

**WAYNE COUNTY BAR ASSOCIATION**

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



*22nd Judicial District*

**May 16, 2025**  
**Vol. 15, No. 12**  
**Honesdale, PA**



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**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.



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Legal Journal of Wayne County

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

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

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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

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Matthew L. Meagher, *Judge*

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Chris Rosler

#### *District Attorney*

A. G. Howell, Esq.

#### *Prothonotary, Clerk of The Court*

Edward "Ned" Sandercock

#### *Chief Public Defender*

Steven Burlein, Esq.

#### *Commissioners*

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James Shook  
Jocelyn Cramer

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Deborah Bates

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Catherine Rickard  
Robin Sampson

# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2025 LEGAL ADVERTISING RATES Effective 5/1/2025

**Estate Notices** \$125  
*Three (3) time insertion*

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Name Registration, Name Change** \$75  
*One (1) time insertion*

**First and Final Accounting** \$75  
*Two (2) time insertion*

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Subject to space availability  
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Emailed Copy \$50 per year  
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Full Page:  
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4"W X 1 3/4"H

Eighth Page:  
2"W X 1 3/4"H

**CRIMINAL CASES**

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

**HONESDALE, PA — May 1, 2025**

**BRAD SWINGLE**, age 50, of Honesdale, PA was sentenced to no less than two (2) months nor more than eighteen (18) months incarcerated in the Wayne County Correctional Facility on one count of Evading Arrest or Detention on Foot and one count of Possession of Drug Paraphernalia.

**SCOTT LORD**, age 39, of Deposit, NY was sentenced to no less than twenty (20) months nor more than one hundred and eight (108) months incarcerated in a State Correctional Institution on two counts of Fleeing or Attempting to Elude Police Officer, two counts of Recklessly Endangering Another Person, two counts of Possession of Controlled Substance, one count of DUI-Controlled Substance, one count of Required Financial Responsibility and one count of Possession of Drug Paraphernalia. On October 1, 2024 Broome County NY Sheriff's pursued the Defendant in a high speed throughout Broome County NY and Wayne County. Deputies arrived at Lakewood Lodge identifying the Defendant sitting in his car, once the Defendant spotted the deputy's he fled the scene striking a patrol vehicle. Driving up to 106 MPH, the Defendant strikes a stop sign and crashed into a culvert. Upton being detained and searched the Defendant was found to be in possession of Methamphetamine and cash.

**WAYNE KENYON**, age 42, Honesdale, PA was sentenced to no less than nine (9) months nor more than sixty (60) months incarcerated in a State Correctional Institution on one count of Flight to Avoid Apprehension. On June 9, 2024 during a route traffic stop, the Defendant fled by motorcycle from Honesdale Borough Officer leading to a high-speed chase. The Defendant was observed going up to 70 MPH and traveling into the oncoming lane several times to elude officers.



**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**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.*

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**ESTATE NOTICE**

Estate of Patricia Ann Bojakowski  
AKA Patricia A. Bojakowski AKA  
Patricia Bojakowski  
Late of Orange County, California  
with probate assets only in Wayne  
County  
ADMINISTRATOR  
Michael J. Bojakowski c/o Fisher  
& Fisher Law Offices LLC  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424  
ATTORNEY  
Timothy B. Fisher II, Esq.  
Fisher & Fisher Law Offices LLC  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424

**5/16/2025 • 5/23/2025 • 5/30/2025**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Administration for  
Real Estate in Wayne County,  
Pennsylvania, have been issued in  
the Estate of Jammie L. Taylor,

a/k/a Jamie Taylor, a/k/a Jammie  
Lynn Taylor, who died on  
September 2, 2022, late resident of  
Gloucester County, New Jersey  
08062, to Christopher T. Taylor,  
Administrator of the Estate. All  
persons indebted to said Estate are  
required to make payment and all  
persons having claims or demands  
are to present the same without  
delay to the Law Offices of  
ALFRED J. HOWELL, ATTN:  
ALFRED J. HOWELL, ESQUIRE,  
Attorney for the Estate, at 109  
Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**5/16/2025 • 5/23/2025 • 5/30/2025**

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**ESTATE NOTICE**

Estate of Randolph T. Borden  
AKA Randolph Borden  
Late of Bethany Borough  
EXECUTOR  
Gwen E. Borden  
21 London Drive  
Bethany, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**5/16/2025 • 5/23/2025 • 5/30/2025**

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**ESTATE NOTICE**

Estate of Carol B. Hansen  
Late of Gouldsboro, Wayne  
County, Pa  
EXECUTOR  
Jacqueline Cudworth  
Estate of Carol Hansen  
PO Box 273  
Pluckemin, NJ 07978

**5/16/2025 • 5/23/2025 • 5/30/2025**

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**ESTATE NOTICE**

Estate of Timothy E. Dowling  
AKA Timothy Dowling  
Late of Damascus Township  
ADMINISTRATOR  
Lisa Dowling  
33 Conklin Hill Road  
Damascus, PA 18415  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**5/9/2025 • 5/16/2025 • 5/23/2025**

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**NOTICE OF ESTATE  
ADMINISTRATION**

Estate of Robert Feldman, of Lake  
Ariel, Pennsylvania  
Date of Death: June 1, 2024

Notice is hereby given that Letters  
Testamentary in the above-named  
estate have been granted to the  
undersigned, to whom all persons  
owing said estate are requested to  
make payment and those having  
claims or demands against it make  
known the same without delay.

David W. Saba, Executor  
c/o David W. Saba, Esquire  
345 Market St.  
Kingston, PA 18704

**5/9/2025 • 5/16/2025 • 5/23/2025**

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Testamentary have  
been issued in the Estate of Rolf  
Karl Schodel late of Lake Ariel,  
Wayne County, P.A., Date of  
Death, September 6, 2024, to  
Robert Schodel, as Executor of the  
Estate. All persons indebted to the  
said Estate are required to make  
payments and those having claims  
or demands are to present the same  
without delay to Robert Schodel  
Executor, of the Estate of Rolf Karl  
Schodel in c/o the Estate Attorney,  
Tammy Lee Clause as follows:

The Estate of Rolf Karl Schodel c/o  
Attorney, Tammy Lee Clause,  
PO Box 241  
Newfoundland, PA 18445  
570-676-5212  
attyclause@gmail.com  
Attorney for the Estate of  
Rolf Karl Schodel

**5/9/2025 • 5/16/2025 • 5/23/2025**

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**ADMINISTRATORS NOTICE**

ESTATE OF Charles T. MacPeek,  
Sr., a/k/a Charles MacPeek, Sr.,  
a/k/a Charles MacPeek, late of  
Damascus Township, Wayne  
County, Pennsylvania. Any person  
or persons having claim against or  
indebted to the estate present same  
to Charles T. MacPeek, Jr., a/k/a

Charles T. MacPeck, of 516 Rutledgedale Road, Equinunk, PA 18417, and Veronica Houghtaling, of 118 Baldwin Hill Road, Damascus, PA 18415. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/9/2025 • 5/16/2025 • 5/23/2025

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of BERYL E. VANWYCKHOUSE. Date of death February 28, 2025. 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.

