILLER NANCY P STGEORGE NANCY P STGEORGE DAVID	STGEORGE NANCY P STGEORGE DAVID	SALEM TOWNSHIP	
JOHNSON ERIC R JOHNSON LORRAINE M	LORENZO MIRTHA	LAKE TOWNSHIP	LOT 1466
ELDER VICTOR E	BREEZEWOOD ACRES LAND DEVELOPMENT CO INC	LEHIGH TOWNSHIP	LOT 103
ELDER VICTOR E	BREEZEWOOD ACRES LAND DEVELOPMENT CO INC	LEHIGH TOWNSHIP	LOT 104
ELDER VICTOR E	BREEZEWOOD ACRES LAND DEVELOPMENT CO INC	LEHIGH TOWNSHIP	LOT 105
SCOTT DAWN	BREEZEWOOD LAND DEVELOPMENT CO INC	DREHER TOWNSHIP	LOT 208
SCOTT DAWN	BREEZEWOOD LAND DEVELOPMENT CO INC	DREHER TOWNSHIP	LOT 207
BRUNDAGE JEFFREY S BRUNDAGE KRISTEN LEWIS SUSAN E	LEWIS RONALD D	LEBANON TOWNSHIP	LOT 1
AZZARO STEVEN J AZZARO SALVATORE AZZARO MARGARET	BRATUTA VLADISLAV	PAUPACK TOWNSHIP	LOT 13
OHLENDORF ANNA H DELRIO BRIAN A ROGERSDELRIO KELLY C DELRIO KELLY C ROGERS	TYSON RONDA LONGO CHRISTOPHER A LONGO MELISSA A	PRESTON TOWNSHIP PAUPACK TOWNSHIP	
CONROY JOHN J CONROY MICHELE HOGAN	WHITING KATHRYN LYNN	LAKE TOWNSHIP	LOT 2804
PASCUAL RAFAEL G PASCUAL ANA D	SULLIVAN TIMOTHY	LAKE TOWNSHIP	LOT 4173
KWIATEK LINDA	RJR R J J R	PRESTON TOWNSHIP PRESTON TWP & STARRUCCA BORO STARRUCCA BOROUGH STARRUCCA BORO & PRESTON TWP	
LINDGREN MURIEL F BY AGENT STOECKLE PATRICIA A AGENT	MERCADANTE STEPHEN N MERCADANTE NANCY	DAMASCUS TOWNSHIP	
AJT PROPERTIES A J T PROPERTIES	BOWMAN MONIQUE THERESA	PALMYRA TOWNSHIP	
FRY JOSEPH C AKA BY AGENT FRY JEANNE BY AGENT FRY JOSEPH AKA BY AGENT FRY LOUISE AGENT	MEILINGER STEFANIE MCLAINE TRACY GIBSON JODI	SALEM TOWNSHIP	
HIGGINS ARTHUR J	HEVERLY RONALD HEVERLY JOANNE	PAUPACK TOWNSHIP	

WALDRON SUSAN WALDRON BRIAN	WALDRON SUSAN WALDRON BRIAN MYCHAJLUK KATHERINE	PRESTON TOWNSHIP
WALDRON BRIAN WALDRON SUSAN	WALDRON BRIAN WALDRON SUSAN RAU MARGARET	PRESTON TOWNSHIP
RIOS GONZALO JR PERDOMO ODALIS C KEEN DOROTHY A	RIVAS GONZALO JR PERDOMO ODALIS C PONT JUDITH PONT PIERRE ALEXANDRE	HAWLEY BOROUGH CLINTON TOWNSHIP
SHEARD JONATHAN SHEARD LORIE	SHEARD JONATHAN SHEARD LORIE	DAMASCUS TOWNSHIP
DORFLINGER JOHN DILLON PAUL V	CONNOR MICHAEL G LLANES NESTOR L LLANES VICTORIA B	MOUNT PLEASANT TOWNSHIP SALEM TOWNSHIP LOT 30
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GONZALEZ SUSANNA HAYES MICHAEL B HAYES DINAH B	GONZELEZ ROBERT HOFFMANN JOSEPH HOFFMANN ANGELA	CANAAN TOWNSHIP PAUPACK TOWNSHIP
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ACOSTA MILTON CHEVERE BENJAMIN ACOSTA MILTON CHEVERE BENJAMIN ACOSTA MILTON CHEVERE BENJAMIN	ACOSTA MILTON ACOSTA MIL TON ACOSTA MILTON	LAKE TOWNSHIP LOT 3212 LAKE TOWNSHIP LOT 2349 LAKE TOWNSHIP LOT 921
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BORELL JAMES G	WHEELER MELVIN	STERLING TOWNSHIP	LOT 70
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SCHWARZKOPF GERHARD L	DCRONEZEROZEROONE LLC D CRONE ZERO ZERO ONE L L C	SALEM TOWNSHIP	
STOLTZ DAVID A DULIS RENE R STOLTZ RENE R	STOLTZ DAVID A STOLTZ RENE R	MOUNT PLEASANT TOWNSHIP	
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MUNDY JOHN R	BUCKING ROBERT BUCKING CHRISTINE	BERLIN TOWNSHIP	

