

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



September 23, 2022
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Honesdale, PA



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**Court of Common Pleas
22nd Judicial District:**

The Hon. Janine Edwards
President Judge

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



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Legal Journal of Wayne County

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

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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
baileyd@ptd.net

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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

Judges of the Court of Common Pleas

Janine Edwards, *President Judge*
Matthew Meagher, *Second Judge*

Magisterial District Judges

Kay Bates
Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

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Steven Burlein, Esq.

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Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
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

**For information contact the WCBA
Ronnie at ronnie_fischer@hotmail.com.**

District Attorney's Office

PRESS RELEASES

Wayne County District Attorney A.G. Howell announced the following cases were addressed by the Honorable Janine Edwards, President Judge, Wayne County Court:

September 8, 2022

ANTHONY SHOW, age 37, of Scranton PA, was sentenced to 5 years to 10 years in a State Correctional Institution for one (1) count of Aggravated Indecent Assault, (F2), of a 10 year old minor victim at the time of the offense. The Defendant was also determined to be a sexually violent predator and is subject to lifetime registration requirements.

In the spring of 2021, the minor victim disclosed that in September 2018 at a residence in Moscow PA, Wayne County, the Defendant committed the offense of Aggravated Indecent Assault. The Defendant was charged in December 2021, and entered a guilty plea on June 9, 2022.

IBN WALI ABDUALLAH, age 26 of Wichita Falls TX, was placed on probation for a period of 6 with 48 hours house arrest with electronic and alcohol monitoring through the SCRAM program for one count Driving Under the Influence of Alcohol (M). He was also ordered to pay the costs of prosecution, pay the mandatory minimum fine of \$500.00, pay restitution in the amount of \$11,580.00, and complete the Alcohol Highway Safety Program. The incident occurred on April 26, 2020 in Lake Township.

ADAM J. BRODOWSKY, age 39 of Covington Township Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 2 months nor more than 23 ½ months for one count Unauthorized Use of Motor Vehicle (M2). He was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and continue with mental health treatment and comply with any recommendations for treatment. The incident between July 19, 2021 and July 20, 2021 in Lake Township.

JOSEPH MAZZARINO, age 64 of Point Pleasant NJ, was placed on the Accelerated Rehabilitation Disposition Program for a period of 6 months related to a DUI. He was also ordered to pay all costs, complete 20 hours of community service, complete the Alcohol Highway Safety Program, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and have his operator's license suspended for a period of 30 days. The incident occurred on March 22, 2022 in Honesdale Borough.

JOIN US OCTOBER 23RD AT THE
DORFLINGER FACTORY MUSEUM
FOR A SPECIAL PRESENTATION



WAYNE MEMORIAL
HEALTH FOUNDATION

and the
Paul M. & Sandra Meagher

Legacy Circle



present...

WAYNE MEMORIAL TODAY AND TOMORROW

JAMES PETTINATO, BSN, MHSA, CCRN-K, CHIEF EXECUTIVE OFFICER

THE GIFT OF PLANNED GIVING

ELIZABETH BARNETTE, PHILANTHROPIC STRATEGIST/BANK OF AMERICA

THE HEART BEHIND THE LEGACY CIRCLE

PAUL MEAGHER

SUNDAY, OCTOBER 23RD 3-5PM

AT THE HISTORIC DORFLINGER FACTORY MUSEUM
RTE 6 & ELIZABETH STREET, WHITE MILLS, PA

CATERED REFRESHMENTS, BEER AND WINE, TOURS OF THE MUSEUM

RSVP WMHF@WMH.ORG OR (570) 253-8631

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 Daniel William Waitkus
AKA Daniel W. Waitkus
Late of South Canaan Township
EXECUTOR
Penelope J. Waitkus
102 Wyndtree Drive
Wilkes-Barre, PA 18702
ATTORNEY
Stacey F. Acri, Esq.
Acri Law Offices
273 E. Northampton Street
Wilkes-Barre, PA 18702

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Delmar E. Weikel
Late of Paupack Township
EXECUTOR
Joshua Weikel
1104 Bell Road
Lake Ariel, PA 18040

ATTORNEY

Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Joseph Anthony Salvatore
AKA Joseph A. Salvatore
Late of Honesdale Borough
ADMINISTRATOR
Chris Noel Salvatore
209 Trappe Road
Dundalk, MD 21222
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 9th Street, PO Box 390
Honesdale, PA 18431

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Helen G. Dexter
AKA Helen Dexter
Late of Damascus Township
CO-EXECUTOR
Karen Valenti
6184 State Route 97
Narrowsburg, NY 12764
CO-EXECUTOR
Gary R. Dexter
225 Main Street
Kingston, NY 12401

ATTORNEY

Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Donna Rose Shelton
AKA Donna R. Shelton, Donna
Shelton

Late of Honesdale Borough
ADMINISTRATOR

Patrick G. Shelton
150 Union Street
Honesdale, PA 18431

ATTORNEY

Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Donald R. Torre also
known as Donald Torre, late of
Manchester Township, Wayne
County Pennsylvania. Any person
or persons having claim against or
indebted to estate present same to:

Albert Vaccari 2727 Palisade
Avenue, Apt 6G, Bronx, NY
10463; Attorney for Estate:
Stephen Jennings, Esquire, 303
Tenth Street, Honesdale,
Pennsylvania 18431.

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

ESTATE OF DAVID A.
CROTHAMEL, DECEASED, late
of Lake Township, Wayne County,

Pennsylvania (Died June 29, 2022).

Notice is hereby given that Letters
Testamentary have been granted in
the above 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 Allen E.
Crothamel, Executor or Carlene R.
Gallo, Esquire, Attorney for the
Estate, Gallo and Gownley, Suite
900 Bank Towers, 321 Biden St.,
Scranton, PA. 18503.

9/16/2022 • 9/23/2022 • 9/30/2022

ESTATE NOTICE

Estate of Alfred F. Locklin
AKA Alfred Locklin

Late of Salem Township
EXECUTRIX

Karen Janiszewski
5 Spudeno Road
Moscow, PA 18444
ATTORNEY

John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

9/16/2022 • 9/23/2022 • 9/30/2022

ESTATE NOTICE

Estate of William E. Ace
Late of Palmyra Township
EXECUTRIX

Loni Marie Durante Ace
112 Rocky View Drive
Hawley, PA 18428
ATTORNEY

John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

9/16/2022 • 9/23/2022 • 9/30/2022

ESTATE NOTICE

Estate of Nancy Jane Evarts
AKA Nancy J. Evarts
Late of Salem Township
CO-EXECUTOR
Amy Smith
588 Arnold Drive
Jefferson Township, PA 18436
CO-EXECUTOR
John Wesley Evarts, Jr.
1917 Alamingo Drive
Quakertown, PA 18951
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

9/16/2022 • 9/23/2022 • 9/30/2022

ESTATE NOTICE

Estate of Marvin C. Price
AKA Marvin Price
Late of Damascus Township
EXECUTOR
Lynn M. Price
286 Steep Hill Road
Beach Lake, PA 18405
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/16/2022 • 9/23/2022 • 9/30/2022

ESTATE NOTICE

Estate of Sharon E. Fries
AKA Sharon Fries
Late of Prompton Borough
EXECUTOR
Max Todd Fries
77 River Road
Prompton, PA 18456

ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/16/2022 • 9/23/2022 • 9/30/2022

ESTATE NOTICE

Estate of Elwood Swartz
Late of Texas Township
EXECUTOR
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/16/2022 • 9/23/2022 • 9/30/2022

ESTATE NOTICE

Estate of Jean Pierre Malkoun,
Deceased. Late of Honesdale
Borough, Wayne County, PA.
D.O.D. 3/12/21. Letters of
Administration on the above Estate
have been granted to the
undersigned, who request all
persons having claims or demands
against the estate of the decedent to
make known the same and all
persons indebted to the decedent to
make payment without delay to
Cheryl Malkoun, Administratrix,
952 Bethany Turnpike, Honesdale,
PA 18431. Or to her Atty.: Robert
T. Kelly, Jr., Myers Brier & Kelly,
LLP, 425 Spruce St., Ste. 200,
Scranton, PA 18503.