5/9/2025 • 5/16/2025 • 5/23/2025

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Diane Abbott, Executrix of the Estate of William T. Doherty a/k/a William Thomas Doherty a/k/a William Doherty, late of Wayne County, Honesdale, PA 18431, who died on December 24, 2024. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Diane Abbott, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

5/9/2025 • 5/16/2025 • 5/23/2025

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the Estate of Diane E. Walder, a/k/a Diane Walder, late of Lehigh Township, Wayne County, Pennsylvania, who died on September 22, 2018. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Barbara Brennan-West, Administrator, c/o Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

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

5/9/2025 • 5/16/2025 • 5/23/2025

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**ESTATE NOTICE**

Estate of Dubravko Vargovic  
AKA Dubravko Vargovich AKA  
Donny Vargovic  
Late of Oregon Township  
ADMINISTRATOR  
Nancy V. Jakobsen  
22 Warren Drive  
Patterson, NY 12563

5/2/2025 • 5/9/2025 • 5/16/2025

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of James I. Donald, Jr., a/k/a James I. Donald, II, a/k/a James Donald, II, who died on July 31, 2024, late resident of Dreher Township, Wayne County, PA 18445, to Mackenzie Marie Donald, Administratrix 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 Mackenzie Marie Donald, Administratrix 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

5/2/2025 • 5/9/2025 • 5/16/2025

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**ESTATE NOTICE**

Estate of MARGARET MARY KRAYER a/k/a MARGARET KRAYER, DECEASED, late of 118 OLD GRAVITY RD., LAKE ARIEL, PA 18436, (Died FEBRUARY 16, 2025) ROSE ANN JUBLNSKI, Executrix, Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.

DANTE A. CANCELLI, ESQUIRE

5/2/2025 • 5/9/2025 • 5/16/2025

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**OTHER NOTICES**

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**NOTICE**

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

**No. 6-AD- 2025**

**In Re:  
Termination of the Parental Rights of ERYKA PANNELL,  
Biological Mother of I.R.  
a minor**

.....

**NOTICE**

TO: ERYKA PANNELL

A Petition has been filed by Robert Thane Rickard and Amanda Rickard asking the Court to put an end to all rights you have to your child, I.R. The Petitioners allege that you have failed to perform parental duties for at least six (6) months and that you have shown a settled purpose of relinquishing parental claim to your child, and that your actions have left the child without essential parental care, control and/or subsistence necessary for her physical and mental well-being. The Court has set a Hearing to consider ending your rights to your child. That Hearing will be held in the Historic Courtroom at the Wayne County Courthouse, Honesdale, Pennsylvania before the Honorable

Janine Edwards on the 28th day of May 2025, at 2:00PM.

You are warned that if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

**YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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. LAYWER REFERRAL SERVICE.**

**NORTH PENN LEGAL SERVICES  
Wayne County Courthouse  
925 Court Street, Honesdale, PA  
18431  
Phone: 570/253-5970**

5/16/2025

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**PETITION FOR  
NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Olivia Ford Venticinque

No. 207-2025-CIVIL

**ORDER FOR PUBLICATION**

**AND NOW**, this 10th day of April 2025, upon motion of Olivia Ford Venticinque, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 11th day of June 2025 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

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

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

Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

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

BY THE COURT:  
s/ Matthew L. Meagher  
Matthew L. Meagher, J

**5/16/2025**

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**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 28, 2025**

By virtue of a writ of Execution instituted by: Kathleen M, Simmons issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 28th day of May, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Mount Pleasant, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being a common corner of Lots 3, 4, 14, 15 and 16, said point being also in the center of a cul-de-sac which is the terminal point of a proposed 50 foot right-of-way connecting said right-of-way to Legislative Route 63142; thence along the common division line between Lots 15 and 16 South 40 degrees 38 minutes 35 seconds East a distance of 571.03 feet to a point on line of land of Nebzydoski, said point also being a common corner of Lots 15 and 16; thence along line of lands of Nebzydoski the following two courses and distances; South 00 degrees 00 minutes 30 seconds East a distance of 136 feet; thence still along lands of Nebzydoski and through an existing stone wall South 15 degrees 47 minutes 55 seconds West (East on map) a distance of 214.40 feet to a point on the northerly edge of Lot 17; thence along the common division line between Lots 16 and 17 North 70 degrees 22 minutes 35 seconds West a distance of 376.05 feet to a point, said point being a common corner of Lots 16 and 17 and on line of Lot 2; thence along line of a

part of Lot 2 and all of Lot 3, and which line is a common division line between the aforesaid lots and Lot 16, North 3 degrees 34 minutes 50 seconds East a distance of 650.57 feet to the point and place of BEGINNING.

BEING all of Lot 16 and containing 4.54 acres, be the same more or less.

Said description being taken from a survey entitled, "The Explorers Club of Honesdale, Map of Lots", Mt. Pleasant Township, Wayne County, Pennsylvania, as drawn by Elmer C. Zapp, which map is recorded in Wayne County Map Book 16, Page 80.

The aforescribed premises are sold under and subject to the conditions as set forth in a Declaration of Restrictive Covenants recorded in Wayne County Deed Book 272, at page 779, in 1971, and expires 25 years, which means that they expired in 1996.

Also excepting and reserving the following rights to public utilities which shall be covenants running with the land and bind the Grantees, their heirs or assigns, to wit:

1. A 10-foot easement on the roadside of road Right-of-way lines.
2. A 10-foot easement on lot side of road Right-of-way lines.
3. A 5-foot easement on each side of side rear Property lines.
4. Poles may be located:
  - (a) Anywhere from road Right-of-way line to 10-feet on roadside of

road Right-of-way line.

(b) Anywhere from road Right-of-way line to 10-feet on lot side of road Right-of-way line.

(c) Anywhere from side and rear property line to 5-feet on lot side of side and rear property lines.

5. Said public utility companies shall have the right to trim and/or cut any or all trees and the right to maintain all electrical facilities in the aforescribed areas which are subject to the aforesaid easement.

Grantees in accepting this deed stipulate and agree to the aforesaid easements for themselves, their heirs and assigns.

Grantees in accepting this deed stipulate and agree that the power company shall have the right to install said power and electrical service and in the event underground supply of electrical service is requested payment of the excess costs of underground, plus normal overhead construction, and all costs of installing the same shall be the sole obligation of the Grantees, their heirs or assigns, and they do hereby, for themselves, their heirs or assigns, waive any right to demand payment for the same by the Grantor, her heirs, executors, administrators or assigns.

BEING the same premises conveyed by Anthony J. Battaglia and Linda A. Battaglia, his wife, by Deed dated September 6, 2003, and recorded in Wayne County Deed Book 2326, Page 330, unto George T. Simmons, III and Kathleen M. Simmons, his wife. The said George T. Simmons, III, departed

this life on February 28, 2018, and by operation of law, all his right, title and interest became vested in his surviving spouse, Kathleen M. Simmons, the Grantor herein.

ALSO granting and conveying to the Grantees, their heirs and assigns, the right in common with all other lot owners bounding on the cul-de-sac and the 50-foot right-of-way to use the same for purposes of ingress and egress to and from the lot herein conveyed and Legislative Route 63142.

