

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

June 26, 2026  
Vol. 16, No. 18  
Honesdale, PA



**IN THIS ISSUE**

PRESS RELEASES — DA’S OFFICE . . . . . 4

LEGAL NOTICES . . . . . 7

CIVIL ACTIONS FILED . . . . . 12

MORTGAGES & DEEDS . . . . . 15

COURT CALENDAR . . . . . 26

ATTORNEY DIRECTORY . . . . . 30

**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.



© 2026 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*  
**John Martin, Esq.**

*Vice-President*  
**Jessica Ellis, Esq.**

*Secretary*  
**John Martin II, Esq.**

*Treasurer*  
**Ethan Wood, 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	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

All other notices will be billed at \$1.95 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
<i>Individual copies available for \$5 each Subscription Year: March–February</i>	
<i>Prorated subscriptions available</i>	

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Matthew L. Meagher, *Judge*

**Magisterial District Judges**

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*  
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

District Attorney's Office — Press Release

## **LAKE TOWNSHIP MAN ARRESTED FOR CHILD PORNOGRAPHY AND MEGAN'S LAW OFFENSES**

---

*June 16, 2026* — Wayne County District Attorney A.G. Howell announced the arrest of Ethan Maines, age 29, of Lake Township, Wayne County, PA for two separate but related incidents regarding Megan's Law violations and possession of child sexual abuse material. Maines was charged with eight (8) counts of Failure to Comply with Registration Requirements, fourteen (14) counts of possession of Child Pornography and Criminal Use of Communication Facility.

According to the probable cause affidavits in the two Criminal Complaint by Detective Michael McMorro, the investigation began on April 22, 2026 when the Wayne County Detectives received a CyberTipline report from the National Center for Missing and Exploited Children for the attempted dissemination of child pornography. This CyberTipline report was initially submitted by Dropbox, Inc. (Dropbox) to the National Center for Missing and Exploited.

According to Dropbox, on March 24, 2026, the account holder, identified by the username Ethan Maines with a registered email address, attempted to disseminate four files of child pornography, a total of six times. At the time of this incident, Dropbox intercepted the IP address used to log in to the Dropbox infrastructure. Detectives reviewed the four related files in question and determined they were in violation of the Pennsylvania Crimes Code, Section 6312, related to child sexual abuse material.

After reviewing this content, detectives then conducted a check of the IP address provided by Dropbox and eventually determined that the IP address was registered to Maines' home address. The email addresses provided by Dropbox identified the subscriber as Maines. It was then discovered that Maines was a registered sex offender after previously pleading guilty in Wayne County to possession of child pornography back in March 2025. He was just recently released from incarceration and was placed on parole.

Detectives reviewed Maines' Megan's Law registration information and through further investigation discovered that he did not disclose all of the information that he was required to disclose. After contact was made with Maines, additional images of child sexual abuse material were discovered on his cell phone. Maines was remanded to the Wayne County Correctional Facility (WCCF) for violating the conditions of his parole.

On June 10, 2026, a Preliminary Arraignment was conducted by Magisterial District Judge Ellis for the charges related to the Failure to Comply with Registration Requirements. Bail was set at \$250,000.00 and Maines was remanded back to the WCCF. He was ordered not to have any contact with children and was ordered not to have any internet access.

On June 11, 2026, another Preliminary Arraignment was conducted by Magisterial District Judge Carney for the charges related to the Possession of Child

Sexual Abuse Material. Bail was set at an additional \$250,000.00 and Maines was remanded back to the WCCF. He was again ordered not to have any contact with children and was ordered not to have any internet access.

His next court appearance is scheduled for July 8, 2026 at 9:00 am at the central court in the Wayne County Courthouse.

---

*\*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.\**

---

District Attorney's Office

**PRESS RELEASE**

---

**Date:** June 17, 2026

**Defendant's Name:** Yuriy Smirnov

**Date of Offense:** April 7, 2026

**Location of Offense:** Lehigh Twp., Wayne County

**Charges:** Manufacture, Delivery, or Possession with Intent to Manufacture or Deliver

**Bail: Monetary \$200,00.00 with Conditions**

**Next Court appearance:** Formal Arraignment, August 6, 2026

**Editorial** (according to the criminal complaint):

On June 6, 2026, PSP Honesdale was contacted regarding an incident that occurred in Lehigh Township, Wayne County. PSP Troopers responded to the Tobyhanna State Park for a welfare check on Defendant's wife and children. She related that she did not want to be at her residence due to her husband having a Psilocybin mushroom grow and a marijuana grow inside the residence. On June 7, 2026, Troopers made contact with Smirnov at his residence. Smirnov gave verbal consent to search the property. During the search, approximately 60 Tupperware containers containing Psilocybin mushrooms were found. On June 7, 2026, Troopers obtained a search warrant to further search the home and found a large quantity of totes containing mushrooms growing at various states, syringes with unknown liquid, processed marijuana, as well as paraphernalia and/or equipment which would have aided in the growing operation. During an interview with Smirnov, Troopers learned that he had been conducting the growing operation for approximately one (1) year.

---

*\*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.\**

---

District Attorney's Office — Press Release

## WHITE MILLS MAN PLEADS GUILTY IN CHILD RAPE CASE

June 18, 2026 — Wayne County District Attorney A.G. Howell announced today that Matthew Tucci of White Mills pleaded guilty to one (1) count of Rape of a Child (F1) and one (1) count of Statutory Sexual Assault (F1) before President Judge Janine Edwards.

Tucci, age 36, admitted to having sexual intercourse with a child who was less than 13 years of age and having sexual intercourse with that same child when that child was 13 years of age and Tucci was more than eleven (11) years older than the child. At the time of the assaults, Tucci was a registered sex offender.

Tucci faces a maximum of sixty (60) years in prison with a mandatory minimum sentence of ten (10) years in prison. Both charges are “Megan’s Law Offenses”.

Sentencing is scheduled for September 24, 2026 at 9:00 am in the Wayne County Courthouse, Honesdale, PA.



**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](mailto: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.*

---

**ESTATE NOTICE**

Estate of Sheila M. McCabe  
AKA Sheila McCabe  
Late of Texas Township  
EXECUTOR  
Gerard Van Loan  
16 Stonehedge Dr.  
Poughkeepsie, NY 12603  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**6/26/2026 • 7/3/2026 • 7/10/2026**

---

**NOTICE**

THE ESTATE OF JAMES  
THOMAS PLACONA A/K/A  
JAMES PLACONA, deceased, late  
of Paupack Township, Wayne  
County, Pennsylvania.

LETTERS ADMINISTRATION  
in the above named estate having  
been granted on May 28, 2026, all  
persons and/or entities indebted to  
the estate are requested to make

immediate payment, and all those  
having claims against the estate are  
directed to present the same  
without delay to the undersigned or  
their attorney within four months  
from the date of this notice. Direct  
all payments or claims to:

ZOE A. OTWAY, ESQ.  
2573 ROUTE 6  
HAWLEY, PA 18428  
570-226-6229

**6/26/2026 • 7/3/2026 • 7/10/2026**

---

**NOTICE**

THE ESTATE OF MARY  
LANZILLOTTO, deceased, late of  
New York.

