

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

May 12, 2023
Vol. 13, No. 11
Honesdale, PA



IN THIS ISSUE

PRESS RELEASE — DA'S OFFICE	5
CRIMINAL CASES	6
LEGAL NOTICES	7
SHERIFF'S SALES	15
CIVIL ACTIONS FILED	17
MORTGAGES & DEEDS	19
COURT CALENDAR	24
ATTORNEY DIRECTORY	27

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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
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.



© 2023 *Legal Journal of Wayne County*

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
baileyd@ptd.net

OFFICERS

President
Christine Rechner, Esq.

Vice-President
John Martin, Esq.

Secretary
John Martin II, Esq.

Treasurer
Joseph R. Rydzewski, Esq.

Court Administrator
Nicole Hendrix, Esq.

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

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

Brian W. Smith, Chairman
Joseph W. Adams
Jocelyn Cramer

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

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 Release

**LAKE ARIEL MAN ARRESTED IN
CHILD PORNOGRAPHY INVESTIGATION**

May 3, 2023 — Wayne County District Attorney A.G. Howell today announced the arrest of Nicholas Counterman, age 25, of Lake Ariel. Counterman was arrested on May 3, 2023 and charged with one (1) count of Possession of Child Pornography and one (1) count of Criminal Use of a Communication Facility, each graded as a felony of the third degree.

According to the police criminal complaint affidavit of probable cause filed by Wayne County Detective Michael McMorrow, the investigation began after Google, LLC. reported that an image of apparent child pornography had been uploaded to Google from Counterman's mobile device. Google then reported the incident to the National Center for Missing and Exploited Children (NCMEC). Overall, NCMEC received a total of six (6) reports of apparent child pornography being uploaded.

Ultimately, a search warrant was served at Counterman's residence by members of the Pennsylvania State Police Northeast Computer Crime Unit, officers from the Pennsylvania Internet Crimes Against Children Task Force and the Pennsylvania Office of Attorney General. At that time, police seized electronic items from Counterman's residence and interviewed him about the uploads. As a result of the investigation, Counterman was arrested and charged with possession of child pornography.

A preliminary arraignment was conducted by Magisterial District Judge Bonnie Carney and Counterman was remanded to the Wayne County Correctional Facility on \$50,000.00 secured bail. His next scheduled court appearance is May 10, 2023 at 9:00 am.

Pennsylvania State Police North East Computer Crime Task Force consists of detectives from the Luzerne County Detectives, Lackawanna County Detectives, Wayne County Detectives, Lycoming County Detectives, West Hazleton City Police Department, Hazleton City Police Department, Town of Bloomsburg Police Department, Kingston Township Police Department and the Pennsylvania Office of Attorney General.

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

CRIMINAL CASES

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


HONESDALE, PA — May 4th, 2023

TIMOTHY ROBERT WILLIAMS, age 60, of Honesdale, PA, was placed on probation for a period of 6 months for one count of DUI (M).

CALIN JOAN RIFFLE, age 54, of Petersburg, VA, was placed on probation for a period of 12 months on one count of Cruelty to Animals (M2).

VANGERGRIFF FULLER, age 25, of Honesdale, PA, was issued a bench warrant for failure to appear in court.

JOSEPH MAZZARINO, age 65, of Point Pleasant, NJ, was issued a bench warrant for failure to appear in court.



WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
**Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.**

Subscribe Today!
Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100
Emailed Copy Free

Email baileyd@ptd.net or call 570-251-1512.

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.

ADMINISTRATOR'S NOTICE

ESTATE OF WILLIAM N. DUFF, a/k/a WILLIAM DUFF, late of Paupack Township, Wayne County, Pennsylvania, deceased.

Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to Jack William Duff, 85 Deer Park Lane, Hawley, PA 18428, or to his attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

5/12/2023 • 5/19/2023 • 5/26/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Linda C. Rusich a/k/a Linda Rusich, who died February 24, 2023, late resident of Damascus Township,

Wayne County, PA to Carol-Lynne Rusich. 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 Carol-Lynne Rusich, Executrix, 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

5/12/2023 • 5/19/2023 • 5/26/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of PATRICIA L. CARUTH, late of Sterling Township, Wayne County, PA., Date of death April 8, 2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

5/12/2023 • 5/19/2023 • 5/26/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Philip Louis Goyette, Jr., a/k/a Philip Goyette, a/k/a Philip Louis

Goyette, a/k/a Philip L. Goyette, who died on March 4, 2023, late resident of Honesdale, Pennsylvania, to Judith Ann Goyette, a/k/a Judith A. Goyette, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Judith Ann Goyette, a/k/a Judith A. Goyette, Executrix, 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