9/9/2022 • 9/16/2022 • 9/23/2022

ESTATE NOTICE

Estate of Joseph T. Baldwin
Late of Palmyra Township
EXECUTRIX
Joseph T. Baldwin
AKA Joseph Timothy Baldwin
485 Stock Farm Road
Lake Ariel, PA 18436
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

9/9/2022 • 9/16/2022 • 9/23/2022

ESTATE NOTICE

Estate of James Robert Cilento
AKA James Cilento
Late of Cherry Ridge Township
EXECUTRIX
Julie Osborne
AKA Julie Ann Osborne
154 School House Road
Honesdale, PA 18431
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

9/9/2022 • 9/16/2022 • 9/23/2022

ESTATE NOTICE

Estate of Jeanne D. Cole, deceased,
late of Honesdale, Wayne County,
Pennsylvania. Any person or
persons having claims against
or indebted to estate present same
to Janice E. Aber, c/o her attorney,
Christopher E. Farrell, Esquire,
PO Box 312, 158 South Street,
Waymart, PA 18472.

9/9/2022 • 9/16/2022 • 9/23/2022

OTHER NOTICES

NOTICE

TAKE NOTICE THAT THE
FOLLOWING ACCOUNT HAS
BEEN FILED TO THE COMMON
PLEAS COURT OF WAYNE
COUNTY AND WILL BE
PRESENTED FOR
CONFIRMATION ON
OCTOBER 13, 2022 AT 9:30
A.M., WAYNE COUNTY
COURTHOUSE, HONESDALE,
PENNSYLVANIA

FIRST AND FINAL ACCOUNT
OF WAYNE BANK, EXECUTOR
FOR ESTATE OF ROBERT
KRAMER, DECEASED.

NO. 84 O.C.D. 2022

9/23/2022 • 9/30/2022

NOTICE

COURT OF COMMON PLEAS
OF WAYNE CO.
COMMONWEALTH OF
PENNSYLVANIA

CASE NO. 366-2022-CIVIL
COMPLAINT-ACTION IN
QUIET TITLE

BRADLEY S. FISHER, Plaintiff
vs. ADVANCED MARKETING
SYSTEMS, INC. and WALTER
CUNNINGHAM, Defendants

TAKE NOTICE THAT
Plaintiff has filed a Complaint-
Action in Quiet Title in the
aforesaid Court against you in
connection with the property

described in deed dated October 29, 2018 and recorded in Wayne County Record Book 5392 at Page 231 with a property located as follows: ALL THAT CERTAIN tract or plot of ground more particularly described as residential lot and assigned Map#12-22-114 and Control #042621, Lake Township, by the Wayne County Assessment Office.

If you wish to defend 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 defense 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 NOTICE 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. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A

REDUCED FEE OR NO FEE.
NORTHEASTERN
PENNSYLVANIA LEGAL
SERVICES, INC. 925 COURT
STREET, HONESDALE, PA
18431 1-877-515-7465

John J. Martin, Esquire
1022 Court Street
Honesdale, Pennsylvania 18431
Attorney for Plaintiff

9/23/2022

SHERIFF SALES

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

**SHERIFF'S SALE
OCTOBER 5, 2022**

By virtue of a writ of Execution instituted by: CSMC 2018-RPL9 Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of October, 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 THAT CERTAIN tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2950, Sections 45, of The Hideout, a subdivision situated in the

Township 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; and May 18, 1973 in Plat Book 5, pages 111 through 119, September 24, 1973, Plat Book 5, pages 120 through 123.

BEING THE SAME PREMISES which Gary Mann and Madeline Goodman, by Deed dated May 30, 2014 and recorded on June 9, 2014, in the Wayne County Recorder of Deeds Office at Deed Book Volume 4726 at Page 245, as Instrument No. 201400004488, granted and conveyed unto Gary Mann, Deceased

Being Known as 23 South Fairway Drive, Lake Ariel, PA 18436

Parcel I.D. No. 12-0-0042-0034.-

Seized and taken in execution as property of:
Jonathan Mann, Surviving Heir of Gary Mann aka Gary E. Mann, Deceased 115 13th Avenue
NAMPA ID 83687 Unknown
Surviving Heirs of Gary Mann a/k/a Gary E. Mann, Deceased 23 S. Fairway Drive The Hideout
LAKE ARIEL PA 18436

Execution No. 242-Civil-2021
Amount \$202,845.62
Plus additional costs

July 12, 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.

Sarah K. McCaffery Esq.

9/9/2022 • 9/16/2022 • 9/23/2022

**SHERIFF'S SALE
OCTOBER 5, 2022**

By virtue of a writ of Execution instituted by: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series 1 Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of October, 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 THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Pennsylvania Legislative Route 63027, said point being the westerly most corner of the premises herein described; thence along the common division line of Parcel II, North 43 degrees 37 minutes 05 seconds East 374.56 feet to a fence post with an iron pin for a point; thence along a common boundary line now or formerly with Bush, South 49 degrees 11 minutes 40 seconds East 403.26 feet to an iron pipe set for a point; thence along a common boundary line with Parcel IV, South 41 degrees 54 minutes 48 seconds West 367.56 feet to a point in the

center of Pennsylvania Legislative Route 63027; thence along the centerline of Pennsylvania Legislative Route 63027, North 50 degrees 06 minutes 35 seconds West 414.58 feet to the point or place of BEGINNING.

CONTAINING within said bounds 151,574.66 square feet (3.480 acres) more or less, and Being Parcel III on a map showing lands of Gerald F. Brussell, dated May 19, 1978 as surveyed by Alfred K. Bucconear and recorded in Wayne County Map Book 44 at Page 54.

BEING THE SAME PREMISES which Dorothy N. Maiocco by deed dated May 15, 2007 and recorded on May 17, 2007 in the office of the recorder of deeds of Wayne County, Pennsylvania as instrument number 200700005223 granted and conveyed unto Dorothy N. Maiocco, in fee.

ADDRESS BEING KNOWN AS:
315 Callicoon Road, Damascus, PA 18415

TAX MAP #: 07-0185-0012.0008-

Seized and taken in execution as property of:
Dorothy N. Maiocco 315 Callicoon Road DAMASCUS PA 18415

Execution No. 456-Civil-2021
Amount \$233,657.33
Plus additional costs

July 20, 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.
Christopher DeNardo Esq.