LETTERS ADMINISTRATION  
in the above named estate having  
been granted on May 28, 2026, all  
persons and/or entities indebted to  
the estate are requested to make  
immediate payment, and all those  
having claims against the estate are  
directed to present the same  
without delay to the undersigned or  
their attorney within four months  
from the date of this notice. Direct  
all payments or claims to:

ZOE A. OTWAY, ESQ.  
2573 ROUTE 6  
HAWLEY, PA 18428  
570-226-6229

**6/26/2026 • 7/3/2026 • 7/10/2026**

---

**ESTATE NOTICE**

**ESTATE OF RONALD M. ZAFFINO**, late of the Lake Ariel, Pennsylvania died February 10, 2026. Notice is hereby given that Letters Administration on the above estate have been granted to Nancy Zaffino. All persons indebted to the said estate are required to make payment and those having claims to present same without delay to the Administratrix named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**6/26/2026 • 7/3/2026 • 7/10/2026**

---

**ESTATE NOTICE**

Estate of Albert Friese  
AKA Albert Friese, Jr.  
Late of Paupack Township  
**EXECUTOR**  
Donna Sein AKA Donna Marie Sein  
PO Box 10  
Hawley, PA 18428  
**ATTORNEY**  
Daniel L. Penetar III, Esq.  
753 E. Drinker Street  
Dunmore, PA 18512

**6/19/2026 • 6/26/2026 • 7/3/2026**

---

**ADVERTISEMENT OF GRANT OF LETTERS**

**ESTATE OF WILLIAM GEORGE RONEY, A.K.A., WILLIAM G. RONEY, A.K.A WILLIAM RONEY, DECEASED**  
Letters of Administration, CTA for the above estate have been granted

to Crystal Roney, a.k.a., Crystal Lee Roney. All persons indebted to the above estate are requested to make payment, and those having claims to present same without delay, to Michael P. Lehutsky, Attorney and Counselor at Law, P.O. Box 486, Honesdale, PA 18431 (570) 253-3800.

**6/19/2026 • 6/26/2026 • 7/3/2026**

---

**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the estate of Daniel J. Pallis, late of Damascus, Wayne County, PA., Date of death April 1, 2026. 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.

**6/19/2026 • 6/26/2026 • 7/3/2026**

---

**LETTERS TESTAMENTARY**

**NOTICE IS HEREBY GIVEN**, that Letters of Testamentary have been issued in the Estate of George Peter Mortensen, a/k/a George Mortensen late of Waymart Borough, Wayne County, P.A., Date of Death, April 13, 2026 to Ronald Hiris Mortensen a/k/a Ronald Mortensen 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 Ronald Hiris Mortensen, a/k/a Ronald

Mortensen, Executor c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of George Peter Mortensen  
a/k/a George Mortensen  
c/o The Clause Law Group  
Attorney, Tammy Lee Clause  
P.O. Box 241 Newfoundland, PA 18445  
570-676-5212  
attyclause@gmail.com  
Attorney for the Estate of George Peter Mortensen  
a/k/a George Mortensen

6/19/2026 • 6/26/2026 • 7/3/2026

---

**ESTATE NOTICE**

Estate of Rosemarie U. Ayoub  
Late of Lake County, Florida  
CO-EXECUTRICE  
Erika C. Walker a/k/a Erika  
Christina Walker  
131 New Bethel Church Road  
Kempton, PA 19529  
CO-EXECUTRICE  
Katharine A. Rosilio a/k/a  
Katharine Ayoub Rosilio  
107 Grassy Lake Road  
Minneola, FL 34715  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-5400

6/12/2026 • 6/19/2026 • 6/26/2026

---

**EXECUTOR'S NOTICE**

ESTATE OF Ellen C Kraft-Hawk  
a/k/a Ellen C. Kraft a/k/a Ellen  
Christina Kraft-Hawk, late of

Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Alynn Van Pelt a/k/a Alynn Roberta Van Pelt, of 77 Butternut Flats, Beach Lake, PA 18405. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

6/12/2026 • 6/19/2026 • 6/26/2026

---

**ESTATE NOTICE**

Estate of Ruby J. Hagenmeier  
AKA Ruby Hagenmeier  
Late of Preston Township  
EXECUTOR  
Jeffrey Hagenmeier  
31322 Glendalough Way  
Wesley Chapel, FL 33545  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

6/12/2026 • 6/19/2026 • 6/26/2026

---

**ESTATE NOTICE**

Estate of Catherine S. Turner  
AKA Catherine Turner  
Late of Damascus Township  
EXECUTOR  
John M. Turner  
1865 Graham Court  
Keswick, VA 22947  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

6/12/2026 • 6/19/2026 • 6/26/2026

---

**ESTATE NOTICE**

Estate of Edward J. Lowe  
AKA Edward Joseph Lowe  
Late of Paupack Township  
ADMINISTRATOR  
Kathleen R. Lowe  
1027 Eagle Nest Terrace  
Lake Ariel, PA 18436  
ATTORNEY  
Elizabeth Bensinger Weekes, Esq.  
529 Sarah Street  
Stroudsburg, PA 18360

**6/12/2026 • 6/19/2026 • 6/26/2026**

---

**ESTATE NOTICE**

Estate of Dale D. Fowler  
Late of Honesdale Borough  
EXECUTOR  
Joan A. Fowler  
PO Box 271  
Honesdale, PA 18431  
ATTORNEY  
Ronald M. Bugaj, Esq.  
Bugal/Fischer, PC  
308 9th St., PO Box 390  
Honesdale, PA 18431

**6/12/2026 • 6/19/2026 • 6/26/2026**

---

**ESTATE NOTICE**

Estate of Ronald F. Bailey  
AKA Ronald Frank Bailey AKA  
Ronald Bailey  
Late of Preston Township  
EXECUTOR  
Jennifer A. Lupo  
116 E. Hamton Rd.  
Binghamton, NY 13903

**ATTORNEY**

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

**6/12/2026 • 6/19/2026 • 6/26/2026**

---

**OTHER NOTICES**

---

**NOTICE OF NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 5th day of June, 2026, in accordance with the provisions of the General Associations Act of 1988, for the incorporation of NEPA Songwriters Guild Inc. This Nonprofit Corporation has been filed and formed for the purpose of consulting and assisting aspiring musicians, composers, lyricists in the music industry. The address at which the Nonprofit Corporation will maintain its principal place of business is as follows: 35 Fawn Ridge Drive, Hawley, PA 18428. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

Richard B. Henry, Esquire  
1105 Court Street  
Honesdale, PA 18431

**6/26/2026**

---

## NOTICE

Clinton Township, Wayne County, is seeking letters of interest from qualified attorneys or law firms to serve as Township Solicitor.

The Township Solicitor shall serve as the chief legal advisor to the Township and shall provide legal services as requested by the Board of Supervisors, Planning Commission, and Administration. Duties include, but are not limited to, attending public meetings and hearings, providing legal opinions, preparing and reviewing ordinances, resolutions, contracts, and other legal documents, representing the Township in litigation and administrative proceedings, and advising municipal officials on matters pertaining to municipal law.