5/12/2023 • 5/19/2023 • 5/26/2023

ESTATE NOTICE

Estate of Virginia Lane
AKA Virginia Young Lane AKA
Virginia M. Lane
Late of Lake Township
ADMINISTRATRIX
Tami Lynn Lane
318 Odell Ave., 2nd Floor Apt.
Endicott, NY 13760
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/12/2023 • 5/19/2023 • 5/26/2023

ESTATE NOTICE

Estate of Giuseppe Abate
AKA Giuseppe Abate
Late of Tennessee
EXECUTOR
Francesco Abate
527 Bigelow Lake Road

Pleasant Mount, PA 18453
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOAN ANN MCCORMICK, late of Hawley, PA., Date of death February 6, 2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Alice M. Christopher
AKA Alice Christopher AKA Alice
M. Martin AKA Alice Martin
Late of South Canaan Township
EXECUTOR
Edward J. Christopher
185 Racht Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Gloria T. Grunn
AKA Gloria Cooney Grunn
Late of Damascus Township
EXECUTOR
Peter T. Grunn
570 Braman Road
Equinunk, PA 18417
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Sharon F. Hadley
AKA Sharon Hadley
Late of Preston Township
EXECUTOR
Stanley B. Hadley
406 Woods Road
Lakewood, PA 18439
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Rebecca E. DeReamer
AKA Rebecca DeReamer
Late of State of North Carolina
ADMINISTRATRIX
Janette L. Burkholder
8 Dein Street
Honesdale, PA 18431
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of James
W. Johnson, who died on January
3, 2023, late a resident of Cherry
Ridge Township, to Christine
Rechner, 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 Christine Rechner c/o
RECHNER LAW OFFICE,
Attorneys for the Estate, at 924
Church Street, Honesdale, PA
18431.

RECHNER LAW OFFICE
ATTORNEYS FOR THE ESTATE

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Mary J. Dishong
AKA Mary Jane Dishong AKA
Mary Dishong
Late of Clinton Township
CO-EXECUTOR
John H. Dishong
411 Martin Street
Browndale, PA 18421
CO-EXECUTRIX
Nicole L. Dishong
19 Firemans Lane
Browndale, PA 18421
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

ESTATE NOTICE

Estate of Lawrence H. Ditty
Late of Salem Township
EXECUTRIX
Theresa M. Ditty
525 Main Street, PO Box 396
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Alice Erk
Late of Paupack Township
EXECUTRIX
Sarah Thieme
105 Lakeshore Drive
Lakeville, PA 18438
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Daniel K. Lewis
AKA Daniel Lewis
Late of South Canaan Township
ADMINISTRATRIX
Cathy A. Lewis
45 Cemetery Road
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Robert M. Hess
AKA Robert Maurice Hess AKA
Robert Hess
Late of Cherry Ridge Township
EXECUTRIX
Jocelyn S. Hess-Wigder
89 Camp Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of ROBERT S. KUBIAK, late of Pleasant Mount, PA., Date of death January 21, 2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

4/28/2023 • 5/5/2023 • 5/12/2023

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

An application for registration of the fictitious name **Integra-Clean Solutions, 269 Butternut Rd., Newfoundland, PA 18445** has been filed in the Department of

State at Harrisburg, PA, File Date **06/29/2022** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person(s) who is a party to the registration is **James J. Hoffmann, 106 Breezewood Dr., Greentown, PA 18426, Scott R. Amberg, 265 Butternut Rd., Newfoundland, PA 18445.**

5/12/2023

NOTICE

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

NO. 63 - CIVIL – 2023

FRANCIS MINIEN,
PLAINTIFF

VS.

QUALITY DESIGNER HOMES, INC., COREY L. STUBER, SUN AND SON TWO ZERO SIX C, INC., FAIRLY LEGAL, INC., GEORGE HEINLEIN, M G HOLDING USA, LLC, PAT NOTO, INC.
DEFENDANTS

.....

Legal Notice

.....

To: Quality Designer Homes, Inc., Sun and Son Two Zero Six C Inc, Fairly Legal Inc.

A Court Order was signed May 2, 2023 extinguishing your rights to claim title by deed or a lien interest in Lots 166, 167 and 168, Lakeview Estates, Lehigh Township, also known as Tax Parcels 14-48-166, 167 and 168. You have thirty (30) days to contest said Order. If you fail to do so, a final Order will be entered.