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COURT CALENDAR — FOURTH FLOOR COURTROOM #2
April 4, 2022–April 8, 2022

Monday, April 4, 2022

Time	9:00 AM – 9:30 AM
Subject	Status Conferences
	9:15 334-2021-CV Ohme v. Ladore Camp Oven/Pro Se
	9:30 67-2021-CV Smith v. Morea Oven/Pro Se
	9:45 366-2021-CV Hall v. Gallinot & Wright Gear/Coleman/Pro Se
	10:15 380-2021-CV Cusano v. Elmore Love/Starry/Maselli
	10:30 381-2021-CV Turner v. Elmore Love/Pro Se
	10:45 407-2021-CV Llewellyn v. Akinley & Gloria Investments & Walker Krause/Howell/Martin/Pro Se
	11:00 440-2021-CV Utegg v. Mickel Munley/Pro Se
	11:15 442-2021-CV Tipper v. WMH. Etal. Lindheim/Hill/Fenstermaker/Bluth
	11:30 446-2021-CV Alvardo v. PNC Financial Services; Hawley Bank; National Tax Search & Shields Facilities Maintenance LLC Morgan/Ryan/ Pro Se
	11:45 454-2021-CV Merritt v. Lamberton Martin/Pro Se



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
April 4, 2022–April 8, 2022

Monday, April 4, 2022

8:45 AM
Linde v LEI 348-2019-cv
Day 2 NJ trial
Byrne/Mulcahey

Tuesday, April 5, 2022

9:00 AM
Schemitsch v. Schemitsch & Williams 237-2021-DR
Hearing on Standing
Mulligan/Muir

1:00 PM
Demand Supports
431-2020-DR Trainor v. Trainor Kochis/R. Campbell

2:00 PM
Non-Supports

Wednesday, April 6, 2022

9:00 AM
Acker v. Acker 162-2020-DR
Shared Custody Pre-Trial
Bugaj/Campbell

9:00 AM
Central Court 3rd Floor Courtroom

9:30 AM
Witkowski v Yaniello 360-2019-DR
Contempt
Bugaj/Pendolphi

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
April 4, 2022–April 8, 2022

2:00 PM
Commonwealth v. Jason Hook 371-2021-CR
Omnibus
DA/Farrell

Thursday, April 7, 2022

8:45 AM
Extradition- SCI Waymart-VIA Video
Alvin Antonetti

9:00 AM
Commonwealth Matters
Sentencing 334-2021-CR Young, Patrick J. Burlein
Sentencing 102-2021-CR Johnson, Armina Burlein
Sentencing 326-2020-CR Moment, Darnell McCabe
Sentencing 303-2021-CR Jacko, Orion Pfaff
Sentencing 413-2021-CR Astle, Richard Zimmerman
Sentencing 394-2021-CR Davis, Barry Burlein
Sentencing 372-2021-CR Garvey, Neely Burlein
Sentencing 391-2021-CR Stout, Amanda Burlein
Sentencing 390-2021-CR Delong, Alaura Burlein
Sentencing 371 & 372-2018-CR Suave, Sarah Burlein
Sentencing 23 & 84-2020-CR Kearns, Bambi Farrell
Motion for Reduction of Bail 313-2020-CR Krombel, Joseph Zimmerman