The Grantees in accepting this deed agree to pay a proportionate share of the cost of maintaining said right-of-way and cul-de-sac with all of the users of the same.

Hazardous waste is not being disposed of nor has it ever been disposed of on the property conveyed herein

Seized and taken in execution as property of:  
Ziad Ibrahim or the Heirs,  
Unknown Heirs, Successors or  
Assigns and all Persons, Firms or  
Associations Claiming  
Right, Title, or Interest from or  
Under in Rem Ziad Ibrahim,  
Deceased, Owner 38 Baxter Road  
PLEASANT MOUNT PA  
Majid M. Yazbek 12403 Orange  
Blossom Oak Place, Apt. 201  
TAMPA FL 336124302  
Diala Issa Maida 243 Arrowhead  
Drive BOSSIER CITY LA  
711118230

Execution No. 337-Civil-2024  
Amount Due:\$48,700.00 Plus  
additional costs

March 4, 2025  
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.**

John J. Martin Esq.

**5/2/2025 • 5/9/2025 • 5/16/2025**

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**SHERIFF'S SALE  
JUNE 4, 2025**

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 4th day of June, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL those certain lots or parcels of land situate, lying and being in the Township of Clinton II, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

**PARCEL ONE:**

COMMENCING at the common corner of lots numbered 21 and 22 on Vine Street; thence in a southerly direction 40 feet on said street; thence in a westerly direction at right angles to said street, 150 feet along the line of lots numbered 20 and 21 on said street; thence in a northerly direction parallel to said street, 40 feet along lands of the Hillside Coal and Iron Company to the rear corner of lots numbered 21 and 22; thence in an easterly direction 150 feet at right angles to said street to the place of BEGINNING.

CONTAINING about 6,000 square feet of land, be the same more or less.

COMPRISING Lot Number 21 on Vine Street, as the same is represented and designated on a map of building lots surveyed to H.W. Brown.

BEING Parcel Identification Number 06-2-0004-0026

**PARCEL TWO:**

BEGINNING in the easterly line of Martin Street, the common corner of the lot herein conveyed and Lot No. 1, Section B-1, as laid out on a certain map of Martinville recorded in Wayne County Map Book 1,

Page 198; thence along the line of Lot No. 1, south 40 degrees 58 minutes east 100 feet, more or less to a corner; thence south 49 degrees 02 minutes west 40 feet to a corner; thence along the line of Lot No. 3 in said section, north 40 degrees 58 minutes west 100 feet, more or less, to the eastern line of Martin Street; thence along the same north 49 degrees 58 minutes west 100 feet, more or less, to the eastern line of Martin Street; thence along the same north 49 degrees 02 minutes east 40 feet to the place of BEGINNING

CONTAINING 4000 square feet of land, and being Lot No. 2, Section B-1, as plotted on said map of Martinville.

The Grantees, for themselves, their successors and assigns, agree that the lot herein conveyed shall be used for residential purposes only.

BEING Parcel Identification No. 06-2-0003-0133.

**PARCEL THREE:**

COMMENCING at the common corners of lots numbered nineteen (19) and twenty (20) on the westerly side of Vine Street; thence in a westerly direction along the line of said lots nineteen (19) and twenty (20), one hundred fifty (150) feet to the rear common corner of said lots; thence in a northerly direction forty (40) feet to the rear corner of lots numbered twenty (20) and twenty one (21) on said street; thence in an easterly direction one hundred fifty (150)

feet to the corner of lots numbered twenty (20) and twenty one (21) on said street; thence in a southerly direction forty (40) feet along the said street to the place of BEGINNING.

BEING Parcel Identification No. 06-2-0004-0025

PARCEL FOUR:  
DISTINGUISHED as Lot No. Three (3) in Block No. One (1) as described and designated on map of building lots on lands of Martin Muchitz, et ux., in the said village. Said lot being in front on Martin Avenue forty (40) feet and forty (40) feet in rear, and one hundred (100) feet deep; and being bounded as follows: northerly by Martin Avenue; easterly by Lot No. Two (2); southerly by Lot No. Twenty (20) in the H.W. Brown Subdivision; and westerly by Lot No. four (4).

BEING Parcel Identification No. 06-2-0003-0132.

TITLE TO SAID PREMISES VESTED IN Marion J. Babcock and Shane A. Babcock, by Deed from Patricia A. Kresock and Judith A. Sherman, dated July 27, 2017, recorded August 3, 2017, as Document Number 201700004664.

Seized and taken in execution as property of:  
Marion J. Babcock 225 Vine Street  
Browndale PA 18421  
Shane A. Babcock 225 Vine Street  
BROWDALE, PA 18421

Execution No. 20-Civil-2025  
Amount Due:\$121,898.78 Plus  
additional costs

March 10, 2025  
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.

Nicole M. Francese Esq.

5/9/2025 • 5/16/2025 • 5/23/2025

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**SHERIFF'S SALE  
JUNE 4, 2025**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of June, 2025 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road 502, said point of beginning being the Southeasterly corner of lands now or formerly of Arthur J. Wright (Deed Book 362, Page 389, Taxable No. 01-247-14.3) and the Northeasterly corner of the within described parcel, thence along the center line of Township Road 502, the following two courses and distances. (1) South four (04) degrees thirty-seven (37) minutes thirty (30) seconds East one hundred seventeen and twenty-two hundredths (117.22); and (2) South six (06) degrees forty-nine (49) minutes thirty (30) seconds East thirty-six and forty-eight hundredths (36.48) feet to a point, thence through lands of Robert A. Drongoski (Deed Book 316, Page 264, Taxable No. 01-247-14.2), the following two courses and distances. (1) North eighty-two (82) degrees thirty-five (35) minutes thirty (30) seconds West (passing a set one-half inch rebar at 25.79 feet) three hundred thirty-three and forty-five hundredths (333.45) feet to a set one-half (1/2) inch rebar, and (2) North seven (07) degrees twenty-four (24)

minutes thirty (30) seconds East one hundred fifty (150) feet to a set one-half (1/2) inch rebar in the Southerly line of lands of Arthur J. Wright as aforesaid, thence along said lands, South eighty-two (82) degrees thirty-five (35) minutes thirty (30) seconds East (passing a one inch found pipe at 272.25 feet), three hundred and five hundredths (300.05) feet to the place of BEGINNING.

BEING Lot No. 2

The foregoing description is in accordance with Survey map of land prepared for Robert A. Drongoski, by Gary Packer, P.L.B. dated September 6, 1990, revised October 15, 1990, revised October 16, 1990, approved by the Berlin Township Supervisors October 16, 1990, a map of which is recorded in Wayne County Map Book 72 at Page 73.

TAX MAP NO. 01-0-0247-0014.0007

BEING the same premises which Robert O'Brien, by Deed dated 06/25/1991 and recorded 06/28/1991 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 577, Page 158, granted and conveyed unto Milton Jones and Rosemary Jones, husband and wife.

AND THE SAID Rosemary Jones, has since departed this life on 12/30/1996, leaving title vested in Milton Jones by right of survivorship.