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

5/12/2023

NOTICE

IN THE COURT OF COMMON PLEAS WAYNE COUNTY CIVIL ACTION - LAW

ACTION OF MORTGAGE FORECLOSURE
Term No. 2022-00284

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

JAMES W. CAVILL III
Mortgagor and Real Owner
Defendant

TO JAMES W. CAVILL III, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 530 Main Street Gouldsboro, PA 18424.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Wayne County, Pennsylvania, docketed to No. 2022-00284 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 530 Main Street Gouldsboro, PA 18424 whereupon your property will be sold by the Sheriff of Wayne.

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 the 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 claim 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

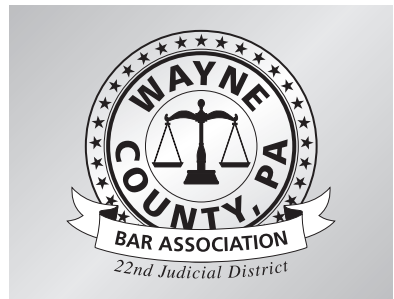
PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

NORTHEASTERN
PENNSYLVANIA LEGAL
SERVICES, INC.
925 Court Street
Honesdale, PA 18431
1-877-515-7465

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence
Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

5/12/2023



**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW

NO.: 2023-00067

PNC BANK, NATIONAL
ASSOCIATION, Plaintiff,
vs.

Paul J. Diandriola, AKA Paul
Diandriola, Defendant

TO: Paul J. Diandriola, AKA Paul
Diandriola

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Wayne County, Pennsylvania, docketed to No. 2023-00067, seeking to foreclose the mortgage secured by the real estate located at Rural Route 2 Box 2620, AKA 1543 Coolbaugh Road, Gouldsboro, PA 18424.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

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

claims in this notice, you must take action within twenty (20) days after this publication, 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
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET
FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.**

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral
Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Northern Pa. Legal Services, Inc.
Wayne County Courthouse
Honesdale, PA 18431
(877) 515-7465

5/12/2023

NOTICE

Take notice that the following account has been filed to the Common Pleas Court of Wayne County and will be confirmed absolute on May 30, 2023.

First and Final Account of the Estate of Caroline T. Spott, deceased, Case No. 26-OCD-2023.

5/5/2023 • 5/12/2023

NOTICE

IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA CIVIL DIVISION NO. 28 Civil 2023

WILLIAM R. BREault and LISA J. BREault
Plaintiffs

DOMINION REALTY CORP., a Pennsylvania corporation, its successors, assigns, parent companies, subsidiaries, estate, heirs, executors, and all persons and entities, claiming any right title and interest in the land described in Complaint as 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113
Defendants

NOTICE TO: DOMINION REALTY CORP., a Pennsylvania corporation, its successors, assigns, parent companies, subsidiaries, estate, heirs, executors, and all persons and entities, claiming any

right title and interest in the land described in Complaint as 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113

You have been named as Defendants in a civil action initiated by Plaintiffs, who allege that they are the owners of 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113 and bring this quiet title action to terminate your rights, title and interest to same. The legal description is:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 23, Section 10B, Cheyenne Trail, as shown on Final Map of Pocono Springs Estates, Inc., on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book No. 14 at Page 189. TAX MAP NO. 14-0-0032-0113

You are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered against you, requiring you to take such actions as may be ordered by the Court within thirty (30) days after the entry of such order in default of which final judgement shall be entered.

If you wish to defend, you must enter a written appearance

personally or by an attorney and file your defenses or objections in writing with the Court. If you fail to do so the case may proceed without you and a judgment may be entered against you without further notice. 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 AND WISH TO RETAIN ONE. PLEASE CALL THE NUMBER BELOW.

WAYNE BAR ASSOCIATION,
922 Church St, Honesdale, PA
18431, (570) 253-0556

5/5/2023 • 5/12/2023 • 5/19/2023

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
MAY 24, 2023**

By virtue of a writ of Execution instituted by: LoanCare, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of May, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

Honesdale the following property, viz:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA KNOWN AS LOT NUMBER 2531, IN SECTION 41, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR 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.

BEING THE SAME PARCEL CONVEYED TO MILTON

HINOJOSA, JR. AND STEVEN TRUSH FROM JOHN THOMPSON AND DEBRA THOMPSON, BY VIRTUE OF A DEED DATED 6/27/2003, RECORDED 7/3/2003, IN DEED BOOK 2272, PAGE 24, AS INSTRUMENT NO. 200300008130, COUNTY OF WAYNE., STATE OF PENNSYLVANIA.

