

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



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Honesdale, PA



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

The Hon. Janine Edwards
President Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



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.

By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

One time Insertions

| | |
|---|------|
| Incorporation Notices | \$45 |
| Fictitious Name Registration | \$45 |
| Petition for Change of Name | \$45 |
| Estate Notice (3-time insertion) | \$65 |
| Orphans Court; Accounting on Estates (2-time insertion) | \$45 |

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

| | |
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| Mailed Copy | \$100 |
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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Deborah Bates

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Raising the Bar



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

*Are you in need of clothing for that job interview?
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

Raising the Bar is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

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

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

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued in the Estate of Robert W. Pace, who died April 9, 2021, late resident of Honesdale Borough, Wayne County, PA to Shauna S. Pace a/k/a Shauna Susanne Pace and Ashley E. Pace. 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 Shauna S. Pace and Ashley E. Pace, 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

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

Estate of Susan M. Wood
AKA Susan Marie Wood, Susan Wood
Late of Palmyra Township
EXECUTOR
Carrie L. Birch
99 Juniper Way
Hawley, PA 18428
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

10/21/2022 • 10/28/2022 • 11/4/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Edward John Moran, a/k/a Edward J. Moran, a/k/a Edward J. Moran, Jr., who died on January 4, 2010, late resident of Honesdale, Pennsylvania, to Edward J. Moran, a/k/a Edward John Moran, Co-Administrator of the Estate, and Christopher J. Moran, a/k/a Christopher Judge Moran, Co-Administrator 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 Edward J. Moran, a/k/a Edward John Moran, Co-Administrator, and Christopher J.

Moran, a/k/a Christopher Judge
Moran, Co-Administrator, c/o Law
Offices of LEE C. KRAUSE,
Attorney for the Estate, at 109
Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

10/14/2022 • 10/21/2022 • 10/28/2022

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted to
Jennifer Stolz in the Estate of
William J. Stolz, late of Pleasant
Mount Township, Pennsylvania,
who died on January 11, 2021. All
persons indebted to the Estate are
requested to make payment and
those having claims or demands
are to present the same without
delay to Jennifer Stolz,
Administratrix c/o John P. Finnerty,
Esquire, 75 Glenmaura National
Boulevard, Moosic, Pennsylvania
18507.

10/14/2022 • 10/21/2022 • 10/28/2022

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted to
Peter Ridd and Wayne Bank, Co-
Executors of the Estate of Russell
L. Ridd, late of Wayne County,
Honesdale, PA 18431 who died on
July 13, 2022. All persons indebted
to said Estate are required to make
payment and those having claims
or demands to present the same
without delay to the Co-Executors

Peter Ridd and Wayne Bank, c/o
Mark R Zimmer, Esquire, 1133
Main Street, Honesdale, PA 18431.

10/14/2022 • 10/21/2022 • 10/28/2022

ESTATE NOTICE

Estate of Helen G. Dexter
AKA Helen Dexter
Late of Damascus Township
CO-EXECUTOR
Karen Valenti
6184 State Route 97
Narrowsburg, NY 12764
CO-EXECUTOR
Gary R. Dexter
225 Main Street
Kingston, NY 12401
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

10/14/2022 • 10/21/2022 • 10/28/2022

ESTATE NOTICE

Estate of Shirley J. Mosher,
deceased of Palmyra Township,
Wayne County, Pennsylvania.
Letters Testamentary on the above
estate having been granted to Scott
N. Mosher, Executor, all persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to her attorney,
Anthony J. Magnotta, Esquire,
1307 Purdy town Turnpike,
Lakeville, PA 18438.

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Estate of Charles F. Swartz
AKA Charles Swartz
Late of Paupack Township
EXECUTOR
Dolly M. Swartz,
AKA Marina Swartz,
AKA Dolly Marina Swartz
1038 Hidden Valley Court
Lake Ariel, PA 18436
ATTORNEY
Andrea R. Capita, Esq.
104 West High Street
Milford, PA 18337

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Estate of Anne J. Byer a/k/a Anne
Byer and Anne Pierson Byer,
Deceased. Late of Salem Twp.,
Wayne County, PA. Letters
Testamentary on the above Estate
have been granted to the
undersigned, who request all
persons having claims or demands
against the estate of the decedent to
make known the same and all
persons indebted to the decedent to
make payment without delay to
Frederick D. Pierson (a/k/a
Frederick Dean Pierson), Executor,
c/o D. Keith Brown, Esq., P.O. Box
70, Newtown, PA 18940. Or to his
Atty.: D. Keith Brown, Stuckert
and Yates, P.O. Box 70, Newtown,
PA 18940.