AND ALSO BEING the same premises which Milton Jones, a widower, by Deed dated 10/28/1998 and recorded 10/30/1998 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 1432, Page 333, granted and conveyed unto Milton Jones and Harold R. Jones, as joint tenants with the right of survivorship.

AND THE SAID Milton Jones, has since departed this life on 06/06/2016, leaving title vested in Harold R. Jones by right of survivorship.

ADDRESS BEING: 77 Bavarian Hill Road, Beach Lake, PA 18405

Seized and taken in execution as property of:  
Harold Jones 77 Bavarian Hill Road Beach Lake PA 18405  
Karen Jones 60 Church Street CARBONDALE PA 18407

Execution No. 449-Civil-2024  
Amount Due:\$24,258.64 Plus additional costs

March 6, 2025  
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.**

Stephen G. Bresset Esq.

**5/9/2025 • 5/16/2025 • 5/23/2025**

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**SHERIFF'S SALE  
JUNE 11, 2025**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association, not in it's individual capacity but solely as owner trustee for RCF 2 Acquisition 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 11th day of June, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN pieces or parcels of land, situate in the Township of Clinton, County of Wayne, and State of Pennsylvania, bounded and described as follows:

**FIRST PARCEL: BEGINNING AT A beech the northeast corner of**

said Lot; thence south along line of Patrick White eighty (80) rods to point in same; thence westerly one hundred (100) rods along the north line of Douricks land to the southeast corner of other lands of Thomas Higgins; thence along same northerly eighty (80) rods to north line of said Lot No. 15; thence along said north line easterly one hundred (100) rods to the PLACE OF BEGINNING.

CONTAINING (50) acres, be the same more or less.

SECOND PARCEL: BEGINNING AT A beech tree in the northwest corner of said Lot; thence south along the west line of said lot eighty-two (82) rods to stones for a corner; thence east one hundred (100) rods to a heap of stones; thence north eighty-three (83) rods to a stones in the north line of said Lot; thence along the north line of said lot West one hundred (100) rods to the PLACE OF BEGINNING.

CONTAINING fifty-one (51) acres and forty-one (41) perches of land as surveyed to D.S. West, being the same more or less.

EXCEPTING AND RESERVING from the Second Parcel above described, the following described parcel:

BEGINNING AT A RAILROAD TIE FENCE POST, found for a corner, at the southeast corner of lands of Richard Martzen (Record Book 2914 at Page 282), the

southwest corner of lands of Joseph A. & Marie R. Bishop (Record Book 1984 at Page 287; Map Book 59 at Page 27), the northwest corner of lands of Gerard Booths (Record Book 2745 at Page 14; Map Book 102 at page 118) and the northeastern of the lands herein conveyed; thence along the western line of lands of said Gerard Booths South 08 degrees 36 minutes 06 seconds West a distance of 1335.81 feet to an iron pin corner set at the northeast corner of lands of Donald & Christina Salak (Deed Book 332 at Page 038 -"Parcel II;"); thence along the northerly line of lands of said Donald & Christina Salak North 80 degrees 53 minutes 54 seconds West a distance of 1058.8 feet to an iron pin corner set; thence through the lands of the (previous) Grantor (Anne M. Martzen and Paul Martzen) North 03 degrees 51 minutes 15 seconds West a distance of 1359.84 feet to an iron pin corner set in the southern line of lands of the aforementioned Richard Martzen; thence along the southern line of lands of said Richard Martzen South 81 degrees 20 minutes 42 seconds East a distance of 1351.64 feet to the POINT OR PLACE OF BEGINNING.

BEING LOT B shown on the subdivision map hereinafter referred to and containing 36.824 acres of land inclusive of that area occupied by all utilities and rights-of-way which was conveyed to Richard J Martzen as set forth in Wayne County Record Book 4937 at page 145.

NOTE: This 36.824 acre parcel of property (which is retained by the Grantors) also possesses an appurtenant easement for ingress, egress and regress for the Grantors, their heirs, successors and assigns upon Maplewood Stable Drive (now known as Martzen Drive) leading from Little Keen Road to said parcel, as specifically identified in the Deed possessing Instrument Number 201500007222 and recorded in Wayne County Record Book 4937, page 145, and as further identified upon the approved subdivision map recorded in Wayne County Map Book 122, page 69, which traverses at or about the common property line of Wayne County Tax Parcel Nos. 06-1-0265-0057.0002 and 06-1-0241-0021.

The remaining/residual lands of the (previous grantors) Anne M. Martzen and Paul Martzen (64.2 acres) shall not be considered separate or unique building lots and the Internal Parcel/Lot line contained in this deed, shall be extinguished by this subdivision.

This "remaining/residual" portion of PARCEL TWO shall be joined to and become an inseparable part of PARCEL ONE are recorded in Wayne County Record Book 3451 at Page 112 and CANNOT be subdivided, conveyed or sold separately or apart therefrom without prior approval of Clinton Township.

THE ABOVE PREMISES ARE DESIGNATED as Wayne County

Tax Parcels 06-1-0265-0057.0002 (Control Number 004078).

UNDER AND SUBJECT to all conditions, reservations, restrictions, rights-of-way, exceptions and easements as are visible on the ground or as are contained in prior deed forming the chain of title.

BEING KNOWN AS: 274 LITTLE KEEN ROAD WAYMART, PA 18472

PROPERTY ID: 06-1-0241-0057.0002

TITLE TO SAID PREMISES IS VESTED IN JOHN TRAPPER AND ANNE TRAPPER, HUSBAND AND WIFE, AS

Seized and taken in execution as property of:  
John M. Trapper 274 Little Keen Rd Waymart PA 18472  
Anne M. Martzen aka Anne M. Trapper 274 Little Keen Rd WAYMART PA 18472  
Stephanie Martzen 274 Little Keen Road WAYMART PA 18472  
Richard J. Martzen 222 Sherwood Dr WAYMART PA 18472  
Gregory & Associates, PC David M. Gregory, Esq., Atty. For Richard J. Martzen 307 Erie Street HONESDALE PA

Execution No. 252-Civil-2023  
Amount Due:\$409,111.83 Plus additional costs

March 13, 2025  
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.

Cierra Mendez Esq.