Applicants must be licensed to practice law in Pennsylvania and possess experience in municipal law, including knowledge of the Second-Class Township Code,

Municipalities Planning Code, Right-to-Know Law, Sunshine Act, and other applicable state and federal laws. Experience in land development and land use a plus.

Interested attorneys or firms should submit a letter of interest, statement of qualifications, description of relevant municipal experience, and fee schedule no later than July 7, 2026.

Submissions should be sent to:  
Clinton Township  
1799 White Oak Drive  
Forest City, Pa 18421

Electronic submissions may be sent to: [clintontwplanddev@gmail.com](mailto:clintontwplanddev@gmail.com)

The Municipality reserves the right to reject any or all submissions and to waive any informalities in the selection process.

By Motion of the Clinton Township Board of Supervisors

**6/26/2026 • 7/3/2026**

---



## CIVIL ACTIONS FILED

FROM JUNE 6, 2026 TO JUNE 12, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2010-20526	KOELLNER REBEKAH LEE	6/10/2026 1:52	SATISFACTION	—
2024-00101	KEYSER TAYLOR A	6/10/2026 9:55	SATISFACTION	—
2024-00101	CIAMBRIELLO SALVATORE R	6/10/2026 9:55	SATISFACTION	—
2024-00466	SILVESTRI ZOE A	6/08/2026 12:14	SATISFACTION	—
2024-20062	MCKIE ROBERT	6/10/2026 1:52	SATISFACTION	—
2025-00621	BUNTING LISA S	6/06/2026 11:43	DEFAULT JUDGMENT	1,425.00
2025-30484	ALVAREZ DAINA	6/09/2026 9:31	NON PROS PA RCP 240	—
2026-00010	KARGI AHMET	6/08/2026 11:31	SATISFACTION	—
2026-00104	NVK LOGISTICS INC	6/11/2026 10:42	DEFAULT JUDGMENT	15,885.54
2026-00157	RIEGER DENISE A/K/A	6/09/2026 3:35	DEFAULT JUDG IN REM	328,047.28
2026-00157	RIEGER-DELUCA DENISE IN HER CAPACITY AS HEIR	6/09/2026 3:35	DEFAULT JUDG IN REM	328,047.28
2026-00157	DELUCA DENISE A RIEGER	6/09/2026 3:35	DEFAULT JUDG IN REM	328,047.28
2026-00157	UNKOWN HEIRS SUCCESSORS ASSIGN MARGOT RIEGER	6/09/2026 3:35	DEFAULT JUDG IN REM	328,047.28
2026-00157	RIEGER DENISE A/K/A	6/09/2026 3:37	WRIT OF EXECUTION	328,047.28
2026-00157	RIEGER-DELUCA DENISE IN HER CAPACITY AS HEIR	6/09/2026 3:37	WRIT OF EXECUTION	328,047.28
2026-00157	DELUCA DENISE A RIEGER	6/09/2026 3:37	WRIT OF EXECUTION	328,047.28
2026-00157	UNKOWN HEIRS SUCCESSORS ASSIGN MARGOT RIEGER	6/09/2026 3:37	WRIT OF EXECUTION	328,047.28
2026-20067	DELEON ESTEFANIA	6/10/2026 10:21	SATISFACTION	—
2026-20067	DE LEON ESTEFANIA	6/10/2026 10:21	SATISFACTION	—
2026-20067	DELEON ESTEFANIA	6/10/2026 10:21	DISCONTINUANCE	—
2026-20067	DE LEON ESTEFANIA	6/10/2026 10:21	DISCONTINUANCE	—
2026-20271	HOFSTETTER TYLER JAMES	6/10/2026 1:51	SATISFACTION	—
2026-20317	FOLEY JOHN PETER	6/08/2026 8:00	JUDGMENT	1,370.50
2026-20318	LAURENZANO JOHN D JR	6/10/2026 10:57	MUNICIPAL LIEN	447.04
2026-20319	ARBAYO CASIMIR ORION	6/10/2026 1:50	JUDGMENT	2,479.75
2026-20320	MERCHANT CARL WILLIAMS	6/10/2026 1:50	JUDGMENT	2,075.25
2026-20321	LUTZ LESTER	6/10/2026 1:53	JUDGMENT	5,324.25
2026-20322	MANN JESSICA	6/11/2026 10:50	JP TRANSCRIPT	1,090.25
2026-20323	POTTS KELLY M	6/11/2026 2:08	JUDGMENT	2,595.75
2026-20324	DRONGOSKI TANNER	6/12/2026 2:33	JUDGMENT	11,547.75
2026-20325	ROTKOSKY ADAM C	6/12/2026 2:33	JUDGMENT	1,032.75
2026-40022	TRAUGHER CHRISTINE OWNER	P 6/12/2026 2:02	STIP VS LIENS	—
2026-40022	BUTZ CHRISTINE OWNER F/K/A	P 6/12/2026 2:02	STIP VS LIENS	—
2026-40022	WRIGHT WILLIAM DOWNER	P 6/12/2026 2:02	STIP VS LIENS	—
2026-40022	SHORTEN HOMES INC CONTRACTOR	6/12/2026 2:02	STIP VS LIENS	—

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

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00374	MEJIA ETHEL	PLAINTIFF	6/09/2026	—
2026-00374	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	6/09/2026	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00369	CAVALRY SPV I LLC	PLAINTIFF	6/08/2026	—
2026-00369	HICKS KENNETH A/K/A	DEFENDANT	6/08/2026	—
2026-00369	HICKS MICHEALKET	DEFENDANT	6/08/2026	—
2026-00370	CAVALRY SPV I LLC	PLAINTIFF	6/08/2026	—
2026-00370	STONE NICHOLE D	DEFENDANT	6/08/2026	—
2026-00371	JPMORGAN CHASE BANK N A	PLAINTIFF	6/08/2026	—
2026-00371	GIBBS DAVID F JR	DEFENDANT	6/08/2026	—
2026-00375	JPMORGAN CHASE BANK NA	PLAINTIFF	6/10/2026	—
2026-00375	LOEB HARVEY	DEFENDANT	6/10/2026	—
2026-00378	PORTFOLIO RECOVER ASSOCIATES	PLAINTIFF	6/11/2026	—
2026-00378	STARKEY AVERY	DEFENDANT	6/11/2026	—
2026-00383	CITIBANK N A	PLAINTIFF	6/12/2026	—
2026-00383	TRIFONOV LISA	DEFENDANT	6/12/2026	—
2026-00384	CAPITAL ONE N A SUCCESSOR/MERGER TO DISCOVER	PLAINTIFF	6/12/2026	—
2026-00384	WOLFE JAMES	DEFENDANT	6/12/2026	—
2026-00385	CITIBANK N A	PLAINTIFF	6/12/2026	—
2026-00385	GARCIAOCA CARLOS	DEFENDANT	6/12/2026	—
2026-00386	CITIBANK N A	PLAINTIFF	6/12/2026	—
2026-00386	WOLF DAVID S	DEFENDANT	6/12/2026	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00372	ROME BATH ENTERPRISES INC D/B/A	PLAINTIFF	6/09/2026	—
2026-00372	ROME BATH REMODELING	PLAINTIFF	6/09/2026	—
2026-00372	BARTON JAMES	DEFENDANT	6/09/2026	—
2026-00379	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/11/2026	—
2026-00379	VASAPOLLI JOSEPH	DEFENDANT	6/11/2026	—
2026-00380	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/11/2026	—
2026-00380	KERYLOVICZ JENNICA	DEFENDANT	6/11/2026	—
2026-00381	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	6/11/2026	—
2026-00381	TELESE DAVID J	DEFENDANT	6/11/2026	—
2026-00382	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	6/11/2026	—
2026-00382	MCECKRON REBECCA L	DEFENDANT	6/11/2026	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00373	ZEFRAN JAMES	PLAINTIFF	6/09/2026	—
2026-00373	CLINTON TOWNSHIP WAYNE COUNTY PENNSYLVANIA	DEFENDANT	6/09/2026	—
2026-00373	LOPATOFSKY MARK IN HIS CAPACITY AS CHAIR OF	DEFENDANT	6/09/2026	—
2026-00373	BATES BRAD IN HIS CAPACITY AS VICE CHAIR	DEFENDANT	6/09/2026	—
2026-00373	NON BRIAN IN HIS CAPACITY AS SUPERVISOR	DEFENDANT	6/09/2026	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00376	LEADER ABIGAIL	PETITIONER	6/10/2026	—
2026-00376	MATHEWS COREY A	PETITIONER	6/10/2026	—
2026-00376	MATHEWS KIMBERLY	PETITIONER	6/10/2026	—
2026-00387	LAHEY SHANNON	PETITIONER	6/12/2026	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00377	ABEL KEVIN	PLAINTIFF	6/11/2026	—
2026-00377	GARGUILO JENNIFER	DEFENDANT	6/11/2026	—