BEING KNOWN AS: 2531 OAK CIRCLE HIDEOUT, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 22-0-0027-0031.-

BEING THE SAME PREMISES WHICH JOHN THOMPSON AND DEBRA THOMPSON, HIS WIFE BY DEED DATED 6/27/2003 AND RECORDED 7/3/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2272 AT PAGE 24, INSTRUMENT NO.: 200300008130, GRANTED AND CONVEYED UNTO MILTON HINOJOSA, JR. AND STEVEN TRUSH, AS TENANTS BY THE ENTIRETY.

Seized and taken in execution as property of:
Milton Hinojosa, Jr.
8265 SW 176th Terrace

Palmetto Bay, FL 33157
Steven Trush
8265 SW 176th Terrace
Palmetto Bay, FL 33157

Execution No. 510-Civil-2022
Amount \$105,312.37 Plus
additional costs

March 9, 2023
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.

Danielle DiLeva Esq.

4/28/2023 • 5/5/2023 • 5/12/2023

CIVIL ACTIONS FILED

FROM APRIL 15, 2023 TO APRIL 21, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2016-20446	ABUSCHINOW SAM	4/17/2023 2:10	SATISFACTION	20,811.60
2020-20527	WELCH NICOLE	4/18/2023 1:08	REIS/WRITSCIREFACIAS	—
2021-20631	DELP RONALD LEE	4/17/2023 12:37	REIS/WRITSCIREFACIAS	—
2022-20072	BOHN EDWARD	4/18/2023 1:32	REIS/WRITSCIREFACIAS	—
2022-20433	MALLABER JAMES-F	4/17/2023 3:06	REIS/WRITSCIREFACIAS	—
2022-20433	MALLABER JEANINE D	4/17/2023 3:06	REIS/WRITSCIREFACIAS	—
2022-20435	KISSKADEE LLC	4/18/2023 12:07	REIS/WRITSCIREFACIAS	—
2022-20440	KASTNER EDWARD	4/17/2023 3:42	REIS/WRITSCIREFACIAS	—
2022-20467	ARTYKBAEV CHYNYBEK	4/18/2023 11: 04	REIS/WRITSCIREFACIAS	—
2022-20483	DUFF JASON D	4/18/2023 8:54	REIS/WRITSCIREFACIAS	—
2023-20172	SIMMONS GAYLE R	4/18/2023 9:11	MUNICIPAL LIEN	490.66
2023-20173	SIMMONS GAYLE R	4/18/2023 9:11	MUNICIPAL LIEN	602.98
2023-20174	PETERSON COREY	4/18/2023 9:11	MUNICIPAL LIEN	282.58
2023-20175	MOSS WALLS CORPORATION	4/18/2023 1:56	JUDG/PHILADELPHIACTY	12,795.12
2023-20175	VERDURE WELLNESS WALLS D/B/A	4/18/2023 1:56	JUDG/PHILADELPHIACTY	12,795.12
2023-20176	ALLATTO ANTHONY	4/18/2023 2:51	STATEMENT OF LIEN	1,622.75
2023-20177	MILLER APRIL DAWN	4/18/2023 2:51	JUDGMENT	4,783.75
2023-20178	BMI PLUS INC	4/19/2023 4:01	MUNICIPAL LIEN	1,929.76
2023-20179	HILLER MICHAEL J	4/20/2023 11:37	JP TRANSCRIPT	1,814.88
2023-20180	VELEZ DAISY	4/20/2023 11:57	JP TRANSCRIPT	4,090.31
2023-90036	MATTOX JAY THOMAS	4/19/2023 12:27	ESTATE CLAIM	613.63

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00205	URGARIS DONALD	PLAINTIFF	4/21/2023	—
2023-00205	MOORES COLLISION & RESTORATION SERVICES	DEFENDANT	4/21/2023	—
2023-00206	CACCAVO FRANK JR	PLAINTIFF	4/21/2023	—
2023-00206	JIM MILLERS PLUMBING & HEATING	DEFENDANT	4/21/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00200	DISCOVER BANK	PLAINTIFF	4/19/2023	—
2023-00200	MESSERSMITH DAVID AKA	DEFENDANT	4/19/2023	—
2023-00200	MESSERSMITH DAVID T	DEFENDANT	4/19/2023	—
2023-00200	MESSERSMITH SHANNON	DEFENDANT	4/19/2023	—
2023-00202	MUTUAL OF OMAHA MORTGAGE INC	PLAINTIFF	4/19/2023	—
2023-00202	BARDI JOSEPH H	DEFENDANT	4/19/2023	—
2023-00203	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	4/20/2023	—
2023-00203	PAVLICEK JOHN A JR	DEFENDANT	4/20/2023	—
2023-00203	PAVLICEK LAURA M	DEFENDANT	4/20/2023	—