11:00 AM
IN Re: J.F. 25-2017-JV
Placement Review
DA/Martin II

11:30 AM
In Re: D.C. 4-2022-JV
Contested Finding of Fact
DA/Zimmerman

1:00 PM
Call of the List
193-2020-CR Abdullallah, Ibn Wali
421-2021-CR Altizio, Michael Andrew
323-2021-CR Barnes, John Matthew
404-2021-CR Bednarczyk, Richard Joseph
32-2022-CR Bradford, Kevin
4-2022-CR Briggs, Herman

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

April 4, 2022–April 8, 2022

351-2021-CR Christensen, Joseph A.
14-2022-CR Christman, Gary
306-2021-CR Collins, Ryan Clarence
61-2021-CV Conkling III, Allen
291-2021-CR Corey, Nelson Arthur
19-2022-CR Davignon, John
409-2021-CR Degroot, Adam M.
7-2022-CR Dunn, Eric
5 & 221-2022-CR Fletcher, Tamara
11-2022-CR Fountain, Bridget
208,209,210,211,212-2020-CR Frisch, Jr., Thomas Michael
12-2022-CR Gilpin, Mitchell
209-2021-CR Goonan, Joseph F.
20-2022-CR Gutierrez, Natasha
18-2022-CR Hardler, Malvina
87-2016-CR Hill, Shalena E.
50-2020-CR Hoffman, Kathleen
35-2022-CR Hollister, Louis
371-2021-CR Hook, Jason A.
23-2022-CR Howanitz, Donald
26-2022-CR Kraft, Perry Removed
22-2022-CR Kruplack, Benedict
429-2021-CR Lagone, Joseph
324-2021-CR Leonetti, Fredrick Francis
412-2021-CR McDevitt, Daniel Kelly
21-2022-CR MacDonald, Tyler
15-2022-CR McKalotz, Michael
48-2022-CR Montovo, Scott
47-2022-CR Novitzke, Christopher
34-2022-CR Paquette, Raymond
362-2021-CR Potts, Kelly M.
49-2022-CR Rainey, Jameson Heier
25-2022-CR Russell, Samantha
39-2021-CR Serody, Christopher D.
37-2022-CR Sheerer, Gerald
51-2022-CR Show, Anthony Robert
13-2022-CR Smith, Jeremy
403-2021-CR Smith, Michael Edmund
428-2021-CR Spalding, Bobbie Lee
414-2021-CR Swendsen, Matthew Shawn
402-2021-CR Swendsen, William
8-2022-CR Swingle, Jesse
347-2021-CR Vasquez, Carlos
3-2022-CR Vinton, Chase
45-2022-CR Wagner, Joseph Martin
36-2022-CR Walczyk, Annie
387-2021-CR Whitmore, Charles Obrian
213-2019-CR Witkowski, Kenneth

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
April 4, 2022–April 8, 2022

Friday, April 8, 2022

9:00 AM

PFA

420-2021-DR Devito v. Wilk Campbell/Spizer

45-2022-DR Johnson v. Johnson Thomas/Clause Moved to May 6

157-2022-DR Shear v. Rouse Pro Se/ Pro Se

10:00 AM

McCloughan v. McCloughan 499-2022-DR

Hearing on Defendant's counter Affidavit Under Section 3301 (D) of the

Divorce Code

Campbell/Pro Se

10:30 AM

Straut v. Smith 155-2021-DR

Contempt

Pro Se/ Pro Se

11:00 AM

Stone n/k/a Roerig v. Stone 570-2017-DR

Contempt

Pro Se /Bugaj

11:30 AM

Hickey v. Hickey 354-2019-DR

Motion to Compel

McCambridge/ Farrell

1:00 PM – 4:00 PM

Commonwealth v. Roy Tigue 345 & 356-2021-CR;

Hearing on Motion for Joinder and Omnibus & Motion to Modify Bail

DA/Zimmerman

221-2019-CR; 375-2020-CR; 336,345 & 356-2021-CR-Motion to Modify

Bail

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WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Leatrice Anderson, Esq.

Spall, Rydzewski, Anderson, Lalley
& Tunis, PC

570-226-6229

lea@poconolawyers.net

2573 Route 6

Hawley, PA 18428

*Surrogacy/Gestational Carrier,
Adoption, Guardian Ad Litem, Real
Estate Settlement/Title Agent, Real
Estate Litigation, Estate/Wills*

Nicholas Barna, Esq.

Barna Law

570-253-4921

nicholasbarna@verizon.net

207 Tenth Street

Honesdale, PA 18431

*Real Estate, Estate Planning, Estate
Administration, Elder Law*

Tim Barna, Esq.