## MORTGAGES AND DEEDS

---

*RECORDED FROM JUNE 1, 2026 TO JUNE 5, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

---

### MORTGAGES

Information: 62,311.00 Mortgagor: GADOURY, MICHELLE	Consideration: \$62,311.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEBANON TOWNSHIP
Information: 67,000.00 Mortgagor: MCCLINTOCK, DANIEL W 2 - MCCLINTOCK, TRACY A	Consideration: \$67,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 147,500.00 Mortgagor: FALONK, ANDREW M 2 - FALONK, LAURA	Consideration: \$147,500.00 Mortgagee: FIRST NATIONAL BANK OF PA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CANAAN TOWNSHIP
Information: 30,000.00 Mortgagor: DAMBROSIO, JOHN F 2 - DAMBROSIO, JOAN	Consideration: \$30,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: 125,000.00 Mortgagor: MARAZA, CAROL M 2 - MARAZA, BRYAN C	Consideration: \$125,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality BERLIN TOWNSHIP
Information: 80,000.00 Mortgagor: VANDERWEIDE, TIFFANY 2 - VANDERWEIDE, JOSEPH A	Consideration: \$80,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: 339,200.00 Mortgagor: DELLAPERUTA, LOUIS 2 - PERUTA, LOUIS DELLA 3 - DELLAPERUTA, NANCY 4 - PERUTA, NANCY DELLA	Consideration: \$339,200.00 Mortgagee: HERITAGE FINANCIAL FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 175,000.00 Mortgagor: DECKER, BRANDON 2 - DECKER, ASHLEY	Consideration: \$175,000.00 Mortgagee: NET FEDERAL CREDIT UNION 2 - NET FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HAWLEY BOROUGH
Information: 28,193.41 Mortgagor: FAITHFULL, CHARLES A	Consideration: \$28,193.41 Mortgagee: HOUSING & URBAN DEVELOPMENT
Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Municipality CHERRY RIDGE TOWNSHIP TEXAS TOWNSHIP 1 & 2

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

Information: 395,000.00 Mortgagor: SHEPHERD, CORRY T 2 - SHEPHERD, CRYSTAL L	Consideration: \$395,000.00 Mortgagee: USAA FEDERAL SAVINGS BANK 2 - U S A A FEDERAL SAVINGS BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 333,750.00 Mortgagor: GREENSPON, JOAN NAGEL 2 - GREENSPON, DANIEL	Consideration: \$333,750.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 940,000.00 Mortgagor: KING, JEFFREY 2 - KING, WHITNEY	Consideration: \$940,000.00 Mortgagee: FIRST CITIZENS COMMUNITY BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 225,000.00 Mortgagor: MONTELEONE, DANIEL 2 - MONTELEONE, MELISSA	Consideration: \$225,000.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 212,100.00 Mortgagor: DENOBLE, SARAH A	Consideration: \$212,100.00 Mortgagee: NBKC BANK 2 - N B K C BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 525,000.00 Mortgagor: HOLMES, THOMAS 2 - RINGANESE, CAROL	Consideration: \$525,000.00 Mortgagee: MORGAN STANLEY PRIVATE BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 116,000.00 Mortgagor: FLOMENHOFT, KAREN 2 - FLOMENHOFT, JEFFREY	Consideration: \$116,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 53,000.00 Mortgagor: VILLAMARIN, VICKI Y	Consideration: \$53,000.00 Mortgagee: BUTTON FINANCE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 63,000.72 Mortgagor: MOONEY, JONATHAN RAYMOND AKA 2 - MOONEY, JONATHAN AKA	Consideration: \$63,000.72 Mortgagee: FIGURE LENDING LLC 2 - FIGURE LENDING L L C 3 - DART COLLATERAL MANAGER LLC 4 - D A R T COLLATERAL MANAGER L L C 5 - FIGURE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

Information: 270,000.00 Mortgagor: STRADA, EDWARD E JR 2 - STRADA, EDWARD A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$270,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 210,900.00 Mortgagor: SEESE, LAUREN M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$210,900.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 415,000.00 Mortgagor: KELLY, KATHLEEN M 2 - CANFIELD, JESSE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$415,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PALMYRA TOWNSHIP
Information: 368,000.00 Mortgagor: HUGHES, JOSEPH G Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$368,000.00 Mortgagee: DIME BANK Municipality BERLIN TOWNSHIP
Information: 250,044.00 Mortgagor: AUMICK, RAVEN 2 - BYRNESAUMICK, ALEXA 3 - AUMICK, ALEXA BYRNES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$250,044.00 Mortgagee: NEWREZ LLC 2 - NEWREZ L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 40,000.00 Mortgagor: WARNER, WILLIAM EDDIE IV AKA 2 - WARNER, WILLIAM E IV AKA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$40,000.00 Mortgagee: TRUMARK CREDIT UNION Municipality PAUPACK TOWNSHIP
Information: 492,150.00 Mortgagor: MULLANE, DONALD ROBERT 2 - MIGLIANOMULLANE, KATHLEEN 3 - MULLANE, KATHLEEN MIGLIANO Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$492,150.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BUCKINGHAM TOWNSHIP
Information: 198,000.00 Mortgagor: AT PROF LLC 2 - A T PROF L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$198,000.00 Mortgagee: LOAN FUNDER LLC 2 - LOAN FUNDER L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 3,800,000.00 Mortgagor: OLSOMMER, DONALD E JR 2 - OLSOMMER, ALENE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$3,800,000.00 Mortgagee: DIME BANK Municipality STERLING TOWNSHIP
Information: 244,000.00 Mortgagor: CARMODY, ROBERT J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$244,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DAMASCUS TOWNSHIP