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

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00204	PROGRESSIVE CASUALTY INSURANCE	PLAINTIFF	4/21/2023	—
2023-00204	MORGAN TORI A	DEFENDANT	4/21/2023	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00201	GALLAGHER HOLLY	PLAINTIFF	4/19/2023	—
2023-00201	COVE HAVEN RESORT	DEFENDANT	4/19/2023	—

**YOUR HOMETOWN
INSURANCE FRIENDS**

Providing You and Your Small Business with

AFFORDABLE

COMMERCIAL INSURANCE



OLSOMMER-CLARKE
INSURANCE GROUP, INC.

Service that shines above the rest

HAMLIN OFFICE • 570-689-9600

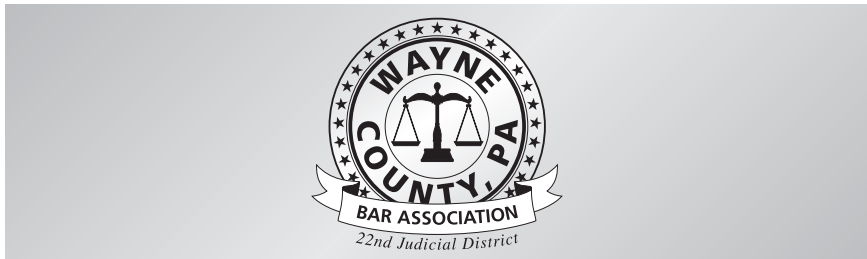
HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

**Representing COMPETITIVE and Highly
Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Bests Insurance Company Rating Guide.

www.OlsommerClarke.com



MORTGAGES AND DEEDS

*RECORDED FROM MAY 1, 2023 TO MAY 5, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
SENNEFELDER KEITH M	FIRST NATIONAL BANK OF PA	DREHER TOWNSHIP	
SENNEFELDER SHANNON E			50,000.00
ROSENCRANCE CORD	GUILD MORTGAGE COMPANY LLC	PAUPACK TOWNSHIP	
WALSH AMY	GUILD MORTGAGE COMPANY L L C		
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		293,584.00
GALL JOHN	CITIZENS SAVINGS BANK	SALEM TOWNSHIP	
GALL AMY REBECCA			472,000.00
PUTNEY JENNIFER	FIDELITY DEPOSIT & DISCOUNT	PALMYRA TOWNSHIP	
	BANK		509,600.00
FAITH BAPTIST FELLOWSHIP	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
CHURCH INC			215,000.00
EIGHT ZERO NINE MAIN	DIME BANK	HONESDALE BOROUGH	
STREET LLC			
EIGHT ZERO NINE MAIN			
STREET L L C			282,000.00
HARKINS JASON EARL	ALLIED MORTGAGE GROUP INC	SALEM TOWNSHIP	
HARKINS MICHELLE SAMANTHA	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		251,910.00
COLEMAN DENNIS	ROYAL UNITED MORTGAGE LLC	STERLING TOWNSHIP	
COLEMAN SUSAN	ROYAL UNITED MORTGAGE L L C		
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		199,100.00
CONDRAN MICHAEL A	MORTGAGE ELECTRONIC	SALEM TOWNSHIP	
	REGISTRATION SYSTEMS		
CONDRAN PATRICIA A	LOANDEPOT COM		700,000.00
OCONNOR MICHAEL	U S BANK NATIONAL ASSOCIATION	LEHIGH TOWNSHIP	
OCONNOR ANGELA	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		270,000.00
TYLER MATTHEW DAVID	SUMMIT MORTGAGE CORPORATION	BERLIN TOWNSHIP	
TYLER TIFFANY ANN	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		71,250.00
ONEILL DANIELLE MARIE AKA	PSECU	MOUNT PLEASANT TOWNSHIP	
ONEILL FRANCIS	P S E C U		125,000.00
MCCLEAF ZACHARY	FNCB BANK	LAKE TOWNSHIP	
MCCLEAF STACY L COOPER	F N C B BANK		
COOPERMCCLEAF STACY L	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		174,400.00
CAPPIELLO MICHAEL J	WAYNE BANK	DAMASCUS TOWNSHIP	30,000.00
KOVALESKI DAVID J	FNCB BANK	SALEM TOWNSHIP	
KOVALESKI MARIE J	F NCB BANK		150,000.00