9/9/2022 • 9/16/2022 • 9/23/2022

**SHERIFF'S SALE
OCTOBER 5, 2022**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of October, 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 THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIAN, BEING LOT 2207, SECTION 19, THE HIDEOUT, ACCORDING TO PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF WAYNE.

TITLE TO THE ABOVE DESCRIBED PROPERTY CONVEYED TO JOHN HANLEY FROM JOHAN W. HANLEY AND LYDIA HANLEY BY WARRANTY DEED DATED AND RECORDED JULY 16, 2009 IN VOLUME 3781 PAGE 150 OR INSTRUMENT NO. 200900007840.

BEING KNOWN AS: 2207 HIGH PT ROAD, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-0022-0052

BEING THE SAME PREMISES WHICH JOHN W. HANLEY, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPERTY, JOINED BY HIS SPOUSE LYDIA HANLEY BY DEED DATED 6/26/2009 AND RECORDED 7/16/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3781 AT PAGE 150, GRANTED AND CONVEYED UNTO JOHN HANLEY, A MARRIED MAN.

Seized and taken in execution as property of:

John Hanley, Solely in His Capacity as Heir of John Hanley, Deceased 8067 Northpark Drive RIVERSIDE CA 92508

Robert Hanley, Solely in His Capacity as Heir of John Hanley, Deceased 2207 High Point Road LAKE ARIEL PA 18436

Terri Herlihy, Solely in Her Capacity as Heir of John Hanley, Deceased 4079 South Fairway Drive The Hideout LAKE ARIEL PA 18436

Kristen Wesley, Solely in Her Capacity as Heir of John Hanley, Deceased 3212 Coyne Avenue SCRANTON PA 18505

Kelly Wilmont, Solely in Her Capacity as Heir of John Hanley, Deceased 2626 Cezanne Circle MISSOURI CITY TX 77459

Unknown Heirs of John Hanley, Deceased 2207 High Point Road LAKE ARIEL PA 18436

Execution No. 467-Civil-2019
Amount \$45,974.67
Plus additional costs

July 12, 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.
Michael P. Farrington Esq.

9/9/2022 • 9/16/2022 • 9/23/2022

**SHERIFF'S SALE
OCTOBER 5, 2022**

By virtue of a writ of Execution instituted by: Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust Carrington Mortgage Services issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of October, 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 THAT CERTAIN piece or parcel of land, lying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follow, to wit:

BEGINNING at a point in the middle of State Road Route 63010;

thence along lands now or formerly of Frisbie, North 49 degrees 20 minutes East 1123.5 feet to a pipe; thence along lands now or formerly of Roy Mignerey, North 42 degrees 35 minutes West 360 feet to a state; thence along land now or formerly of Swezy, South 32 degrees 20 minutes West 483 feet, following old fence and stone row to a stake and stones; thence continuing along Swezy land, South 49 degrees 25 minutes West 645 feet, following a stone row, to a point in the middle of the aforesaid State Road; thence along the middle of said State Road, South 39 degrees 30 minutes East 220 feet to the place of BEGINNING.
CONTAINING 6.4 acres more or less.

BEING KNOWN AS: 663 AVOY ROAD, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-0303-0005

BEING THE SAME PREMISES WHICH FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION BY ITS ATTORNEY-IN-FACT PHELAN HALLINAN & SCHYMIEG, LLP, BY POWER OF ATTORNEY RECORDED ON 2/11/2009 INST. NO. 200900002026 BY DEED DATED 6/21/2011 AND RECORDED 8/1/2011 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4259 AT PAGE 133, GRANTED AND CONVEYED UNTO NICKEISHA LAMEY SALMON.

Seized and taken in execution as property of:
Nickeisha Lamey Salmon 663 Avoy Road LAKE ARIEL PA 18436

Execution No. 500-Civil-2013
Amount \$118,557.10
Plus additional costs

July 12, 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.

Michael P. Farrington Esq.

9/9/2022 • 9/16/2022 • 9/23/2022

SHERIFF'S SALE OCTOBER 19, 2022

By virtue of a writ of Execution instituted by: MEB Loan Trust IV issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of October, 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 situated in the Township of Manchester, County of Wayne and State of Pennsylvania, bounded and described as follows:

PARCEL ONE: Being a certain Lot No. 3 in Block "A" on a survey map of lots surveyed for the Margaret Lake Holding Corporation July 23, 1960 by George E. Ferris, R.S. Said map being recorded in Wayne County Map Book No. 5. Page 80 in the Office of the Recorder of Deeds of Wayne County. Said lot conveyed being 75.2 feet in front; 75.2 feet in rear; 151.5 feet on the easterly side bounding the land of Hallock and 151.5 feet on the westerly side bordering land of Dahl.

PARCEL 2: Beginning at an iron pin, said pin being on the southeast corner of Lot 2A and the southwestern corner of Lot 1-A, of a survey map of lot surveyed from

Margaret Lake Holding Corporation July 23, 1960. By George E. Ferris, R.S., said map being recorded in Map Book 5, Page 80, in the Office of the Recorder of Deeds of Wayne County; thence North seven (7) degrees forty-five (45) minutes West along line of Lot 1-A, one hundred twenty-five (125) feet to an iron pin for a corner; thence North eighty-seven (87) degrees thirty (30) minutes East a distance of seventy-five and two-tenths (75.2) feet along the edge of a road to an (x) cut in a rock, said point also being the northwestern corner minutes east along Lot 3-A, a distance of one hundred fifty-one and five tenths (151.5) feet to an iron pin for a corner; thence North seventy-three (73) degrees forty-four (44) minutes West eighty-one and ninety-five one-hundredths (81.95) feet to the place of BEGINNING. CONTAINING approximately ten thousand three hundred ninety-five one-hundredths (10,395) square feet, be the same more or less and BEING all of Lot 2-A in the map of lots surveyed for Margaret Lake Holding Corporation.

EXCEPTING AND RESERVING from Parcel Two all that certain part of Lot 2-A as conveyed by Edward Rutledge and Alma Rutledge, his wife, to Richard E. Brown and Barbara J. Brown, his wife, by deed dated November 21, 1977 and recorded in Wayne County deed Book 342 at page 918, described as follows;

BEGINNING at an iron pin, the common corner of Lot 1 and Lot 2 in Section "A", also known as Lot 1-A and Lot 2-; thence North 07 degrees 45 minutes West along line of Lot 1-A. 125 feet to an iron pin for a corner; thence North along Lake Drive, 87 degrees 30 minutes East 37.6 feet to a corner; thence South 07 degrees 45 minutes East to the point where said line intersects the southerly boundary line of said Lot 2-A; thence along the said southerly boundary line, North 75 degrees 12 minutes West to the Place of BEGINNING. BEING the westerly portion of Lot 2-A as shown on Map of George E. Ferris, R.S., surveyed July 23, 1960, recorded in Map Book 5, Page 80 in the Office of the Recorder of Deeds. No dwelling shall be erected on said Parcel II as above described. Said lot is bounded by the same terms and conditions as contained in deed from Catherine C. Dohl to Edward J. Rutledge, et ux., dated August 1, 1968 and recorded in Deed Book 244, Page 219.