Information: 249,000.00 Mortgagor: TUCCILLO, JAMES 2 - TUCCILLO, SAMANTHA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$249,000.00 Mortgagee: JPMORGAN CHASE BANK 2 - J P MORGAN CHASE BANK Municipality LAKE TOWNSHIP
Information: 256,500.00 Mortgagor: DELAGE, MICHAEL BURKE JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$256,500.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 181,500.00 Mortgagor: CHOICE PROPERTY COLLECTIVE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$181,500.00 Mortgagee: PROSPERITY HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 88,500.00 Mortgagor: ERICKSON, NICOLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$88,500.00 Mortgagee: TD BANK 2 - T D BANK Municipality CLINTON TOWNSHIP 2
Information: 75,000.00 Mortgagor: CAPOZZI, CARMINE 2 - CAPOZZI, LUCYANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 337,268.00 Mortgagor: MION, MATTHEW 2 - MION, CAROLINA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$337,268.00 Mortgagee: JPMORGAN CHASE BANK 2 - J P MORGAN CHASE BANK Municipality PAUPACK TOWNSHIP
Information: 191,000.00 Mortgagor: ROOF, HALEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$191,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 5,590.25 Mortgagor: HAMMELL, PAULA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$5,590.25 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality MOUNT PLEASANT TOWNSHIP
Information: 400,000.00 Mortgagor: VAIL, BETH ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$400,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PAUPACK TOWNSHIP
Information: 400,000.00 Mortgagor: VAIL, BETH ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$400,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PAUPACK TOWNSHIP
Information: 250,000.00 Mortgagor: BURKE, BRUCE WAYNE 2 - BURKE, SUSAN A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 280,000.00 Mortgagor: ALECKNA, BRANDON 2 - ASCHENDORF, DONNA MARIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$280,000.00 Mortgagee: CITIZENS SAVINGS BANK Municipality SOUTH CANAAN TOWNSHIP

Information: 20,500.00 Mortgagor: SASSCER, CATHY Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$20,500.00 Mortgagee: PA HOUSING FINANCE AGENCY Municipality HAWLEY BOROUGH
Information: 214,515.00 Mortgagor: SMITH, ROBIN  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$214,515.00 Mortgagee: PENTAGON FEDERAL CREDIT UNION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 296,000.00 Mortgagor: VIOTTO, ANTHONY BRUNO 2 - LACHANCE, YVONNE CATHARINE BY AGENT  3 - VIOTTO, ANTHONY BRUNO AGENT Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$296,000.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality MANCHESTER TOWNSHIP
Information: 315,000.00 Mortgagor: RUSSELL, JACK ANDREW BY AGENT 2 - RUSSELL, DYANNA LYNN AGENT  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$315,000.00 Mortgagee: PRESIDENTIAL BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 50,000.00 Mortgagor: NIZZA, GREGORY ADAM 2 - GENSEL, KELLY ELLISE  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 261,139.00 Mortgagor: AIELLO, MICHAEL F 2 - PASSARELLA, ALEXA L  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$261,139.00 Mortgagee: INTERSTATE HOME LOAN CENTER INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 358,000.00 Mortgagor: SEIDEL, CHRISTOPHER B Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$358,000.00 Mortgagee: WAYNE BANK Municipality DAMASCUS TOWNSHIP

## DEEDS

Information: Grantor: CARVALHO SIDING LLC 2 - CARVALHO SIDING L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,000.00 Grantee: WF GENERAL CONSTRUCTION LLC 2 - W F GENERAL CONSTRUCTION L L C Municipality SALEM TOWNSHIP
Information: Grantor: CARVALHO, FABRICIO BATISTA  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,000.00 Grantee: WF GENERAL CONSTRUCTION LLC 2 - W F GENERAL CONSTRUCTION L L C Municipality LAKE TOWNSHIP
Information: LOT 121 Grantor: PIERRE, CLAUDE  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$2,000.00 Grantee: SABO, WILLIAM M JR 2 - SABO, MELISSA J Municipality LEHIGH TOWNSHIP

Information: LOT 40 Grantor: PIERRE, CLAUDE A	Consideration: \$2,000.00 Grantee: SABO, WILLIAM M JR 2 - SABO, MELISSA J
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: Grantor: PIERRE, CLAUDE	Consideration: \$22,300.00 Grantee: SABO, WILLIAM M JR 2 - SABO, MELISSA J
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 120 Grantor: SABO, WILLIAM M JR	Consideration: \$10.00 Grantee: SABO, WILLIAM M JR 2 - SABO, MELISSA J
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 41 Grantor: SABO, WILLIAM M JR	Consideration: \$10.00 Grantee: SABO, WILLIAM M JR 2 - SABO, MELISSA J
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 3040 Grantor: ALTUNA, PAUL 2 - ALTUNA, CAROL A	Consideration: \$424,000.00 Grantee: DELLAPERUTA, LOUIS 2 - PERUTA, LOUIS DELLA 3 - DELLAPERUTA, NANCY 4 - PERUTA, NANCY DELLA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 2371 Grantor: RUSTAMOV, SERGEY 2 - RUSTAMOVA, SVETLANA	Consideration: \$565,000.00 Grantee: JONDANBEN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: Grantor: MEINZER, PAULINE AKA BY AF 2 - MEINZER, PAULINE ANNE AKA BY AF 3 - STEPHENS, MARY A AF 4 - LUCAS, KAROLINE 5 - STEPHENS, MARY A	Consideration: \$185,000.00 Grantee: DECKER, BRANDON 2 - DECKER, ASHLEY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HAWLEY BOROUGH
Information: Grantor: ZEISER, STELLA	Consideration: \$25,000.00 Grantee: KALTREIDER, ELIZABETH 2 - KALTREIDER, BRIAN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: DAVIS, WILLIAM AKA 2 - DAVIS, WILLIAM F AKA	Consideration: \$395,000.00 Grantee: SHEPHERD, CORY T 2 - SHEPHERD, CRYSTAL L
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONSDALE BOROUGH
Information: LOT 2369 Grantor: VANELLA, JOSEPH 2 - VANELLA, KAREN	Consideration: \$445,000.00 Grantee: GREENSPON, DANIEL 2 - GREENSPON, JOAN NAGEL
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 648 Grantor: YORK, JOAN M	Consideration: \$1,175,000.00 Grantee: KING, JEFFREY 2 - KING, WHITNEY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP

Information: Grantor: FIGURA, BECKIE A	Consideration: \$205,000.00 Grantee: FREY, RICHARD 2 - FREY, PATRICIA 3 - TRUEHART, EDWARD
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: LOT 2357 Grantor: ARMIDA, JOANNE	Consideration: \$540,000.00 Grantee: MONTELEONE, DANIEL 2 - MONTELEONE, MELISSA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 220 Grantor: DENOBLE, PHILLIP 2 - DENOBLE, SARAH A AKA 3 - DENOBLE, SARAH AKA	Consideration: \$1.00 Grantee: DENOBLE, SARAH A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 195 Grantor: GROSS, MITCHEL	Consideration: \$1.00 Grantee: GROSS, MITCHEL 2 - MURPHY, JEAN M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: HIGHHOUSE, MARILYN LOUISE EST AKA 2 - HIGHHOUSE, MARILYN L EST AKA 3 - HIGHHOUSE, MARILYN EST AKA 4 - HIGHHOUSE, JAMES A EXR AKA 5 - HIGHHOUSE, JAMES EXR AKA 6 - HIGHHOUSE, JAMES A AKA 7 - HIGHHOUSE, JAMES AKA	Consideration: \$1.00 Grantee: HIGHHOUSE, BRIAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BETHANY BOROUGH
Information: Grantor: HIGHHOUSE, JAMES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HIGHHOUSE, BRIAN Municipality OREGON TOWNSHIP
Information: Grantor: HIGHHOUSE, JAMES A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KREITER, CATHERINE Municipality HONESDALE BOROUGH
Information: Grantor: HIGHHOUSE, JAMES A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KREITER, NICOLE Municipality BETHANY BOROUGH
Information: Grantor: HIGHHOUSE, JAMES A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KREITER, CATHERINE Municipality OREGON TOWNSHIP
Information: Grantor: BARNES, ERNEST M III 2 - BARNES, JESSICA J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Grantee: SCATTOLINI, DANTE JR 2 - SCATTOLINI, EVGENIYA Municipality DAMASCUS TOWNSHIP
Information: Grantor: CARNEY, SCOTT T 2 - CARNEY, SEAN R 3 - EMMET, TAMMY L 4 - DURST, VICTORIA M 5 - BORSCH, RANDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$222,000.00 Grantee: SEESE, LAUREN  Municipality DAMASCUS TOWNSHIP

Information: Grantor: BONOMO, PETER EST 2 - GRECO, GINA DIANA EXR AKA 3 - BONOMOGRECO, GINA D EXR AKA 4 - GRECO, GINA D BONOMO EXR AKA 5 - BONOMO, PETER ANTHONY EXR	Consideration: \$1.00 Grantee: BONOMO, PETER A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: CLIFFORD F BEA TRUST 2 - AUDRY E BEA TRUST 3 - SCHWARTZ, RAMONA A TR 4 - BEA, JEFFREY C TR	Consideration: \$568,000.00 Grantee: CANFIELD, JESSE 2 - KELLY, KATHLEEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: LOT 3020 Grantor: BAGBY, PATRICIA	Consideration: \$1.00 Grantee: PATRICIA BAGBY REVOCABLE TRUST 2 - BAGBY, PATRICIA TR 3 - PEREZ, ELIZABETH TR 4 - BAGBY, WILLIAM TR 5 - BAGBY, EDWARD TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT G Grantor: SZOT, DOUGLAS C	Consideration: \$579,000.00 Grantee: MULLANE, DONALD ROBERT 2 - MIGLIANOMULLANE, KATHLEEN 3 - MULLANE, KATHLEEN MIGLIANO
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: LOT 2392 Grantor: BLACKWELL, RONALD L 2 - BLACKWELL, SHANAE Y	Consideration: \$190,000.00 Grantee: AT PROF LLC 2 - A T PROF L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: BERNER, DONALD C EST 2 - BERNER, MARK F EXR	Consideration: \$1.00 Grantee: BERNER, DONNA K 2 - BERNER, TODD C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 7 Grantor: SOSA, DENNIS	Consideration: \$1.00 Grantee: SOSA, SYLVIA L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 4199 Grantor: BOGART, BRENDAN 2 - BOGART, CHELSEA	Consideration: \$257,000.00 Grantee: TUCCILLO, JAMES 2 - TUCCILLO, SAMANTHA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: ANKE, RICHARD D 2 - ANKE, CATHERINE	Consideration: \$1.00 Grantee: ANKE, RICHARD D 2 - ANKE, CATHERINE 3 - ANKE, CHAD R 4 - SWANICK, AMANDA M 5 - ANKE, CATHERINE M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP

Information: Grantor: ANKE, RICHARD D 2 - ANKE, CATHERINE M	Consideration: \$1.00 Grantee: ANKE, RICHARD D 2 - ANKE, CATHERINE M 3 - ANKE, CHAD R 4 - SWANICK, AMANDA M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: VSG REAL ESTATE 2 - V S G REAL ESTATE	Consideration: \$105,000.00 Grantee: MANG, JOSEPH J 2 - MANG, KRISTEN L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAAN TOWNSHIP
Information: Grantor: GARDNER, ELIZABETH EST AKA 2 - GARDNER, ELIZABETH A EST AKA 3 - GARDNER, ELIZABETH H EST AKA 4 - HAUENSTEIN, ELIZABETH EXR AKA 5 - HAUENSTEIN, ELIZABETH A EXR AKA	Consideration: \$1.00 Grantee: GARDNER, MILO ROBERT 2 - SPARROW, NANCY LEE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAAN TOWNSHIP
Information: LOT 13 Grantor: SUPERIOR CLEANOUTS	Consideration: \$55,000.00 Grantee: WEE STORAGE SOLUTIONS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: BUDZILOWICZ, MICHELLE	Consideration: \$270,000.00 Grantee: DELAGE, MICHAEL BURKE JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH

## 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 Best's Insurance Company Rating Guide.

[www.OlsommerClarke.com](http://www.OlsommerClarke.com)

Information: LOT 4207 Grantor: STEPHEN M MCCOY GRANTOR TRUST 2 - GAIL T MCCOY GRANTOR TRUST 3 - MCCOY, GAIL T TR	Consideration: \$1.00 Grantee: GAIL TERESA MCCOY IRREVOCABLE ASSET MANAGEMENT TRUST 2 - MCCOY, CLINTON L TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: U S BANK TRUST COMPANY TR BY AF 2 - ONITY MORTGAGE CORPORATION AF	Consideration: \$66,000.00 Grantee: TIGUE, WILLIAM J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: DEWEY, ANDREW G	Consideration: \$1.00 Grantee: ANDREW G DEWEY LIVING TRUST 2 - DEWEY, ANDREW TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 4 Grantor: ROOF, JESSE 2 - ROOF, HALEY	Consideration: \$1.00 Grantee: ROOF, HALEY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: LOT A Grantor: ALECKNA, BRANDON	Consideration: \$1.00 Grantee: ALECKNA, BRANDON 2 - ASCHEENDORF, DONNA MARIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: CAMPBELL, PAMELA P	Consideration: \$1.00 Grantee: WATSON, ELIZABETH PIERCE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: LOT 338 Grantor: OLIVEIRA, REINALDO 2 - FERREIRA, MICHELLE	Consideration: \$380,000.00 Grantee: SINNERGIBSON, DIANE 2 - GIBSON, DIANE SINNER
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: BYRON, JOHN	Consideration: \$1.00 Grantee: DURANTE, JEFF
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 28 Grantor: DOTEY, CATHERINE MARY	Consideration: \$1.00 Grantee: DOTEY, SETH HUNTER 2 - DOTEY, MARIAH ROSE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: LOT 464 Grantor: SIMPSON, RAYMOND A JR	Consideration: \$1.00 Grantee: SIMPSON, RAYMOND A JR 2 - SIMPSON, MADISON M 3 - SIMPSON, JOSEPH M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: LOT 465 Grantor: SIMPSON, RAYMOND A JR	Consideration: \$1.00 Grantee: SIMPSON, RAYMOND A JR 2 - SIMPSON, MADISON N 3 - SIMPSON, JOSEPH M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP

Information: LOT 466 Grantor: SIMPSON, RAYMOND	Consideration: \$1.00 Grantee: SIMPSON, RAYMOND A JR 2 - SIMPSON, MADISON N 3 - SIMPSON, JOSEPH M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: LOT 1050 Grantor: REICH, BARBARA	Consideration: \$245,000.00 Grantee: MARSHIK, ANDREA 2 - MARSHIK, JOSEPH JOHN III
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: KODAK VIEW	Consideration: \$55,000.00 Grantee: PERA, FLORINDO JOHN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: KRAMER, ELIZABETH L 2 - KRAMER, JOHN M	Consideration: \$210,000.00 Grantee: SMITH, ROBIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 2 Grantor: PETERSON, JOHN R EST AKA 2 - PETERSON, JOHN ROBERT EST AKA 3 - PETERSON, HAZEL V BY AGENT 4 - PETERSON, DAVID N III AGENT 5 - PETERSON, SUSAN HUGHES EXR	Consideration: \$370,000.00 Grantee: VIOTTO, ANTHONY 2 - LACHANCE, YVONNE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: LOT 59 Grantor: MARTIN, MICHAEL THOMAS JR	Consideration: \$315,000.00 Grantee: RUSSELL, JACK ANDREW
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 51 Grantor: HARMUTH, NATASHA A	Consideration: \$289,500.00 Grantee: CONETTA, JOSEPH
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 739 Grantor: DUNN, LYNDA	Consideration: \$35,000.00 Grantee: LENNAN, CAROLYN S
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 1 Grantor: UPRIVER VENTURES	Consideration: \$1.00 Grantee: UPRIVER VENTURES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP
Information: LOT 5 Grantor: DANELSKI, COLLEEN	Consideration: \$1.00 Grantee: DANELSKI, ALAN C JR 2 - DANELSKI, COLLEEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP
Information: LOT 3908 Grantor: SHANNON, JASON R 2 - SHANNON, STEFANIE 3 - PEARSALL, RICHARD A JR	Consideration: \$265,957.00 Grantee: AIELLO, MICHAEL F 2 - PASSARELLA, ALEXA L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: SLEDZINSKI, STEPHEN E	Consideration: \$1.00 Grantee: SOLOMON, SHANNA 2 - SOLOMON, RICHARD JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP

Information:  
Grantor: DEBRA HAWLEY REVOCABLE TRUST  
2 - HAWLEY, DEBRA TR  
Locations: C -Map -Blk-Lot-unit  
1 - N/A

Consideration: \$157,500.00  
Grantee: LUONGO, WILLIAM F  
2 - LUONGO, LIDIA  
Municipality  
PAUPACK TOWNSHIP

Information:  
Grantor: SEIDEL, CHRISTOPHER B  
2 - SEIDEL, STEPHANIE K  
Locations: C -Map -Blk-Lot-unit  
1 - N/A

Consideration: \$250,000.00  
Grantee: SEIDEL, CHRISTOPHER B  
Municipality  
DAMASCUS TOWNSHIP

---

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*June 29, 2026–July 3, 2026*

---

**Tuesday, June 30, 2026**

9:00 AM  
Ingram v Gore 113-2026-DR  
Custody Hearing & Relocation  
Campbell/Tulaney

1:00 PM  
Straut v. Smith 155-2021-DR  
Custody Hearing  
Pro Se/Pro Se

**Wednesday, July 1, 2026**

8:45 AM  
Kobal v. Theobald 461-2025-DR  
Custody Pre-Trial  
Martin II/ Rechner

9:00 AM  
Central Court

9:00 AM  
Lee v Miller 340-2024-DR  
Custody Hearing  
Bugaj/T. Clause

12:00 PM  
Drug Court Team Meeting

12:30 PM  
Drug Court

2:00 PM  
PFA  
83-2026-DR Landers v. Landers Thomas/Taylor

**Thursday, July 2, 2026**

9:00 AM  
Formal Arraignments  
135-2026-CR Vasapolli, Joseph

9:00 AM  
Commonwealth Matters  
Sentencing 88-2026-CR Gulla, Shauna Virbitsky  
Gagnon II 128-2024-CR Parry, Collan Burlein

9:00 AM  
Com v. Preyor-Marte 78-2026-MD  
Hearing  
DA/Brown

1:00 PM  
Commonwealth Matters  
GP(Zoom)- 1:30 462-2024-CR Winkler, Colin Martin II

2:00 PM  
Plea Offer Colloquy

**Friday, July 3, 2026**

Courthouse Closed-Independence Day

---

**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**  
*June 29, 2026–July 3, 2026*

---

**Monday, June 29, 2026**

9:00 AM  
Department of Environmental Protection v. Rickert & Estate of Howard Maus  
643-2025-CV  
Petition to Enforce  
Conserette/Bugaj

1:30 PM  
Lucrezi v Wazz Construction 642-2023-CV  
Status Conference  
Kulick/Ellis

**Tuesday, June 30, 2026**

Dependency  
9:00 Permanency Review 20-2025-DP In Re: G. F.  
Anderson/W.Martin/Virbitsky/Yzeik  
9:30 Permanency Review 17-2025-DP In Re: K. B.  
Anderson/W.martin/Rechner/Virbitsky  
10:00 Permanency Review 23&24-2022-DP In Re: B. D. & B. D.  
Anderson/Collins/ Williams  
10:30 Permanency Review 22-2023-DP In Re: J. W.  
Anderson/Collins/Ellis/Rechner

**Thursday, July 2, 2026**

9:30 AM  
In Re: Wayne County Tax Claim bureau 272-2026-CV  
Hearing on Petition to Sell properties  
Krajkovich

**Friday, July 3, 2026**

Courthouse Closed-Independence Day



WAYNE COUNTY BAR ASSOCIATION

WAYNE COUNTY, PA  
BAR ASSOCIATION  
22nd Judicial District

[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

# Wayne County LEGAL JOURNAL

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

## 2026 LEGAL ADVERTISING RATES Effective 5/1/2026

<b>Estate Notices</b>	<b>\$125</b>
<i>Three (3) time insertion</i>	
<b>Incorporation Notices, Fictitious Name Registration, Name Change</b>	<b>\$75</b>
<i>One (1) time insertion</i>	
<b>First and Final Accounting</b>	<b>\$75</b>
<i>Two (2) time insertion</i>	

All other notices will be billed at \$1.95 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices for the Notarized Proof of Publication.

## General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval  
Subject to space availability  
Credit Cards accepted—Mastercard and Visa only.  
Prices are based upon your advertisement submitted camera-ready or via email in PDF or JPG format.

*Certain Restrictions Apply*

**The Wayne County Legal Journal** is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on Monday for the Friday publication.

## Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)

	One Insertion	Quarterly (3 Issues)	Semi-Annual (6 Issues)	Annual (12 Issues)
<b>Full Page</b>	<b>\$100</b>	<b>\$850</b>	<b>\$1,300</b>	<b>\$2,100</b>
<b>Half Page</b>	<b>\$75</b>	<b>\$525</b>	<b>\$795</b>	<b>\$1,265</b>
<b>Quarter Page</b>	<b>\$50</b>	<b>\$325</b>	<b>\$475</b>	<b>\$745</b>
<b>Eighth Page</b>	<b>\$35</b>	<b>\$195</b>	<b>\$275</b>	<b>\$435</b>

*Ad Changes subject to artwork adjustment fee, call for details*

## Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



Full Page:  
4"W X 7"H

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

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

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

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Leatrice Anderson, Esq.**

Spall, Ryzewski, 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*

---

**George Edward Clause, II, Esq.**

772-341-5855

gclause@clauselawgroup.com

PO Box 241

972 Main Street

Newfoundland, PA 18445

*Personal Injury, Business Law, Contract*

*Law, Employment Law, Estate Planning,*

*Real Estate*

---

**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*

---

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Frances Clemente, Esq.**

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

---

**Thomas P. Cummings, Esq.**

Dougherty, Leventhal & Price, L.L.P.  
570-347-1011  
Fax: 570-347-7028  
tcummings@dlplaw.com  
75 Glenmaura National Boulevard  
Moosic, PA 18507  
*Workers Compensation, Social Security  
Disability, Personal Injury*

---

**Charles Curtin, Esq.**

570-253-3355 X 1802  
ccurtin@hnbk.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@ellislawgroup.com  
www.ellislawgroup.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@ellislawgroup.com  
www.ellislawgroup.com  
1018 Church Street  
Honesdale, PA 18431  
*Real Estate, Family Law, Estate  
Plannings, Small Business Representation*

---

**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  
Transactions, 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@dhf-law.net  
42 Blue Moon Lane  
Honesdale, PA 18431

---

**Richard G. Fine, Esq.**

570-253-1120  
570-343-1197  
Fax 570-343-9538  
finerg@comcast.net  
922 Main Street  
Honesdale, PA 18431  
425 Biden Street, Suite 302  
Scranton, PA 18503  
*Mediator and Arbitrator, Personal Injury,  
Civil Litigation, Auto Accidents, Slip and  
Fall Accidents, Products Liability, Medical  
Malpractice, Workers Compensation,  
Insurance Claims, Real Estate, Estate  
Planning and Administration.*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**John P. Finnerty, Esq.**

Dougherty, Leventhal & Price, L.L.P.  
570-347-1011

Fax: 570-347-7028

jfinnerty@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

*Personal Injury, Workers' Compensation,  
Products Liability, Medical Malpractice,  
Estate Planning and Administration, Real  
Estate*

---

**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*

---

**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.**

Richard B. Henry and Associates, LLC

570-253-7991

rhenry@honesdalelaw.com

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*

---

**Alfred J. Howell, Esq.**

Howell Moran PLLC

570-253-2520

ajhowell@howellmoran.com

109 Ninth Street

Honesdale, PA 18431

*Elder Law (Planning and Settling of  
Estates), Real Estate (Commercial and  
Personal)*

---

**Lothar C. Holbert, Esq.**

570-798-2257

calkuni@verizon.net

131 Pleasant Valley Road

Starrucca, PA 18462

---

**Zachary Jennings, Esq.**

Jennings & Jennings, LLC

570-253-5161

zjesq@ptd.net

303 Tenth Street

Honesdale, PA 18431

---

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

**Kathryn Ann Karam, Esq.**

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

**Arielle Larson, Esq.**

570-253-0300  
arielle.zimmslaw@gmail.com  
1133 Main Street  
Honesdale, PA 18431  
*Civil Trials, Personal Injury, Estate Administration, Estate Planning, Real Estate Sale/Purchase, Zoning and General Practice*

**John Martin, Esq.**

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

**John Martin, II, Esq.**

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

**Kimberly Martin, Esq.**

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

**Woodrow A. Martin, Esq.**

Richard B. Henry and Associates, LLC  
570-253-7991  
wmartin@honesdalelaw.com  
1105 Court St.  
Honesdale, PA 18431

**Sean P. McDonough, Esq.**

Dougherty, Leventhal & Price, L.L.P.  
570-347-1011  
Fax: 570-347-7028  
smcdonough@dlplaw.com  
75 Glenmaura National Boulevard  
Moosic, PA 18507  
*Nursing Home Abuse*

**Stacy M. Miller, Esq.**

Woodloch Pines  
570-685-8056  
stacy.miller@woodloch.com  
731 Welcome Lake Road  
Hawley, PA 18428

**Mary O. Moran, Esq.**

Howell Moran PLLC  
570-253-2520  
mmoran@howellmoran.com  
109 Ninth Street  
Honesdale, PA 18431  
*Elder Law (Planning and Settling of Estates), Real Estate (Commercial and Personal), Business*

**Mark E. Moulton, Esq.**

570-775-9525  
markmoulton@moultonslaw.com  
693 PA 739  
Hawley, PA 18428  
*Criminal Law, Real Estate, Estate Administration, Elder Law, Family Law*

**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*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**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

---

**Brian G. Price, Esq.**

Dougherty, Leventhal & Price, L.L.P.  
570-288-1427  
Fax: 570-288-0799  
bprice@dlplaw.com  
459 Wyoming Avenue  
Kingston, PA 18704  
*Spanish Speaking Clients, Plaintiff  
Personal Injury, Truck Accidents, Auto  
Accidents, Product Liability, Medical  
Negligence*

---

**Joseph G. Price, Esq.**

Dougherty, Leventhal & Price, L.L.P.  
570-347-1011  
Fax: 570-347-7028  
jprice@dlplaw.com  
75 Glenmaura National Boulevard  
Moosic, PA 18507  
*Plaintiff Personal Injury, Truck Accidents,  
Auto Accidents, Product Liability,  
Medical Negligence*

---

**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

**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*

**John R. Theadore, Esq.**

845-887-1855  
john@jtheadorelaw.com  
www.jtheadorelaw.com  
32 Lower Main Street, Suite 4 /  
P.O. Box 182  
Callicoon, NY 12723  
Areas of Practice:  
*New York & Pennsylvania Practice,  
Real Estate, Wills and Estates,  
Business Matters, Criminal Defense*

**Kimberly Thomas, Esq.**

North Penn Legal Services, Inc.  
215-840-3231  
kthomas@nplspsa.org  
925 Court St.  
Honesdale, PA 18431

**Jeffrey S. Treat, Esq.**

570-253-1209  
jstreat@ptd.net  
1018 Church Street  
Honesdale, PA 18431

**Matthew Walker, Esq.**

570-689-4007  
matt@walkerandwalkerpc.com  
PO Box 747, Route 590  
Hamlin, PA 18427  
*Real Estate Settlement, Title Insurance,  
Wills & Estates*

**Michael Walker, Esq.**

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

**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, Estate  
Administration, Estate Planning, Real  
Estate Sale/Purchase, Zoning 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