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

COCHIKAS PETER	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NEW AMERICAN FUNDING	DREHER TOWNSHIP	264,127.00
JETER JEFFREY L	BAUSE JEFFREY	PAUPACK TOWNSHIP	
JETER MICHELE A	BAUSE CHRISTY		
BOLOGA JOHN C			
BOLOGA TARA L			150,000.00
ALEXANDER LINDSAY JORDAN AKA ALEXANDER LINDSAY AKA	TRUMARK FINANCIAL CREDIT UNION	LAKE TOWNSHIP	
ARANDA BRIAN			34,500.00
KUESTER ERIC ANTHONY	HOMETOWN LENDERS INC	LEHIGH TOWNSHIP	
KUESTER EMILY LYNN FOSS	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		279,303.00
GRACI MICHAEL A	PS BANK P S BANK	SALEM TOWNSHIP	275,000.00
STONELEDGE PARTNERS LLC	VEITSMAN ALEX	TEXAS TOWNSHIP	
STONELEDGE PARTNERS L L C			825,000.00
KROMKO DAVID	HONESDALE NATIONAL BANK	WAYMART BOROUGH	183,000.00
HENSHAW JOSEPH C	DIME BANK	CLINTON TOWNSHIP	120,000.00
SCHANCK ROBERT A	VETERANS AFFAIRS	PAUPACK TOWNSHIP	17,523.04
SCHANCK BETHANEY	HOME LOAN INVESTMENT BANK	PAUPACK TOWNSHIP	10,859.00
ROI PROPERTIES OF PA L L C R O I PROPERTIES OF PA L L C	KIAVI FUNDING INC	TEXAS TOWNSHIP 3	110,900.00
SCHWEINSBURG TED R	WAYNE BANK	SOUTH CANAAN TOWNSHIP	115,000.00
KEMMERER CARRIE T	WAYNE BANK	CLINTON TOWNSHIP	20,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
DIAZ JUAN III	GIAMBRONE RUSSELL GIAMBRONE JAIME	LAKE TOWNSHIP	LOT 3370
NEWMAN ROGER G	NEWMAN ROGER G JR	SCOTT TOWNSHIP	
NEWMAN REBECCA R	NEWMAN TAMMY SUE		
NEWMAN ROGER G JR	NEWMAN ROGER G JR	SCOTT TOWNSHIP	
NEWMAN TAMMY SUE	NEWMAN TAMMY SUE		
PEET JOANN	PEET JOANN KRAUTTER DAWN M PEET HERBERT R PEET DAVID L PEET MARK R	DREHER TOWNSHIP	
COOK MICHAEL	ROSENCRANCE CORD	PAUPACK TOWNSHIP	
COOK BEVERLY A	WALSH AMY		LOT 344
BERNARDO PATRICK G ADM	COUNTERMAN NATHAN	SALEM TOWNSHIP	
KRYZANOWSKI ROSE EST			LOT 8
FERRETTI DEBORAH	GALL JOHN GALL AMY REBECCA	SALEM TOWNSHIP	LOT 3
RUSIN SANDRA L	RUSIN JOSEPH J III RUSIN STEPHEN M	SALEM TOWNSHIP	LOT 6A

RUSIN SANDRA L	RUSIN JOSEPH J III	SALEM TOWNSHIP	
RUSIN JOSEPH J III	RUSIN STEPHEN M		LOT 1
RUSIN STEPHEN M			
LONGO JOSEPH E III	LONGO JOSEPH E III	DREHER TOWNSHIP	
LONGO CHARLEEN AKA	LONGO CARLEEN		
LONGO CARLEEN AKA			
HILTON DALE L JR	CAYOT CHARLES	HONESDALE BOROUGH	
HILTON MARILYN			LOT 53
GEFERT PETRONI LA	IPEK SELCUK	DAMASCUS TOWNSHIP	LOT 2
LOUGHLIN JOHN T	EIGHT ZERO NINE MAIN STREET LLC	HONESDALE BOROUGH	
LOUGHLIN DIANE L	EIGHT ZERO NINE MAIN STREET L L C		
SIX NINE THREE WOODRIDGE	HARKINS JASON EARL	SALEM TOWNSHIP	
	HARKINS MICHELLE SAMANTHA		LOT 693
OSHEA ANNEMARIE	OSHEA ANNEMARIE TR	DAMASCUS TOWNSHIP	
OSHEA ROBERT M EST	OSHEA CLARE TR		
	OSHEA CABIN TRUST		LOT 5
SWINGLE MARCELE R	SWINGLE MARCELE R	LAKE TOWNSHIP	
SWINGLE DUANE R	SWINGLE DUANE R		
SCHWARTZ ALEXANDER	CONTORNO DEBORAH	PAUPACK TOWNSHIP	LOT 322
POPIJAKOWSKI MAREK	OCONNOR MICHAEL	LEHIGH TOWNSHIP	
POPIJAKOWSKA BOZENA	OCONNOR ANGELA		LOT 195
NOVAK GLENNA J	NOVAK BRUCE J TR	SCOTT TOWNSHIP	
NOVAK BRUCE J	NOVAK GLENNA J TR		
DECKER JOAN E	NOVAK FAMILY REVOCABLE TRUST		LOT 7