Barna Law

570-253-4921

207 Tenth Street

Honesdale, PA 18431

*Real Estate, Estate Planning, Estate
Administration, Elder Law*

Stephen G. Bresset, Esq.

Bresset Santora, LLC

570-253-5953

570-253-2926 (Fax)

SBresset@Bressetsantora.com

Rsantora@Bressetsantora.com

606 Church Street

Honesdale, PA 18431

Ronald M. Bugaj, Esq.

Bugaj/Fischer, P.C.

570-253-3021

ron@bugaj-fischer-law.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

*Administrative Law, Civil Litigation,
Community Association Law, Corpo-
rate and Business Law, Criminal
Defense, Dependency, DUI, Estates,
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Compensation, Zoning, Municipal
Law*

Steven E. Burlein, Esq.

570-253-9667

steven@burlein.legal

307 Eleventh Street

Honesdale, PA 18431

*Real Estate, Wills and Trust,
Estate Administration/Probate,
Guardianship, Criminal Law, Juve-
nile Law*

Oressa P. Campbell, Esq.

570-253-7938

CampLaw@ptd.net

922 Church St.

Honesdale, PA 18431

*Appeals, Adoption, Child Custody,
Criminal, Dependency, Divorce,
Landlord/Tenant, Juvenile*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Tammy Lee Clause, Esq.

570-676-5212
atyclaus@ptd.net
PO Box 241
972 Main Street
Newfoundland, PA 18445
*Divorce, Custody, Wills, Estates,
Real Estate, Civil Litigation, Corpo-
rate Law, Breach of Contract, Com-
munity Association Matters*

Frances Clemente, Esq.

845-887-6344
fclemente@hvc.rr.com
PO Box 866
32 Lower Main St.
Callicoon, NY 12723

Jeff Clemente, Esq.

845-252-3033
fclemente@hvc.rr.com
PO Box 12
Narrowsburg, NY 12764

Charles Curtin, Esq.

570-253-3355 X 1802
ccurtin@hnbkbank.com
724 Main Street
Honesdale, PA 18431

Donna DeVita, Esq.

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

Jessica Ellis, Esq.

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

Brendan R. Ellis, Esq.

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

Michael Farley, Esq.

Barna Law
570-253-4921
207 Tenth Street
Honesdale, PA 18431
*Real Estate, Estate Planning, Estate
Administration, Elder Law, Depend-
ency, Criminal Law*

Christopher Farrell, Esq.

570-488-6900
570-488-6907 (Fax)
chris@chrisfarrelllaw.com
www.chrisfarrelllaw.com
P.O. Box 312
158 South Street
Waymart, PA 18472
*Divorce & Custody, Criminal
Defense, DUI Defense, Adoption,
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Abuse Litigation*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Ronnie J. Fischer, Esq.

Bugaj/Fischer, P.C.
570-253-3021
ronnie_fischer@hotmail.com
PO Box 390
308 Ninth Street
Honesdale, PA 18431

*Adoption, Appeals/Appellate Law,
Civil Litigation, Community Associa-
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License Issues, DUI, Family Law,
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Tim Fisher, Esq.

Fisher & Fisher Law Offices, LLC
570-839-8690
tbfisher2@hotmail.com
3041 PA Rte 940
Mt. Pocono, PA 18344

David M. Gregory, Esq.

570-251-9960
dmglaw@ptd.net
307 Erie Street
Honesdale, PA 18431

Nicholas D. Gregory, Esq.

570-251-9960
nicklaw@ptd.net
307 Erie Street
Honesdale, PA 18431

Frances Gruber, Esq.

570-253-5400
frangruber@aol.com
214 Ninth Street
Honesdale, PA 18431
Taxes, Wills and Estates

Nicole Hendrix, Esq.

Wayne County Courthouse
570-253-5970
nhendrix@waynecountypa.gov
925 Court Street
Honesdale, PA 18431

Richard B. Henry, Esq.

570-253-7991
rhenry1@ptd.net
1105 Court St.
Honesdale, PA 18431
*Real Estate, Property Owners Asso-
ciations, Wills/Estates, Business
Organizations, Municipal Law, Civil
Litigation, Criminal Law, Family
Law, Title Insurance, Children &
Youth Matters, PennDOT Appeals,
Department of State/Licensing
Appeals, Appellate Practice before
Commonwealth and Superior Courts*

A. G. Howell, District Attorney

Wayne County Courthouse
570-253-4912
570-253-5902 (Fax)
925 Court Street
Honesdale, PA 18431

Alfred J. Howell, Esq.