5/16/2025 • 5/23/2025 • 5/30/2025

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## CIVIL ACTIONS FILED

*FROM APRIL 26, 2025 TO MAY 2, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2016-21077	GLOVER PAUL EDWARD	4/29/2025 1:46	SATISFACTION	—
2019-20289	GAVIN DILLION PATRICK	5/01/2025 2:19	SATISFACTION	—
2021-20612	DEPALMA ZACHARY	4/28/2025 10:37	SATISFACTION	—
2021-20770	RICHARD CHRISTOPHER G	4/28/2025 1:02	SATISFACTION	—
2022-20662	DERHAMMER JOHN LEWIS	5/01/2025 2:19	SATISFACTION	—
2023-00419	ECHEVARRIA ISMAEL JR	5/02/2025 2:56	JDGMT BY COURT ORDER	620.00
2023-00420	MERCADO ALEX	5/02/2025 2:56	JDGMT BY COURT ORDER	15,000.00
2023-00421	MERCADO ANA MARIA	5/02/2025 2:56	JDGMT BY COURT ORDER	5,000.00
2024-00435	BUCKHAM ALTON	5/01/2025 10:38	DEFAULT JUDGMENT	24,282.16
2024-00513	HOLDERFIELD DAVID	5/02/2025 11:33	REISSUE WRIT/POSSESN	—
2024-00513	HOLDERFIELD MEGAN	5/02/2025 11:33	REISSUE WRIT/POSSESN	—
2024-00560	PORTER DAHLIAN	5/01/2025 11:06	DEFAULT JUDGMENT	5,953.19
2024-00669	THE DIME BANK GARNISHEE-DISSOLVED 4/29/25	4/28/2025 1:25	DISCT. ATTACHMT.EXEC	—
2024-00677	THE DIME BANK GARNISHEE - DISSOLVED 4/29/25	4/28/2025 1:24	DISCT. ATTACHMT.EXEC	—
2024-20923	TAVAREZ JESSICA	4/30/2025 11:34	SATISFACTION	339.34
2025-00086	KOCH BENJAMIN	4/28/2025 1:30	CONSENT JUDGMENT	7,737.91
2025-00086	KOCH BERNADETTE M	4/28/2025 1:30	CONSENT JUDGMENT	7,737.91
2025-00087	DEPASQUALE JOHN T	5/01/2025 11:45	DEFAULT JUDGMENT	3,580.81
2025-00103	ARTSMA MARCRIS A	4/28/2025 11:14	DEFAULT JUDGMENT	5,260.11
2025-00112	SANDERS JESSICA	5/01/2025 11:32	DEFAULT JUDGMENT	1,357.96
2025-00113	SHEHADI DONNA R	5/01/2025 11:27	DEFAULT JUDGMENT	1,243.95
2025-00164	CARACHILO ANTHONY	4/28/2025 2:41	DEFAULT JUDG IN REM	161,872.77
2025-00164	CARACHILO ANTHONY	4/28/2025 2:49	WRIT OF EXECUTION	161,872.77
2025-20079	PHIL 64 LLC	4/28/2025 3:43	SATISFACTION	—
2025-20188	ROMANCE ROGER	4/28/2025 1:02	SATISFACTION	—
2025-20223	HIRT CHRISTINE	4/28/2025 10:58	JP TRANSCRIPT	2,766.19
2025-20224	BOJNOSKI JONATHAN	4/29/2025 8:07	MUNICIPAL LIEN	783.62
2025-20225	742 ROMAN AVE LLC	4/29/2025 9:03	MUNICIPAL LIEN	3,650.08
2025-20226	BANDELT JAMES P JR	4/29/2025 9:03	MUNICIPAL LIEN	1,884.97
2025-20227	EATON FARRELL	4/29/2025 9:04	MUNICIPAL LIEN	1,742.10
2025-20228	EVANS WILLIAM	4/29/2025 9:04	MUNICIPAL LIEN	3,822.90
2025-20229	FRARY MICHELLE	4/29/2025 9:05	MUNICIPAL LIEN	1,484.93
2025-20229	FRARY SHAWN	4/29/2025 9:05	MUNICIPAL LIEN	1,484.93
2025-20230	HARTMAN ROBERT JR	4/29/2025 9:05	MUNICIPAL LIEN	1,475.36
2025-20230	HARTMAN KRYSTLE	4/29/2025 9:05	MUNICIPAL LIEN	1,475.36
2025-20231	KEANE AMY M	4/29/2025 9:05	MUNICIPAL LIEN	2,684.58
2025-20232	MCDONNELL JOSEPH	4/29/2025 9:06	MUNICIPAL LIEN	2,363.24
2025-20232	MCDONNELL DAWN	4/29/2025 9:06	MUNICIPAL LIEN	2,363.24
2025-20233	BIRD MATTHEW N	4/29/2025 1:38	FEDERAL TAX LIEN	77,010.34
2025-20234	RUFINO MENDOZA GROUP	4/30/2025 11:52	MUNICIPAL LIEN	1,220.21

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

2025-20235	RUFINO MENDOZA GROUP	4/30/2025 11:52	MUNICIPAL LIEN	799.70
2025-20236	RUFINO MENDOZA GROUP	4/30/2025 11:52	MUNICIPAL LIEN	794.97
2025-20237	JACOB ROBERT W JR	4/30/2025 11:52	MUNICIPAL LIEN	401.44
2025-20238	DRONGOSKI JULIA	5/01/2025 2:19	JUDGMENT	812.25
2025-20239	DRONGOSKI JULIA	5/01/2025 2:19	JUDGMENT	3,143.03
2025-20240	MONK LESLIE ANN	5/01/2025 2:19	JUDGMENT	2,492.75
2025-40023	EIFERT MARK W OWNER	4/29/2025 10:24	MECHANICS LIEN CLAIM	396,590.56
2025-40023	THE ALPINE WURST & MEAT HOUSE RESTAURANT	4/29/2025 10:24	MECHANICS LIEN CLAIM	396,590.56
2025-90063	FOLEY MARION B ESTATE	4/30/2025 8:27	ESTATE CLAIM	3,384.03

**CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00255	SYNCHRONY BANK	PLAINTIFF	4/30/2025	—
2025-00255	DANIELS AMY L	DEFENDANT	4/30/2025	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00245	CAVALRY SPV I LLC	PLAINTIFF	4/28/2025	—
2025-00245	PHILLIPS MICHAEL C	DEFENDANT	4/28/2025	—
2025-00246	CAVALRY SPV I LLC	PLAINTIFF	4/28/2025	—
2025-00246	STREETER SANCERIA	DEFENDANT	4/28/2025	—
2025-00247	CAVALRY SPV I LLC	PLAINTIFF	4/28/2025	—
2025-00247	CREWE DEIDRA	DEFENDANT	4/28/2025	—

**MISCELLANEOUS — DECLARATORY JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00251	176 EAST MOORESTOWN ROAD LLC	PLAINTIFF	4/29/2025	—
2025-00251	WOODYLYN SHORES ASSOCIATION INC	DEFENDANT	4/29/2025	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00243	SWENDSEN ELIZABETH	PLAINTIFF	4/28/2025	—
2025-00243	PORTFOLIO RECOVERY ASSOCIATES LLC	DEFENDANT	4/28/2025	—
2025-00243	WELTMAN WEINBERG & REIS CO LPA	DEFENDANT	4/28/2025	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00250	GRABHER SAMANTHA A	PETITIONER	4/29/2025	—
2025-00250	GRABHER WARREN WALTER JR	PETITIONER	4/29/2025	—
2025-00250	AHLERS MADDISON A MINOR	PETITIONER	4/29/2025	—
2025-00250	AHLERS JAXON COLE A MINOR	PETITIONER	4/29/2025	—

**PETITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00253	1989 CHEVROLET KODIAK VIN #IGBM701Y6KVI02826	PETITIONER	4/30/2025	—
2025-00253	SHREK JASON	PETITIONER	4/30/2025	—
2025-00253	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	4/30/2025	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00244	WINTRUST MORTGAGE A DIVISION OF BARRINGTON BANK	PLAINTIFF	4/28/20.25	—
2025-00244	BRENKUS THOMAS	DEFENDANT	4/28/2025	—
2025-00248	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	4/28/2025	—
2025-00248	MATTHEWS CHRISTOPHER AMIN OF EST OF ROWLAND MATTHEW	DEFENDANT	4/28/2025	—
2025-00249	ADJUSTABLE RATE MORTGAGE TRUST 2005-10	PLAINTIFF	4/28/2025	—
2025-00249	ADJUSTABLE RATE MORTGAGE BACK PASS THROUGH CERTIFICATES	PLAINTIFF	4/28/2025	—
2025-00249	PHILLIPS BERNICE	DEFENDANT	4/28/2025	—
2025-00252	PENNYMAC LOAN SERVICES LLC	PLAINTIFF	4/29/2025	—
2025-00252	GERBOUNKA SCOTT	DEFENDANT	4/29/2025	—

**REAL PROPERTY — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00254	PHILLIPS HEATHER	PLAINTIFF	4/30/2025	—
2025-00254	FLUCK JASON HUSBAND AND WIFE	PLAINTIFF	4/30/2025	—
2025-00254	THORPE LAUREN N	DEFENDANT	4/30/2025	—

**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 21, 2025 TO APRIL 25, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information: 150,000.00 Mortgagor: HAYS, WAYNE 2 - HAYS, KIMBERLY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: DIME BANK  Municipality LAKE TOWNSHIP
Information: 240,938.00 Mortgagor: MOSHER, ADAM 2 - WINGERT, KRISTIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$240,938.00 Mortgagee: SUCCESS MORTGAGE PARTNERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: CAMP CAITLIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality LAKE TOWNSHIP
Information: 45,000.00 Mortgagor: BRODOWSKY, RUDOLPH A JR 2 - BRODOWSKY, SHIRLEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$45,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - NATIONSTAR MORTGAGE LLC 3 - NATIONSTAR MORTGAGE L L C 4 - MR COOPER  Municipality STERLING TOWNSHIP
Information: 25,000.26 Mortgagor: KRETSCH, SADIE FLORENCE GUTHRIE AKA 2 - BASSETT, SADIE AKA 3 - BASSETT, MATTHEW 4 - GUTHRIEKRETSCH, SADIE FLORENCE AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,000.26 Mortgagee: NOVUS HOME MORTGAGE 2 - DART COLLATERAL MANAGER LLC 3 - DAR T COLLATERAL MANAGER L L C  Municipality LAKE TOWNSHIP
Information: 140,000.00 Mortgagor: COOK, MICHAEL L 2 - COOK, KRISTEN ANNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$140,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality MOUNT PLEASANT TOWNSHIP
Information: 13,000.00 Mortgagor: MLM BROS TWO ZERO TWO ZERO LLC 2 - M L M BROS TWO ZERO TWO ZERO L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$13,000.00 Mortgagee: SMY LIFE LLC 2 - S M Y LIFE L L C  Municipality TEXAS TOWNSHIP 1 & 2 BERLIN TOWNSHIP
Information: 306,302.00 Mortgagor: SALAS, SHARON LISABETH SALAS 2 - SZENICS, MICHAEL HENRY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$306,302.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE  Municipality HAWLEY BOROUGH

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

Information: 300,000.00 Mortgagor: BERKOWITZ, ROBERT 2 - BERKOWITZ, SUSAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK  Municipality LEHIGH TOWNSHIP
Information: 70,000.00 Mortgagor: CAPIELLO, MICHAEL J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$70,000.00 Mortgagee: MEMBERS FIRST FEDERAL CREDIT UNION Municipality DAMASCUS TOWNSHIP
Information: 120,000.00 Mortgagor: SMOKE, DAVID 2 - SMOKE, JANICE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$120,000.00 Mortgagee: DIME BANK  Municipality OREGON TOWNSHIP
Information: 217,500.00 Mortgagor: WEBER, STEVEN S 2 - AGOSTA, CATHERINE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$217,500.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 236,250.00 Mortgagor: RIKAAZ ESTATES LLC 2 - RIKAAZ ESTATES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$236,250.00 Mortgagee: INVESTOR MORTGAGE FINANCE LLC 2 - INVESTOR MORTGAGE FINANCE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 238,000.00 Mortgagor: CUESTA, RUBEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$238,000.00 Mortgagee: NAVY FEDERAL CREDIT UNION Municipality LAKE TOWNSHIP
Information: 207,000.00 Mortgagor: ZANDFARD, JESSICA WEISS 2 - WEISSZANDFARD, JESSICA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$207,000.00 Mortgagee: CMG MORTGAGE INC 2 - C M G MORTGAGE INC 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 4 - CMG HOME LOANS 5 - C M G HOME LOANS Municipality TEXAS TOWNSHIP 1 & 2
Information: 326,250.00 Mortgagor: KOZNOWICZ, EDWARD SR BY AF 2 - KOZNOWICZ, ELIZABETH BY AF 3 - KOZNOWICZ, EDWARD JR AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$326,250.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - CHAMPIONS FUNDING  Municipality PAUPACK TOWNSHIP
Information: 77,683.57 Mortgagor: GIFFORD, JAMES H III Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$77,683.57 Mortgagee: USHER, JAMES Municipality PAUPACK TOWNSHIP
Information: 260,000.00 Mortgagor: PREGARTNER, MARSHA D 2 - CURRY, THERESA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$260,000.00 Mortgagee: PREGARTNER, THEODORE M JR  Municipality SALEM TOWNSHIP
Information: 139,384.00 Mortgagor: GIBBONS, EDWARD A JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$139,384.00 Mortgagee: GIBBONS, EDWARD A Municipality HAWLEY BOROUGH

Information: 50,000.00 Mortgagor: KLIMCZAK, JOHN F JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality SOUTH CANAAN TOWNSHIP
Information: 100,000.00 Mortgagor: MANTZ, BRUCE T 2 - MANTZ, CHERYL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: MORGAN STANLEY PRIVATE BANK Municipality LAKE TOWNSHIP
Information: 110,000.00 Mortgagor: POUR PROPERTIES LLC 2 - POUR PROPERTIES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$110,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 119,600.00 Mortgagor: GARDEPE, LINDA 2 - REYNOLDS, MARY ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$119,600.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE Municipality PALMYRA TOWNSHIP
Information: 264,000.00 Mortgagor: PARSONS, COLTON JAMES 2 - PARSONS, MICHELLE LYNN BY AGENT 3 - PARSONS, COLTON JAMES AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$264,000.00 Mortgagee: HORIZON FARM CREDIT Municipality PRESTON TOWNSHIP
Information: 50,000.00 Mortgagor: J GARDEPE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 150,000.00 Mortgagor: HALL, DAVID 2 - HALL, DONNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 65,000.00 Mortgagor: HABERTHUR, MARYANN 2 - HABERTHUR, THOMAS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$65,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 295,200.00 Mortgagor: CUSTER, CHRISTINA ROSE 2 - HULL, DUSTIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$295,200.00 Mortgagee: HOMESPIRE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 53,000.00 Mortgagor: KEESLER, THOMAS DONALD 2 - KEESLER, MARGUERITE ELIZABETH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$53,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 83,235.55 Mortgagor: DENIS, JAMES V 2 - DENIS, LORE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$83,235.55 Mortgagee: DIME BANK Municipality TEXAS TOWNSHIP 1 & 2
Information: 207,000.00 Mortgagor: YOUNG BULL HOLDINGS LLC 2 - YOUNG BULL HOLDINGS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$207,000.00 Mortgagee: WAYNE BANK Municipality PALMYRA TOWNSHIP