THINKING OF SELLING? DO IT WITH CONFIDENCE

For a better real estate experience let's work together.

DEBORAH BAILEY

TRUSTED. RESPECTED. RECOMMENDED.

REALTOR® | 570 228-6518 | 570 253-4191
REAL ESTATE MARKETING
CONSULTANT

For a FREE COPY OF MY NEW SELLER'S GUIDE, or if you would like to know the value of your real estate in today's market, please call/text 570-228-6513 for a FREE Market Evaluation ANYTIME!

THE HONESDALE OFFICE | 570-253-4191
251 WILLOW AVE, HONESDALE, PA 18431

CELEBRATING
59 YEARS

QUALITY
REAL ESTATE
SERVICE

Davis R.
Chant
REALTORS

NOVAK GLENNA J NOVAK BRUCE J DECKER JOAN E	DECKER JOAN E	SCOTT TOWNSHIP	LOT 6
NOVAK GLENNA J NOVAK BRUCE J DECKER JOAN E	DECKER JOAN E	SCOTT TOWNSHIP	LOT 8
DECKER JOAN E	DECKER JOAN E	SCOTT TOWNSHIP	
COBB BRIAN	COBB BRIAN ANUCHINA EKATERINA	CHERRY RIDGE TOWNSHIP	
BAYLY CHARLES E	TYLER MATTHEW DAVID	BERLIN TOWNSHIP	
KORB TARA J	KORB MICHAEL J	CHERRY RIDGE TOWNSHIP	
MARCONI JOSEPH R	MARCONI JOSEPH R MARCONI DENISE	SALEM TOWNSHIP	LOT 5
KEEHN LISA EXR GALLO LISA SIGNORELLO EXR SIGNORELLO ANTHONY EST AKA SIGNORELLO ANTHONY J EST AKA	MCCLEAF ZACHARY MCCLEAF STACY L COOPER	LAKE TOWNSHIP	LOT 2104
PACI SALVATORE III	ANTONELLE MICHAEL ANTONELLE JACQUELINE	LEHIGH TOWNSHIP	LOT 16
GRANITE HOMES INC	COUTTS KEVIN COUTTS MARIA	PAUPACK TOWNSHIP	
CURTIS JANET AKA CURTIS JANET M AKA	CURTIS JANET M CURTIS ANTHONY J	CLINTON TOWNSHIP	
FIGLIO ANTHONY FIGLIO ANTHONY EXR FIGLIO GERALDINE EST JORGENSEN GERALDINE EST	COCHIKAS PETER	DREHER TOWNSHIP	LOT 1A
VACCARO FRANK JR VACCARO JEANETTE	SNIP S N I P	PAUPACK TOWNSHIP	LOT 169
MANNINO TABITHA	DAVRONOV KHAYRILLO MURODOVICH	LEHIGH TOWNSHIP	
FERRARI OSVALDO FERRARI DIANE BY AF FERRARI OSVALDO AF	CARFORA PATRICK MARTIN JOHN T	PAUPACK TOWNSHIP	LOT 38
BAUSE JEFFREY BAUSE CHRISTY	JETER JEFFREY L JETER MICHELE A BOLOGA JOHN C BOLOGA TARA L	PAUPACK TOWNSHIP	LOT 1
PORTER HARRY PORTER RICQUE	OZ REALTY	PAUPACK TOWNSHIP	LOT 20
LEFEVER GERALD S LEFEVER PAULA A	KUESTER ERIC ANTHONY KUESTER EMILY LYNN FOSS	LEHIGH TOWNSHIP	LOT 26
BERTOLINI MARK A BERTOLINI BARBARA	BERTOLINI BARBARA	SALEM TOWNSHIP	LOT 134
FIGLIO JOHN G FIGLIO SHARI L	FIGLIO MICHAEL FIGLIO NANCY DARLENE	SOUTH CANAAN TOWNSHIP	LOT A
LAND GIFT FOUR U LLC LAND GIFT FOUR U L L C LAND GIFT FOUR U LLC LAND GIFT FOUR U L L C	SHELLEY JEFFREY L	DREHER TOWNSHIP	