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

Lothar C. Holbert, Esq.

570-798-2257
calkuni@verizon.net
131 Pleasant Valley Road
Starrucca, PA 18462

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Steve Jennings, Esq.

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

Zachary Jennings, Esq.

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

Lee C. Krause, Esq.

570-253-2520
leekrauseesq@hotmail.com
109 Ninth Street
Honesdale, PA 18431
*Criminal Law, Real Estate, Family
Law (Divorce, Custody, Support)
Estate Planning, Civil Litigation,
Corporations*

John Martin, Esq.

Law Office of John Martin
570-253-6899
jmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

John Martin, II, Esq.

Law Office of John Martin
570-253-6899
jjmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Kimberly Martin, Esq.

Law Office of John Martin
570-253-6899
kmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Matthew Meagher, Esq.

Meagher Ellis Law, Inc.
570-253-5229
570-253-2025 (Fax)
matt@mmeagherlaw.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Estates, Business,
Municipal*

John Notarianni, Esq.

570-468-0844
johnnotarianni1@aol.com
1412 Delaware Street
Dunmore, PA 18509

Alida O'Hara, Esq.

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

Tobey Oxholm, Esq.

Just Resolutions – ADR
215-783-2329
tobeyoxholm@gmail.com
1 Watawga Way West
Gouldsboro, PA 18424
ADR, Mediation

Kerin Podunajec, Esq.

570-352-7834
KerinPodunajec@gmail.com

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Christine Rechner, Esq.

Rechner Law Office
rechncr@ptd.net
924 Church St.
Honesdale, PA 18431
*Divorce, Custody, PFA, Adoptions,
Real Estate Sale/Purchase, Property
Disputes, Civil Litigation,
Landlord/Tenant, Corporate Forma-
tion, Estate Planning*

Hugh Rechner, Esq.

Rechner Law Office
570-253-2200
rechnerh@ptd.net
924 Church St.
Honesdale, PA 18431

Pat Robinson, Esq.

District Attorney's Office
probinson@co.wayne.pa.us
925 Court Street
Honesdale, PA 18431

Shelley Robinson, Esq.

District Attorney's Office
srobinson@waynecountypa.gov
925 Court Street
Honesdale, PA 18431

Albert G. Rutherford, II, Esq.

Rutherford, Rutherford & Wood
570-253-2500
agr.rutherfordlaw@verizon.net
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate Administra-
tion, Residential Real Estate*

Sally N. Rutherford, Esq.

Rutherford, Rutherford & Wood
570-253-2500
snr.rutherfordlaw@verizon.net
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate Administra-
tion, Residential Real Estate*

Joseph Rydzewski, Esq.

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

Warren E. Schloesser, Esq.

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

John Spall

Spall, Rydzewski, Anderson, Lalley
& Tunis, PC
570-226-6229
jfs@poconolawyers.net
2573 Route 6
Hawley, PA 18428
*Real Estate Settlement, Real Estate
Title Agent, Wills/Estates, Corporations*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Jeffrey S. Treat, Esq.

570-253-1209
jstreat@ptd.net
926 Court Street
Honesdale, PA 18431

Michael Walker, Esq.

570-689-4007
wwpc@echoes.net
PO Box 747, Route 590
Hamlin, PA 18427
Real Estate Settlement, Title Insurance, Wills & Estates

Pamela S. Wilson, Esq.

psw.wilsonlaw@verizon.net

Ethan C. Wood, Esq.

Rutherford, Rutherford & Wood
570-253-2500
ecw.rutherfordlaw@aol.com
921 Court Street
Honesdale, PA 18431
Estate Planning, Estate Administration, Residential Real Estate

Mark R Zimmer, Esq.

570-253-0300
zimmslaw@gmail.com
1133 Main St.
Honesdale, PA 18431
Civil Trials, Personal Injury, Divorce, Real Estate and Estate Planning, Family Law and General Practice

Ashley Zimmerman, Esq.

Weinstein, Zimmerman & Ohliger
570-296-7300
zimmerman@wzlawfirm.com
410 Broad Street
Milford, PA 18337
Criminal Law, Family Law and Personal Injury



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