PARCEL ID 15-0-0004-0018

ALSO KNOWN AS 1 Route Mud Pond Road A/K/A 46 Mud Pond Road B, Equinunk, PA 18417

BEING the same premises which RONALD P. MANGER AND JOAN J. MANGER, HUSBAND AND WIFE by Deed dated 04/20/2000 and recorded in the Office of Recorder of Deeds of Wayne County on 04/24/2000 at

Book 1638, Page 106 granted and conveyed unto ALIDA CAMACHO.

Seized and taken in execution as property of:
Alida Camacho 1 Route Mud Pond Road a/k/a 46 B Mud Pond Road EQUINUNK PA 18417

Execution No. 106-Civil-2022
Amount \$155,367.08
Plus additional costs

August 8, 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.

Andrew J. Marley Esq.

9/23/2022 • 9/30/2022 • 10/7/2022

CIVIL ACTIONS FILED

FROM AUGUST 27, 2022 TO SEPTEMBER 2, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2009-20910	GALES DANIEL J	9/01/2022 3:19	SATISFACTION	.00
2017-00041	MCPHERSON MARK EDWARD	9/01/2022 9:22	SATISFACTION	.00
2017-00041	MCPHERSON MARK EDWARD	9/01/2022 9:21	PISCONTINUANCE	.00
2019-00065	STOUT PHILLIP	9/02/2022 9:00	WRIT OF EXECUTION	2,274.30
2019-00065	NBT BANK GARNISHEE	9/02/2022 9:00	WRIT EXEC/GARNISHEE	2,274.30
2019-00065	STOUT PHILLIP	9/02/2022 9:06	WRIT OF EXECUTION	2,274.30
2019-00065	NBT BANK GARNISHEE	9/02/2022 9:06	WRIT EXEC/GARNISHEE	.00
2020-00360	COTTELL LAURA L	9/02/2022 11:01	WRIT OF EXECUTION	19,959.19
2020-00360	HONESDALE NATIONAL BANK GARNISHEE	9/02/2022 11:01	WRIT EXEC/GARNISHEE	.00
2022-00273	CURRIE ROBERT J	9/02/2022 9:07	DEFAULT JUDGMENT	.00
2022-00273	KSJDLH LLC	9/02/2022 9:07	DEFAULT JUDGMENT	.00
2022-00281	HATTON HEATHER RAE	9/01/2022 2:59	DEFAULT JUDGMENT	6,768.39
2022-00298	LIVINGSTONE REALTY IRREVOCABLE TRUST	9/02/2022 9:52	JDGMT IN EJECTMENT	14,000.00
2022-00298	HOLFELDER LAURENCE TRUSTEE	9/02/2022 9:52	JDGMT IN EJECTMENT	14,000.00
2022-00298	GREENSTEIN JANE	9/02/2022 9:52	JDGMT IN EJECTMENT	14,000.00
2022-00298	DOE JANE	9/02/2022 9:52	JDGMT IN EJECTMENT	14,000.00
2022-00298	ALL PARTIES CLAIMING UNDER OR THROUGH HER	9/02/2022 9:52	JDGMT IN EJECTMENT	14,000.00
2022-00298	LIVINGSTONE REALTY IRREVOCABLE TRUST	9/02/2022 9:53	WRIT OF POSSESSION	.00
2022-00298	HOLFELDER LAURENCE TRUSTEE	9/02/2022 9:53	WRIT OF POSSESSION	.00
2022-00298	GREENSTEIN JANE	9/02/2022 9:53	WRIT QF POSSESSION	.00
2022-00298	DOE JANE	9/02/2022 9:53	WRIT OF POSSESSION	.00
2022-00298	ALL PARTIES CLAIMING UNDER OR THROUGH HER	9/02/2022 9:53	WRIT OF POSSESSION	.00
2022-00366	ADVANCED MARKETING SYSTEMS INC	8/30/2022 9:00	QUIET TITLE	.00
2022-00366	CUNNINGHAM WALTER	8/30/2022 9:00	QUIET TITLE	.00
2022-20224	FLYNN STONE DESIGN AND FABRICATION LLC	9/02/2022 1:06	STRICKEN	.00
2022-20224	FLYNN STONE DESIGN & FABRICATION D/B/A	9/02/2022 1:06	STRICKEN	.00
2022-20515	PLACONA JAMES	8/30/2022 3:23	JP TRANSCRIPT	9,981.85
2022-20516	NOZIGLIA MELISSA	8/30/2022 3:33	JP TRANSCRIPT	5,151.26
2022-20517	KALINER ALEX	8/30/2022 3:59	JP TRANSCRIPT	12,000.00
2022-20517	KALINER IRINEA	8/30/2022 3:59	JP TRANSCRIPT	12,000.00
2022-20518	CARNEY LILLIAN ESTATE	9/01/2022 2:41	REDEMPTION CERT.	1,494.85

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

2022-40076	GOODENOUGH ILENE OWNER	8/29/2022 2:38	STIP VS LIENS	.00
2022-40076	GOODENOUGH MICHAEL DOWNER	8/29/2022 2:38	STIP VS LIENS	.00
2022-40076	JEFF ADAMS CONSTRUCTION CONTRACTOR	8/29/2022 2:38	STIP VS LIENS	.00
2022-40077	GOODENOUGH ILENE OWNER	8/29/2022 2:50	STIP VS LIENS	.00
2022-40077	GOODENOUGH MICHAEL DOWNER	8/29/2022 2:50	STIP VS LIENS	.00
2022-40077	VIRBITSKY EXCAVATING INC CONTRACTOR	8/29/2022 2:50	STIP VS LIENS	.00

CONTRACT – OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00371	LOCUST GROVE TRUST	PLAINTIFF	8/29/2022	.00
2022-00371	CURRIE ROERT J	DEFENDANT	8/29/2022	.00
2022-00371	KSJDLH LLC	DEFENDANT	8/29/2022	.00

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00372	2022 KIA SPORTAGE VIN KNDP6CAL9N7016722	PETITIONER	9/01/2022	.00
2022-00372	ROSENCRANSE ENTERPRISES INC T/A NORTHEAST TOWING SERVICE	PETITIONER	9/01/2022	.00
2022-00372	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	9/01/2022	.00

REAL PROPERTY – EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00373	KUNDRATIC JAMES E	PLAINTIFF	9/01/2022	.00
2022-00373	KUNDRATIC MARY LOU	PLAINTIFF	9/01/2022	.00
2022-00373	KUNDRATIC CHARLES BRIAN	PLAINTIFF	9/01/2022	.00
2022-00373	SWINGLE DAVID	DEFENDANT	9/01/2022	.00

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00374	MCLP ASSET COMPANY INC	PLAINTIFF	9/02/2022	.00
2022-00374	STOUT PHILLIP A	DEFENDANT	9/02/2022	.00
2022-00374	STOUT TERRY L	DEFENDANT	9/02/2022	.00





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Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