WHITE ROBERT L LAZAR MARY LYNN LAZAR ANDREW FOSTER LORI ANN FOSTER MARK WHITE ROGER H	WHITE ROBERT L WHITE SUSAN L	CLINTON TOWNSHIP	PARCEL 5
VOLPE CORRINE E WAYMAN NANCY JOHNSON DAVID D JR JOHNSON ELIZABETH	VOLPE BRUCE KROMKO DAVID BARRETT SARAH	PAUPACK TOWNSHIP WAYMART BOROUGH PAUPACK TOWNSHIP	LOT 1
CARNEY NATALIE COTTELL NATALIE HAGERTY STEVEN JR SIMMONS KATHRYN K ADM KELLY WARREN PEST EVANS DAVID MICHAEL EVANS CHRISTINE M SCHLERETH MICHAEL SCHLERETH MICHELE	ROI PROPERTIES OF PA L L C R O I PROPERTIES OF PA L L C LUGO EDWIN JR BSK ENTERPRISES ONE LLC B S K ENTERPRISES ONE L L C PROPERTY DOCTORS LLC PROPERTY DOCTORS L L C SCHLERETH REALTY LLC SCHLERETH REALTY L L C	TEXAS TOWNSHIP 3 LEHIGH TOWNSHIP SALEM TOWNSHIP CHERRY RIDGE TOWNSHIP TEXAS TOWNSHIP	LOT 75
LUTZ CHARLES B LUTZ KAREN LUTZ CHARLES B LUTZ KAREN HARPIA LLC HARPIA L L C SCHMIDT GEORGE SCHMIDT TAMMY L	LUTZ CHARLES B LUTZ KAREN LUTZ CHARLES B LUTZ KAREN SARDELI MAURA LAMIM SARDELI NIVALDO PRESTON PARK REALTY	PAUPACK TOWNSHIP PAUPACK TOWNSHIP PAUPACK TOWNSHIP LAKE TOWNSHIP PRESTON TOWNSHIP	LOT 361 LOT 244R LOT 13 LOT 12 LOT 959

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
May 15, 2023–May 19, 2023

Monday, May 15, 2023

Trial Term

Wednesday, May 17, 2023

9:00 AM – 9:30 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, May 18, 2023

9:00 AM
Commonwealth Matters

1:00 PM
Commonwealth Matters

Friday, May 19, 2023

9:00 AM
PFA
596-2022-DR Johnson v. Perricone K.Martin/Saporito
150-2023-DR Stevens v Prada Campbell/O’Hara

CUSTODY CALENDAR

May 15, 2023–May 19, 2023

Wednesday, May 17, 2023

1:00 PM
Keesler v Keesler 392-2021-DR
Divorce Conf (Zimmerman)
Ellis

Thursday, May 18, 2023

9:00 AM
Rutledge v. Rutledge 198-2022-CV
Partition Hearing (Rechner)
Henry/Gatto

1:00 PM
Golba v. Golba 415-2022-CV
Partition Hearing (Treat)
Lipson/Clause

Friday, May 19, 2023

9:00 AM
Lohman v. Lohman n/k/a Blanco 133-2019-DR
Conciliation Conference (Karam)
Kalinowski/Pro Se

9:30 AM
Deegan v. Paolillo 160-2023-DR
Conciliation Conference (Karam)
Pro Se/Pro Se

10:00 AM
Parshall v. Sharpe 235-2017-DR
Conciliation Conference (Karam)
Pro Se/Pro Se

10:30 AM
Dolph v. Conklin 164-20236-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:00 AM
Hickey v. Hickey 166-2023-DR
Conciliation Conference (Karam)
Martin II/Pro Se

11:30 AM
Arsenicos v Arsenicos 176-2023-DR
Custody Conciliation (Karam)
Lalley/

1:00 PM
Young v Matthys 103-2023-DR
Custody Conf (Karam)
Martin/

1:30 PM
Staton v Carr 627-2009-DR
Custody Conciliation (Karam)
Clause/Rechner

2:00 PM
Smith v. Horst 194-2023-DR
Conciliation Conference (Karam)
Riccardo



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

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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*

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*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Joseph F. Saporito, III, Esq.

Saporito, Falcone & Watt
570-237-2687
joesaporito@saporitofalcone.com
www.falconewattlaw.com
48 S. Main Street, Suite 300
Pittston, PA 18640

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*



Legal Journal of Wayne County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431