Information: 425,000.00 Mortgagor: RADTKE, WILLIAM JOHN 2 - RADTKE, JENNIFER	Consideration: \$425,000.00 Mortgagee: MERIDIAN BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 110,000.00 Mortgagor: FRIES, MAX T 2 - FRIES, JIMMIE ANN	Consideration: \$110,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PROMPTON BOROUGH
Information: 400,000.00 Mortgagor: HHJ HOLDINGS 2 - H H J HOLDINGS	Consideration: \$400,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: 126,000.00 Mortgagor: NACINOVICH, JASON S 2 - NACINOVICH, MARISSA S	Consideration: \$126,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: 287,000.00 Mortgagor: KILLE, JAMES 2 - KILLE, SHIRLEY	Consideration: \$287,000.00 Mortgagee: MORTGAGE PROS 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 90,000.00 Mortgagor: CALLES, STEPHEN K III	Consideration: \$90,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - UNITED WHOLESALE MORTGAGE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 222,000.00 Mortgagor: FITZPATRICK, JAMES	Consideration: \$222,000.00 Mortgagee: LOAN STORE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 140,000.00 Mortgagor: CHAPMAN PARKS	Consideration: \$140,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: BABEL, BART M	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: 473,600.00 Mortgagor: BUDZILOWICZ, MICHELLE 2 - PORTICE, BRANDON	Consideration: \$473,600.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP

## DEEDS

Information: LOT 84 Grantor: GEARY, EDITH B	Consideration: \$1.00 Grantee: GEARY, EDITH B 2 - TINSMAN, BRIDGETTE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

Information: LOT 190 Grantor: ROSENKRANTZ, EDITH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: L & M ENTERPRISES INC Municipality DREHER TOWNSHIP
Information: Grantor: DURICKO, ERMA 2 - DURICKO, ALLEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DURICKO, ERMA 2 - DURICKO, ALLEN 3 - DURICKO, JEFFREY ALLEN Municipality LEHIGH TOWNSHIP
Information: Grantor: BRADY, EILEEN R 2 - BRADY, CHERYL A AKA 3 - BRADY, CHERIE A AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BRADY, EILEEN R 2 - BRADY, CHERYL A AKA 3 - BRADY, CHERIE A AKA 4 - BRADY, DANIEL Municipality STERLING TOWNSHIP
Information: LOT 2 Grantor: PERRY, FRANCIS W JR 2 - PERRY, HENRIETTA M Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$13,000.00 Grantee: MLM BROS TWO ZERO TWO ZERO LLC 2 - M L M BROS TWO ZERO TWO ZERO L L C Municipality TEXAS TOWNSHIP 1 & 2 BERLIN TOWNSHIP
Information: Grantor: DELIA, NANCY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DELIA, MICHAEL L 2 - DELIA, KRISTA J Municipality HAWLEY BOROUGH
Information: LOT 2539 Grantor: VALLE, WILFREDO 2 - VALLE, DORIS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$228,500.00 Grantee: EVANS, JOSHUA 2 - EVANS, REBECCA Municipality SALEM TOWNSHIP
Information: LOT 3007 Grantor: ACOSTA, MILTON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$16,000.00 Grantee: KASHIKAR, GAURAV DHANANJAY 2 - PAWAR, APEKSHA PRAFUL Municipality LAKE TOWNSHIP
Information: LOT 396 Grantor: KONOPKO, MARCIN K 2 - KONOPKO, MARLENA J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$292,500.00 Grantee: WEBER, STEVEN S 2 - AGOSTA, CATHERINE M Municipality SALEM TOWNSHIP
Information: Grantor: ALFANO, JOSEPH P EST 2 - ALFANO, JOSEPH P JR EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ALFANO, ANGELINA Municipality BUCKINGHAM TOWNSHIP
Information: LOT 453 Grantor: SCIBEK, TAMMY J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCIBEK, TAMMY J Municipality PAUPACK TOWNSHIP
Information: Grantor: LARSON, ROBERT R EST 2 - ANDERSON, CATHLEEN C EXR 3 - ANDERSON, CATHLEEN C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ANDERSON, CATHLEEN C Municipality CLINTON TOWNSHIP 1

Information: LOT 456 Grantor: SCIBEK, TAMMY J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCIBEK, TAMMY J Municipality PAUPACK TOWNSHIP
Information: LOT 221 Grantor: CATANIA, FRANCES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: FRANCES CATANIA TRUST Municipality PAUPACK TOWNSHIP
Information: LOT 45 Grantor: ROBINSON, ROBERT A 2 - DELFINO, RAYMOND JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ROBINSON, ROBERT A 2 - ROBINSON, BARBARA A Municipality LEHIGH TOWNSHIP
Information: Grantor: MICHAUD, MICHAEL E 2 - MICHAUD, MICHELLE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MICHAUD, MICHELLE A Municipality DAMASCUS TOWNSHIP
Information: LOT 37 Grantor: FIVE ACRE WOODS LLC 2 - FIVE ACRE WOODS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$98,000.00 Grantee: FRANCIS, CHRISTOPHER G Municipality LEBANON TOWNSHIP
Information: Grantor: OSBORNE, JOHN J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$170,000.00 Grantee: BALDELLI, SIMONE 2 - BALDELLI, GRACE Municipality WAYMART BOROUGH
Information: Grantor: KML LAW GROUP 2 - K M L LAW GROUP Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$537,333.66 Grantee: HOUSING & URBAN DEVELOPMENT Municipality HONESDALE BOROUGH
Information: Grantor: ANUSZEWSKI, CHAD J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$64,000.00 Grantee: SCHUSTER, MICHAEL T Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 1618 Grantor: HUGHES, MARY A 2 - FARRELL, IRENE ROSE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$238,000.00 Grantee: CUESTA, RUBEN Municipality LAKE TOWNSHIP
Information: Grantor: BALDELLI, SIMONE 2 - BALDELLI, GRACE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$260,000.00 Grantee: ZANDFARD, JESSICA WEISS 2 - WE ISSZANDFARD, JESSICA Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 4 Grantor: HYDUCHAK, VALERIE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$430,000.00 Grantee: KOZNOWICZ, EDWARD SR 2 - KOZNOWICZ, ELIZABETH Municipality PAUPACK TOWNSHIP
Information: Grantor: COUTTS, KEVIN 2 - COUTTS, MARIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$85,000.00 Grantee: GIFFORD, JAMES HIII Municipality PAUPACK TOWNSHIP