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Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 12, 2022 TO SEPTEMBER 16, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
MORCOM BRIAN J	PSECU	CANAAN TOWNSHIP	
MORCOM MEAGAN MARIE AKA	P S E C U		
MORCOM MEAGAN M AKA			90,000.00
LISOWSKI SHARON M	CITIZENS BANK	LEHIGH TOWNSHIP	35,000.00
FAMILY FARMS LLC	PEOPLES SECURITY BANK & TRUST COMPANY	CLINTON TOWNSHIP 1	
FAMILY FARMS L L C			200,000.00
SLI REALTY LLC	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	
S L I REALTY L L C			35,663.00
L S A PROPERTIES	PEOPLES SECURITY BANK & TRUST COMPANY	HONESDALE BOROUGH	
			272,000.00
STUBER AUBREY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
	MORTGAGE RESEARCH CENTER		
	VETERANS UNITED HOME LOANS		202,500.00
MARQUEZ SANTOS	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CLINTON TOWNSHIP	
	ROCKET MORTGAGE		99,002.00
CENTENO MARIA			
LEWIS RODNEY K BY AF	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
LEWIS DEBRA A AF	PREMIA MORTGAGE		
LEWIS DEBRA A	PREMIA RELOCATION MORTGAGE		345,000.00
HALEM ALEXANDRA	AFFINITY FEDERAL CREDIT UNION	PAUPACK TOWNSHIP	200,000.00
HOWELL FAMILY INVESTMENTS	JENKINS JAY R EST AKA	WAYMART BOROUGH	
	JENKINS JAY EST AKA		
	JENKINS JESSICA ADM		90,000.00
LEWIS FIELDING B	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CHERRY RIDGE TOWNSHIP	
LEWIS JESSICA A	GUILD MORTGAGE COMPANY LLC		
	GUILD MORTGAGE COMPANY L L C		392,755.00
GROSSMAN MOSHE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
	BANK OF AMERICA		1,500,000.00
FLYNN SHANE	ESSA BANK & TRUST	LAKE TOWNSHIP	
FLYNN HEATHER	E S S A BANK & TRUST		294,048.00
SIMON DOMINIQUE DORONELLA	RURAL HOUSING SERVICE	LEHIGH TOWNSHIP	
	U S DEPT OF AGRICULTURE		247,400.00
DRONGOSKI ROBERT A	WAYNE BANK	BERLIN TOWNSHIP	
DRONGOSKI DARLENE H			70,000.00
HARTLEY MELODY ANN	NE PA COMMUNITY FEDERAL CREDIT UNION	STERLING TOWNSHIP	
BAVIERA BARBARA A			
BAVIERA ROSALIE M			50,000.00
DC TWO SQUARED LLC	WAYNE BANK	BERLIN TOWNSHIP	
D C TWO SQUARED L L C			
DARCORP LLC			
DARCORP L L C			770,000.00

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

RED HOUND	PEOPLES SECURITY BANK & TRUST COMPANY	CLINTON TOWNSHIP	120,000.00
JARA JOSEPH J JR	PENNYMAC LOAN SERVICES	SALEM TOWNSHIP	
JARA LISA M	MORTGAGE ELECTRONIC		
JARA LISA	REGISTRATION SYSTEMS		85,470.00
BANNON KENNETH J	FIRST NATIONAL BANK OF PA	WAYMART BOROUGH	
BANNON JOANNE M			114,000.00
HUNT ROLAND J J R	DIME BANK	BERLIN TOWNSHIP	
HUNT CATHERINE T			47,000.00
HAMBY DOROTHY L	HONESDALE NATIONAL BANK	PALMYRA TOWNSHIP	96,000.00
PEOPLES ERIC R	HONESDALE NATIONAL BANK	DYBERRY TOWNSHIP	
PEOPLES JOYCE			25,000.00
RODRIGUEZ DAMIAN	MORTGAGE ELECTRONIC	LAKE TOWNSHIP	
	REGISTRATION SYSTEMS		
RODRIGUEZ BARBARA	ROCKET MORTGAGE		285,000.00
HOLL CHASE L	DIME BANK	DYBERRY TOWNSHIP	20,000.00
WATSON LINDSEY ANN	DIME BANK	TEXAS TOWNSHIP	
BAMFORD DENNIS ZACHARY			68,000.00
KUNCH NOREEN	DIME BANK	HAWLEY BOROUGH	
KING NOREEN			35,000.00
PETOSA DONALD J	MORTGAGE ELECTRONIC	LAKE TOWNSHIP	205,000.00
	REGISTRATION SYSTEMS	SOUTH CANAAN TOWNSHIP	205,000.00
PETOSA SUZANNE	GUARANTEED RATE INC		

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
SCHWARTZ ALEXANDER	MOSHER ADAM	LAKE TOWNSHIP	
	WINGERT KRISTIN		LOT 536
ROTHERFORTH CHRISTINE ANN	FAIRWAY FARMS LLC	CLINTON TOWNSHIP 1	
BOWAN CHRISTINE ANN	FAIRWAY FARMS L L C		LOT 1
BOWAN DAVID			
MY JESUS MERCY	MONASTERY OF OUR LADY OF	LEBANON TOWNSHIP	
MINISTRIES INC	MOUNT CARMEL		PARCEL A
	ST JOSEPH		
DIPIERRO CHRISTOPHER	DIPIERRO CHRISTOPHER	LAKE TOWNSHIP	
DIPIERRO AMANDA			LOT 1013
VOTO JAMIE G	VOTO JAMIE TR	LEHIGH TOWNSHIP	
VOTO TARA L	VOTO TARA L TR		
	VOTO FAMILY TRUST		LOT 22
BABA KAMA LLC	COMMUNITY LD LLC	LEHIGH TOWNSHIP	
BABA KAMA L L C	COMMUNITY L D L L C		LOT 41
ULLNER ALBERT PEST	ULLNER PAUL A	SALEM TOWNSHIP	
GREGORY LAURIE A EXR	GREGORY LAURIE A		
ULLNER PAUL A			
GREGORY LAURIE A			
DRAKE STEPHEN C	DRAKE STEPHEN C TR	DREHER TOWNSHIP	
	DRAKE ELLEN D TR		
	STEPHEN C DRAKE REVOCABLE		
	LIVING TRUST		
	ELLEN D DRAKE REVOCABLE		
	LIVING TRUST		
DILLEMUTH ROBERT L	RONEY JARROD V	BETHANY BOROUGH	
DILLEMUTH KATHRYN M			