Information: Grantor: CARMODY, ROBERT V EST AKA 2 - CARMODY, ROBERT EST AKA 3 - CARMODY, BOB EST AKA 4 - CARMODY, ROBERT J EXR AKA 5 - CARMODY, ROBERT JOHN EXR AKA	Consideration: \$259,000.00 Grantee: DENIS, JAMES V 2 - DENIS, LORE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: PREGARTNER, THEODORE M JR	Consideration: \$260,000.00 Grantee: PREGARTNER, MARSHA D 2 - CURRY, THERESA M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: GIBBONS, EDWARD AKA 2 - GIBBONS, EDWARD A AKA	Consideration: \$139,384.00 Grantee: GIBBONS, EDWARD A JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HAWLEY BOROUGH
Information: LOT A Grantor: KASTLER, HERTHA M	Consideration: \$1.00 Grantee: KASTLER, HERTHA M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: KASTLER, HERTHA M	Consideration: \$1.00 Grantee: KASTLER, HERTHA M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 46 Grantor: KANAMURA, SEIJI BY SHERIFF	Consideration: \$112,738.00 Grantee: TIGUE, WAYNE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: FREYBERGER, GEORGE W EST AKA 2 - FREYBERGER, GEORGE WAYNE EST AKA 3 - FREYBERGER, AMI JOY EXR	Consideration: \$1.00 Grantee: GIL, ERIN 2 - GIL, JESSE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: EMANUEL W LEPRO REVOCABLE TRUST 2 - JANET P LEPRO REVOCABLE TRUST 3 - LEPRO, ALAN TR	Consideration: \$1.00 Grantee: PARSONS, COLTON JAMES 2 - PARSONS, MICHELLE LYNN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: KOLIBRII LLC 2 - KOLIBRII L L C	Consideration: \$500.00 Grantee: TARAN, OLEKSANDR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: KOLIBRII LLC 2 - KOLIBRII L L C	Consideration: \$500.00 Grantee: TARAN, OLEKSANDR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: GRIFFITHS, ANNE	Consideration: \$369,000.00 Grantee: CUSTER, CHRISTINA ROSE 2 - HULL, DUSTIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

Information: LOT 4 Grantor: YORK, MARK A II 2 - IMBRO, KRISTIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$255,000.00 Grantee: YOUNG BULL HOLDINGS LLC 2 - YOUNG BULL HOLDINGS L L C Municipality PALMYRA TOWNSHIP
Information: LOT 27 Grantor: RADTKE, WILLIAM JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RADTKE, WILLIAM JOHN 2 - RADTKE, JENNIFER Municipality LEHIGH TOWNSHIP
Information: Grantor: COOK, DORIS R EST 2 - COOK, STEPHEN FREDERICK EXR 3 - CARROLL, AMY ELIZABETH EXR 4 - COOK, STEPHEN FREDERICK 5 - CARROLL, AMY ELIZABETH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: COOK, STEPHEN FREDERICK Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT A Grantor: KASTLER, HERTHA M 2 - H H J HOLDINGS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Grantee: HHJ HOLDINGS Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 31 Grantor: LOGAN, MARY KAY EST 2 - REESE, GENEVIEVE N EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: REESE, GENEVIEVE N 2 - WEBER, BRIDGET R 3 - LOGAN, RONALD T JR 4 - LOGAN, MICHAEL M 5 - WEAVER, JOHANNA M 6 - LOGAN, MATTHEW Z 7 - LOGAN, CONOR A Municipality DREHER TOWNSHIP
Information: LOT 82 Grantor: GUNARATNA, PRASANNA 2 - GUNARATNA, YOSHINIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$370,000.00 Grantee: FITZPATRICK, JAMES Municipality PAUPACK TOWNSHIP
Information: Grantor: TCHORZEWSKI, DAVID 2 - TCHORZEWSKI, MAREK Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$140,000.00 Grantee: CHAPMAN PARKS Municipality LAKE TOWNSHIP
Information: Grantor: SUMSKY, KENNETH 2 - SUMSKY, KENNETH RICHARD TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: KENNETH R SUMSKY TRUST Municipality PALMYRA TOWNSHIP
Information: LOT 31 Grantor: DEVINCENZO, DOMINICK 2 - RIVAS, MADISON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RIVAS, MADISON Municipality LEHIGH TOWNSHIP
Information: Grantor: MCELROY, JULIA EST 2 - MCELROY, DANIEL A SR ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$85,000.00 Grantee: BUTTERNUT MANAGEMENT Municipality SALEM TOWNSHIP

Information: Grantor: WEINER, ANDREW EST AKA 2 - WEINER, ANDREW JAY EST AKA 3 - WEINER, ALBERT ADM	Consideration: \$250,000.00 Grantee: PASHMFOROOSH, SARA 2 - VASILYEVICH, IVAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: MAJORANA, JAMES VINCENT EST 2 - MALLICOTE, MARY EXR AKA 3 - MIRABELLA, MARY FRANCES EXR AKA 4 - MALLICOTE, MARY FRANCES MIRABELLA EXR AKA	Consideration: \$1.00 Grantee: MAJORANA, FRANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: MAJORANA, JAMES VINCENT EST 2 - MALLICOTE, MARY EXR AKA 3 - MALLICOTE, MARY FRANCES MIRABELLA EXR AKA 4 - MIRABELLA, MARY FRANCES EXR AKA	Consideration: \$1.00 Grantee: MIRABELLA, MARY F 2 - MALLICOTE, MARY  3 - RAJNER, EDWARD 4 - KENYON, DIANE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: MIRABELLA, MARY F 2 - MALLICOTE, MARY	Consideration: \$1.00 Grantee: MAJORANA, FRANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: GUSTAFSON, JEREMIE E	Consideration: \$1.00 Grantee: GUSTAFSON, JEREMIE E 2 - GUSTAFSON, ANGELENA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: TIGUE, THOMAS	Consideration: \$430,000.00 Grantee: MAHON, PAUL 2 - LOSOWYJ, OXANA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality OREGON TOWNSHIP
Information: LOT 8 Grantor: MOONBEAM RETREAT	Consideration: \$1.00 Grantee: HAWTIN, JOHN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*May 19, 2025–May 23, 2025*

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**Wednesday, May 21, 2025**

9:00 AM  
Central Court

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

**Friday, May 23, 2025**

9:00 AM  
PFA  
437-2024-DR Cook v. Kilhullen Martin II  
127-2025-DR Koloski v. Palazzola Thomas/Lynott

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**ARBITRATION ROOM CALENDAR**

*May 19, 2025–May 23, 2025*

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**Wednesday, May 21, 2025**

1:30 PM  
Propes v. Bruch 100-2023-DR  
Conciliation Conference (Karam)

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2:00 PM  
Muir v. Muir & Beck 431-2024-DR  
Custody Hearing (Karam)  
Farrell/Martin II

**Friday, May 23, 2025**

9:00 AM  
Discala v. Ries 646-2022-CP (Wyoming County Case)  
Custody Hearing (Karam)  
Brown/Cali

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

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**Leatrice Anderson, Esq.**

Spall, Ryzewski, Anderson, Lalley & Tunis, PC

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