CHAPMAN HILDA J BY AF CHAPMAN BRIAN D AF	CHAPMAN BRIAN D	LAKE TOWNSHIP	
CHAPMAN HILDA J BY AF CHAPMAN BRIAN D AF	HILDA J CHAPMAN FAMILY IRREVOCABLE TRUST	STERLING TOWNSHIP	
CHAPMAN HILDA J BY AF CHAPMAN BRIAN D AF	HILDA J CHAPMAN FAMILY IRREVOCABLE TRUST	LAKE TOWNSHIP	
HEYMAN DOUGLAS B EXR HEYMAN MARSHALL J EXR HEYMAN EDITH BEST	YURCHAK STEPHEN YURCHAK DORIS	PAUPACK TOWNSHIP	
SEVER MICHAEL J	STUBER AUBREY	PAUPACK TOWNSHIP	LOT 183
LECHNER ALFRED J JR	LEWIS RODNEY K LEWIS DEBRA A	SALEM TOWNSHIP	LOT 2
CORDES KATHRYN	PATTERSON ADAM DORSEY AMY	LEHIGH TOWNSHIP	LOT 11
SCHWARTZ ALEXANDER	APRIL MARY APRIL MICHAEL	SALEM TOWNSHIP	LOT 505
CAHILL MICHAEL	HALEM ALEXANDRA	PAUPACK TOWNSHIP	PARCEL LC710
JENKINS JESSICA ADM JENKINS JAY R EST AKA JENKINS JAY EST AKA	HOWELL FAMILY INVESTMENTS	WAYMART BOROUGH	PARCEL 3
HEMKES CORY HEMKES KARIN	SANTULLI MICHAEL SANTULLI JUDITH A	LAKE TOWNSHIP	PARCEL 12 303 11
SLATTERY STEVEN SLATTERY KATHLEEN	FERREROSA WILLIAM R	MANCHESTER TOWNSHIP	
MCCONNELL COLE MCCONNELL VANESSA	LEWIS FIELDING B LEWIS JESSICA A	CHERRY RIDGE TOWNSHIP	
TORIELLI ROBERT J TORIELLI MARTA N	GROSSMAN MOSHE	PAUPACK TOWNSHIP	
FAIST LISA	FAIST LISA ELLEN TR LISA ELLEN FAIST REVOCABLE LIVING TRUST	DAMASCUS TOWNSHIP	
HALL JOSEPH E HALL REBECCA L	HALL REBECCA L	STERLING TOWNSHIP	LOT 10
RIZO NATHAN	FLYNN HEATHER FLYNN SHANE	LAKE TOWNSHIP	LOT 2255
MUSTAC BRUNO A MUSTAC LISA H	SIMON DOMINIQUE DORONELLA	LEHIGH TOWNSHIP	LOT 124
ESPINOSA CAROL LOUISE ESPINOSA JUAN G	BOCCELLA & DAUGHTERS REAL ESTATE	PAUPACK TOWNSHIP	LOT 276
HALL JOSEPH E HALL REBECCA L	HALL JOSEPH E	STERLING TOWNSHIP	LOT 8
SANTARSIERO LOIS SANTARSIERO JOSEPH SANTARSIERO LOIS ANN	PITTI DAVID J	DREHER TOWNSHIP	
NAPPI PATRICIA AKA BY AF NAPPI PATRICIA A AKA BY AF PLASTOW NORINE AF	CRIST DEAN M	LEHIGH TOWNSHIP	LOT 53
OSIAS SIMONE M PURSELL SIMONE M	HINKLE PAUL HINKLE CHRISTINE	PAUPACK TOWNSHIP	LOT 217
SPITZER GERARD P SPITZER BARBARA	YERKES KATHRYN C TR YERKES CHARLES WIII TR KATHRYN C YERKES REVOCABLE TRUST CHARLES W YERKES III REVOCABLE TRUST	SALEM TOWNSHIP	LOT 51
ADAMITIS DIANE AKA VARCOE DIANE AKA	DC TWO SQUARED LLC D C TWO SQUARED L L C DARCORP LLC DARCORP L L C	BERLIN TOWNSHIP	

MESSINA FRANK BYRNE HEIDE	BOUCHARD BONNIE	PAUPACK TOWNSHIP	LOT 17 C
GONZALEZ GREGORY	COLLANTESHERNANDEZ BLANCA JAQUELINE HERNANDEZ BLANCA JAQUELINE COLLANTES	LAKE TOWNSHIP	LOT 1632
TOWD POINT MORTGAGE TRUST TWO ZERO ONE NINE U S BANK NATIONAL ASSOCIATION TR SELECT PORTFOLIO SERVICING INC	MOHAREB HEBA MOHAREB MINA	LEHIGH TOWNSHIP	LOT 23
BERRIOS BRANDEN M	SCUDIERO DEREK	MANCHESTER TOWNSHIP	
SALES ALESSANDRO BARBOSA	RAMIREZ JANAI LAMEC RAMIREZ BIENNY YAHAIRA	LAKE TOWNSHIP	
LANDAU GINNIE REIFF PASCATORE	HIDEOUT PROPERTY OWNERS ASSOCIATION INC	LAKE TOWNSHIP	LOT 3045
INGRILLI JANE ANN	INGRILLI FAMILY TWO ZERO TWO ZERO TRUST	DAMASCUS TOWNSHIP	
INGRILLI JANE ANN	INGRILLI FAMILY TWO ZERO TWO ZERO TRUST	DAMASCUS TOWNSHIP	
HOMEYER CAROLE ADM MARTINI CARRIE EST	HOMEYER CAROLE	SALEM TOWNSHIP	LOT 11 R
PAUPACKAN LAKE ASSOCIATION	PAUPACKAN LAKE ASSOCIATION	PAUPACK TOWNSHIP	
LEW SUET KWEI	LEW LARRY MCGRIEL CATHERINE	PAUPACK TOWNSHIP	LOT 513

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POSIPANKO JAMES B RATCHFORDDEMOSKY MARIE T ADM DEMOSKY MARIE T RATCHFORD ADM DEMOSKY JOSEPH EST	DIONISIO STEVEN W DEMOSKY JOSEPH F	LEHIGH TOWNSHIP MANCHESTER TOWNSHIP	LOT 5
SCOTTO SIMONE NEWINS DAVID CIBELLIS JOSEPH CIBELLIS ANTHONY	JAIAMILLO DIEGO A	MANCHESTER TOWNSHIP	
GRANDJEAN BRUCE L CRANDALL PATRICIA J CITIBANK TR BY AF NEWREZ AF SHELLPOINT MORTGAGE SERVICING AF	GRANDJEAN BRUCE L GRANDJEAN KATHLEEN RODRIGUEZ DAMIAN RODRIGUEZ BARBARA	PAUPACK TOWNSHIP LAKE TOWNSHIP	LOT 2289
DESENSE ELDON DESENSE JOSEPHINE R BAUDER LINFORD W JR	MAFFEI DENNIS MAFFEI ROBERTA CHAILLET DONNA CHAILLET RICHARD	LEHIGH TOWNSHIP DREHER TOWNSHIP	LOT 81
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COURT CALENDAR — FOURTH FLOOR COURTROOM #2

September 26, 2022–September 30, 2022

Monday, September 26, 2022

9:00 AM
Arbitrations

33-2022-CV Lavigne v. Smith Pro Se/ Pascale
63-2022-CV Citibank v. Heesh Kline/Morello
92-2022-CV Linde Gas & Equipment, Inc. v. Rock Lake INC. Kiefer/
Martin
101-2022-CV Capital One v. Chechile B. Polas/Pro Se
103-2022-CV Portfolio v. Russo R. Polas/Pro Se
125-2022-CV Association of Property Owners of the Hideout v. Milne
Hoffman/Pro Se
42-2021-CV Usher v. Oullette & Cyr Magnotta/Anderson
86-2021-CV Usher v. Oullette Magnotta/Anderson
259-2019-CV Reflection Lakes v. Farella & Peterson Fischer/Pro Se
467-2021-CV Adams Outdoor Advertising v. Shaffer Family Irrevocable
trust; Kenneth Durocher & Debbie Durocher Tipton/Marshall/Toczyl-
dowski/Aquilino

Tuesday, September 27, 2022

8:30 AM
Howell v. Howell 558-2018-DR
Custody Pre-Trial
Martin II/ Farrell

8:45 AM
Bakker v. Bakker/Francis & Ervin 607-2018-DR
Custody Hearing/Review and Petition for Special Relief and Contempt
Farrell/Devita/Lynott

1:00 PM
Demand Supports
314-2022-DR Thomas v. Thomas Burlein/Giombetti
181-2020-DR Acker v. Acker Bugaj/Campbell
551-2021-DR Brussell v. Brussell Bugaj/Lynott
191-2018-DR Hess v. Hess O'Hara/Martin II

2:00 PM
Non-Supports

Wednesday, September 28, 2022

8:45 AM
Sharpe v. Parshall 235-2017-DR
Custody Hearing
Thomas/Pro Se

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:30 PM
Armstrong v Maree 405-2022-DR
Petition to Intervene
Pro Se/ Pro Se/J.Ellis

Thursday, September 29, 2022

9:00 AM – 11:00 AM
Commonwealth Matters
Sentencing 409-2021-CR DeGroot, Adam Zimmerman
92-2022-CR Muldrow, Tesean Burlein
Sentencing 171-2022-CR Olvera, Enrique Bugaj
Sentencing 41-2022-CR Castellano, Joseph Weed
Sentencing 426-2021-CR Kellogg, Kevin Martin II
Sentencing 97-2022-CR Frable, Troy Martin II
Sentencing 14-2022-CR Christman, Gary Martin II
Sentencing 209-2021-CR Goonan, Joseph Shrive
Sentencing 18-2022-CR Hardler, Malvina J. Weed
Sentencing 233-2022-CR Ciesielski, Frank Burlein
Sentencing 295-2019-CR Poplawski, George Brown

11:00 AM
In Re: D.R. 37-2019-JV
Placement Review Hearing
DA/Burlein

11:30 AM
IN Re: A.W. 24-2022-JV
Contested finding of fact
DA/Zimmerman

1:00 PM

Commonwealth Matters

Rule-Probation Violation 346-2020-CR Pugliese, Richard Bugaj

Rule-Parole Violation 47-2022-CR Novitzke, Christopher Zimmerman

Rule-ARD Revocation 382-2021-CR Rafferty, Audrey Burlein

Rule-Violation of Parole 178-2021-CR Thomas, Nisha Martin II

Motion for Post Sentence Relief 418-2021-CR & 53-2022-CR Burrows,
James Martin II

Petition to revoke bail 8 & 115-2022-CR Swingle, Jesse Farrell

Petition for Re-Parole 161&162-2022-CR Strasburger, Tammy Martin II

Guilty Plea 143-2022-CR Brady, Jonathan Munley

Guilty Plea 116-2022-CR DeLa Cruz, Milton Martin II

ARD 199-2022-CR Guevrekian, Samantha Munley

Guilty Plea 201-2022-CR Haas, Thomas Saporito

Guilty Plea 118-2022-CR Leonetti, Cassidy Martin II

Rule-Petition for Early Parole 172-2019-CR Coxson, Jordan Martin II

2:00 PM

Commonwealth v. Loturco 93-2022-CR

Non-Jury Trial

DA/Zimmerman

Friday, September 30, 2022

8:30 AM

Litzenbauer v. Litzenbauer 263-2022-DR

Custody Pre-Trial

Pro Se/ Thomas

8:45 AM

Gries v. Gries 555-2021-DR

Custody Pre-Trial

Bugaj/Riccardo

9:00 AM

PFA

488-2022-DR Edlmann v. Geroche Pro Se/ Pro Se

10:00 AM

Wayne County CYS & Glushko 251-2022-DR

Petition to Establish Paternity & Defendant's motion to Dismiss

Rechner/Weed

1:00 PM

Memorial Service

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

September 26, 2022–September 30, 2022

Monday, September 26, 2022

9:00 AM

Status Conferences

9:00 459-2021-CV Gordon v. Gilliar Scomillio/Roberti

9:15 119-2022-CV Korvay/ Kowakchak v. Countryman Home
Improvements Clause/Martin II

9:30 446-2015-CV Ariel Landowners v. Lehutsky O'Brien/Leh-
utsky

10:00 221-2022-CV 3pondhouse LLC v. Marcinkevich Clause/Pro
Se

10:15 268-2022-CV Creveling v. Current Property & Develop-
ment Clarke/Weber

10:30 264-2022-CV Ruffed Grouse Ridge v. Hura T.Farley/Bran-
do

11:00 AM

IN Re: Estate of Dietz 71-2022-OCD

First and Final

S.Jennings

1:00 PM

Dependency

1:00 32-2014-DP Permanency Review D.B. Rechner/Collins

1:30 10-2015-DP Permanency Review D.D. Rechner/Anderson

2:00 16-2021-DP Permanency Review N.M. Rechner/

2:30 21 & 22-2022-DP Adjudication/Disposition D.E. & B. E.
Rechner/Henry

3:00 18,19,20-2022-DP Disposition A.C.; B.Q. & S. Q. Rechn-
er/Martin II/ Collins

Tuesday, September 27, 2022

9:00 AM

Dependency

9:00 42& 44-2021-DP Permanency Review R.Ferrick & P.Ferrick
Rechner/Campbell/Martin II/Burlein

9:30 5-2022-DP Permanency Review A.Kozlikhina
Rechner/Campbell/Collins

10:00 4-2021-DP Permanency Review P.Oliver
Rechner/Burlein/Collins/Campbell

10:30

11:00 33 & 34-2021-DP Permanency Review W.Parker &
O.Rodriguez Rechner/Campbell/Collins/Martin II/ Burlein

1:00 PM

Name Changes

238-2022-CV In Re: Hettich Pro Se

246-2022-CV In Re: Smith Pro Se

288-2022-CV IN Re: K.H. Pro Se

200-2022-CV IN Re: Knorowski Burlein

174-2022 In re: Yanakis Pro se

1:30 PM

IN re: Vannatta 107-2020-OCD

Mtn for Distribution

Rechner

Wednesday, September 28, 2022

9:30 AM

Excell Homes v. Smith 425-2021-CV

Settlement Conference

Bugaj/Clause

10:00 AM

Return Day

1) Calvin Speights v. Lakeside Home rentals & The Hideout 57-2022-CV

Preliminary Objections of Plaintiff & Defendant

Biscontini/Larken/Brennan

2) Cory Jackson v. Tara Fiorelli and John Fiorelli 265-2022-CV

Preliminary Objections

Suda/Stauffer

4) Lake Watawga Homeowners, Association v. Diccico 211-2022-CV

Preliminary Objections

Wassel/DeNittis

5) Diana & Richard Olver v. Heather Dafoe & John Olver & CYS 370-2022-DR

CYS preliminary objections to complaint in custody

Martin II/Pro Se/Pro Se/Rechner

6) Nationwide capital group, LLC v. Wallenpaupack Lake Estates Property Owners Association 415-2020-CR

Defendant's preliminary objections

Martin/Treat/Terreri

7) Larry Frotten v. Candace Riedel 280-2022-CV

Defendant's Preliminary Objections

Farrell/Henry

8) Philadelphia Indemnity Insurance Company v. Town and Country Energy Corporation 294-2022-CV Amended Complaint filed Defendant's Preliminary Objections
Zielinski/Kirk/Riley/Morton

9) Joseph Bonigorno & Madeline Bongiorno v. Thomas Guarino 403-2021-CV
Preliminary Objections to Complaint
Jones/Aquilino

10) Ronald Augelli & Grace Piconi-Augelli v. Bear Owen Paving Company, Inc. 167-2022-CV
Preliminary Objections to Plaintiff's Amended complaint
Smith/Ossont

11:00 AM
Gill v. Cove Haven ,MCSAM Hotel Group & Samhaven 337-2021-CV
Motion for Summary Judgment
Fromson/Lundy/Connolly

1:00 PM
Schaadt v. O'leary 167-2021-CV
Non-Jury Trial
Carey/Bugaj

Thursday, September 29, 2022

9:00 AM
Lake Genero, LLC v. Morisco 262-2022-CV
Ejection Hearing
Newman/Martin

1:00 PM
Konish v. Konish 263-2022-CV
Ejection Hearing
Martin/Lehutsky

Friday, September 30, 2022

9:00 AM
Linde v. WC Board of Assessment 343-2022-CV
Petition for Owner Assessment Listing
Howell/Kay

10:00 AM
In Re: B.B.C. 19-2021 AD
TPR of Dad & Petition to Confirm consent Mother
Ellis/Germain/Rechner

11:00 AM
Trainor v. Trainor 431-2020-DR
Demand Support
Barrsse/Campbell

1:00 PM
Memorial Service

ARBITRATION ROOM CALENDAR

September 26, 2022–September 30, 2022

Monday, September 26, 2022

9:00 AM
Gestewitz v. Runion & Hazen613-2021-DR
Custody Hearing (Zimmerman)
Weed/Martin II

1:00 PM
Dunaway v. Roskowski 115-2022-DR
Custody Hearing (Zimmerman)
Muir/Pro Se

Tuesday, September 27, 2022

11:30 AM
Gries v Gries 129-2022-DR
Divorce Conf (Zimmerman)
Rechner/Saporito

Wednesday, September 28, 2022

8:45 AM
Sharpe v. Parshall 235-2017-DR
Custody Hearing
Thomas/Pro Se

1:00 PM
Thomas v. Thomas 393-2022-DR
Custody Hearing (Zimmerman)
Giombetti/Thomas

Friday, September 30, 2022


9:00 AM
Zahnke v. Decker & Batzel 97-2020-DR
Conciliation Conference (Karam)
Campbell/Thomas

10:00 AM
Bihler v Bihler 30-2019-DR
Custody Conf (Karam)
Farley/Williams

10:30 AM
Lodini v. Gapp 77-2019-DR
Conciliation Conference (Karam)
Pro Se/ Campbell

11:00 AM
Costello v Young 91-2020-DR
Custody Conciliation (Karam)
Martin II/Thomas

11:30 AM
Collazo v. Brower & Bodkin 329-2018-DR
Conciliation Conference (Karam)
Pro se/Pro Se/ Pro Se



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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, Corporate and Business Law, Criminal Defense, Dependency, DUI, Estates, Estate Planning, Family Law, Custody, Divorce, Protection From Abuse, Support, Guardianship, Juvenile Law, Property Owners Association, Real Estate, Social Security/Disability, Tax Law, Workers Compensation, Zoning, Municipal Law

Steven E. Burlein, Esq.

570-253-9667

steven@burlein.legal

307 Eleventh Street

Honesdale, PA 18431

Real Estate, Wills and Trust, Estate Administration/Probate, Guardianship, Criminal Law, Juvenile Law

Oressa P. Campbell, Esq.

570-253-7938

CampLaw@ptd.net

922 Church St.

Honesdale, PA 18431

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

Tammy Lee Clause, Esq.

570-676-5212

attyclause@gmail.com

PO Box 241

972 Main Street

Newfoundland, PA 18445

Divorce, Custody, Wills, Estates, Real Estate, Civil Litigation, Corporate Law, Breach of Contract, Community Association Matters

Frances Clemente, Esq.

845-887-6344

fclemente@hvc.rr.com

PO Box 866

32 Lower Main St.

Callicoon, NY 12723

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Charles Curtin, Esq.

570-253-3355 X 1802
ccurtin@hnbbsbank.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.

Ellis Law Group, Inc.
570-253-5229
jessica@ellislawgroupcc.com
www.ellislawgroupcc.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Family Law, Estate
Plannings, Small Business
Representation*

Brendan R. Ellis, Esq.

Ellis Law Group, Inc.
570-253-5229
brendan@ellislawgroupcc.com
www.ellislawgroupcc.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Family Law, Estate
Plannings, Small Business
Representation*

Michael Farley, Esq.

570-267-5432
mjfesquire@gmail.com
51 Burrier Road
Waymart, PA 18472
*Real Estate, Estate Planning,
Estate Administration, Elder Law,
Dependency, 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, Termination of
Parental Rights, Personal Injury, Social
Security Disability, Real Estate Trans-
actions, Contractor Lawsuits, Civil
Litigation, Wills & Estates, Protection
from Abuse Litigation*

David H. Faux, Esq.

Law Office of David H. Faux, P.C.
718-869-0914
davefaux@djf-law.net
42 Blue Moon Lane
Honesdale, PA 18431

Ronnie J. Fischer, Esq.

Bugaj/Fischer, P.C.
570-253-3021
ronnie_fischer@hotmail.com
PO Box 390
308 Ninth Street
Honesdale, PA 18431
*Adoption, Appeals/Appellate Law, Civil
Litigation, Community Association Law,
Criminal Defense, Driver's License
Issues, DUI, Family Law, Custody,
Divorce, Protection from Abuse,
Support, Personal Injury, Property
Owners Associations*

Tim Fisher, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

David M. Gregory, Esq.

570-251-9960
david@gregory.legal
307 Erie Street
Honesdale, PA 18431

Nicholas D. Gregory, Esq.

570-251-9960
nick@gregory.legal
307 Erie Street
Honesdale, PA 18431

Frances Gruber, Esq.

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

Nicole Hendrix, Esq.

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

Richard B. Henry, Esq.

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

A. G. Howell, 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

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

Kathryn Ann Karam, Esq.

Lackawanna County Family Court
570-963-5691
karamk@lackawannacounty.org
123 Wyoming Ave., 1st Floor
Scranton, PA 18503-2030

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*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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

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

Christine Rechner, Esq.

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

Hugh Rechner, Esq.

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

Pat Robinson, Esq.

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

Shelley Robinson, Esq.

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

Chloe Romanowski, Esq.

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

Sally N. Rutherford, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Joseph Rydzewski, Esq.

Spall, Rydzewski, Anderson, Lalley & Tunis, PC

570-226-6229

joerr@poconolawyers.net

2573 Route 6

Hawley, PA 18428

*Civil Litigation, Personal Injury,
General Litigation, Real Estate
Litigation, Commercial Litigation,
Insurance Claims*

Joseph F. Saporito, III, Esq.

Richard B. Henry & Associates, LLC

570-237-2687

jsaporito@honesdalelaw.com

1105 Court St.

Honesdale, PA 18431

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*

Kimberly Thomas, Esq.

North Penn Legal Services, Inc.

215-840-3231

kthomas@nplspa.org

925 Court St.

Honesdale, PA 18431

Jeffrey S. Treat, Esq.

570-253-1209

jstreat@ptd.net

1018 Church 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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