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that letters testamentary have been
issued in the Estate of David
Edward Dulay, aka David Dulay,
who died on June 26, 2022, late
resident of 102 Maplewood Drive,
Honesdale, PA 18431, to Jill Dulay
aka Jill Elizabeth Dulay, of 102
Maplewood Drive, Honesdale, PA
18431. 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 the law offices of
JOHN J. MARTIN, ESQUIRE,
Attorney for the Estate at 1022
Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE
ATTORNEY FOR THE ESTATE

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that letters of administration have
been issued in the Estate of Lois
Jean Drutherosky, aka Lois
Drutherosky, who died on June 28,
2022, late resident of 102 Big Hills
Road, Lake Ariel, PA 1843, to
Michelle Loch, aka Michelle Lynn
Loch, of 46940 Bermont Road,
Punta Gorda, FL 33982. 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 the law offices of
KIMBERLY D. MARTIN,
ESQUIRE, Attorney for the Estate
at 1022 Court Street, Honesdale,
PA 18431

KIMBERLY D. MARTIN,
ESQUIRE, ATTORNEY FOR
THE ESTATE

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Connie Karnish, Executrix of the Estate of William B. Karnish, late of Lake Ariel, PA, who died on October 10, 2021. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**RINALDI & POVEROMO, P.c.,
Attorneys.**

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Estate of Ronald S. Martin
AKA Ronald Martin
Late of Honesdale Borough
EXECUTOR
Lori Hiller
110 Sugar Street
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued in the Estate of Victor F. Abbott a/k/a Victor Abbott, a/k/a Victor Francis Abbott, who died May 13, 2022, late resident of Damascus Township, Wayne County, PA to Stephen Abbott a/k/a Stephen V. Abbott. 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 the Executor, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
Attorney for the Estate

10/7/2022 • 10/14/2022 • 10/21/2022

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 17, 2022 for CYBERKNOWLEDGE at 1293 Bridge Street, Honesdale, PA 18431. The entity interested in such business is Brian's Technologies, Inc., whose Commercial Registered Office provider's address is 1293 Bridge Street, Honesdale, PA 18431 in

Wayne County. This was filed in accordance with 54 PaC.S. 311.

10/21/2022

NOTICE

In the Court of Common Pleas of the 22nd Judicial District Commonwealth of Pennsylvania Wayne County

Action to Quiet Title
368- Civil- 2022

Walleye Rentals, LLC
446 Joan Street
South Plainfield, NJ 07080
Plaintiffs

Vs.

Salvatore DeLuca
Box 248 The Hideout
Lake Ariel, Pa 18436
his heirs, executors
administrators, successors,
and assigns, and all persons
claiming by, through or
under him

.....

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, by entering personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned the if you fail to do so the

case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by plaintiff. **YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTHERN PENNSYLVANINA
LEGAL SERVICES, INC.
WAYNE COUNTY OFFICE
WAYNE COUNTY
COURTHOUSE
HONESDALE, PENNSYLVANIA
18431
(570) 253- 1031

.....
COMPLAINT IN QUIET TITLE
.....

AND NOW, comes the Plaintiffs, Walleye rentals, LLC., by and through their Attorneys, Spall, Ryzewski, Anderson, Salley & Tunis, P.C. by Leatrice A. Anderson, Esquire, and files the following Action to Quiet Title, whereof the following is a true and correct statement, to wit:

1. That the Plaintiffs are individuals with a principal place of business in South Plainfield,

New Jersey.

2. The Defendant, Salvatore DeLuca, is an adult individual with a last known address of Box 248 in The Hideout, Lake Ariel, Pennsylvania.

4. The property owned by Plaintiffs, by deed recorded in record book 6189 page 315, and the subject of the Deed is described as follows:

ALL THAT CERTAIN piece or parcel of land, situate in the Borough of Hawley, County of Wayne and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on Sixteenth Street as marked on a map of the Village of Hawley, said point being the northeasterly corner of the house now or formerly of Robert Guinn, (formerly property of Jacob Siedler) on Sixteenth Street; thence along said building in a southerly direction about twenty-three (23) feet to a corner of said building; thence along said building in a westerly direction about six (6) feet to the line of lands of said Guinn (formerly Siedler) and on a line parallel with "Dutch" Street; thence along last mentioned line in a southerly direction about ninety-seven (97) feet to a corner; thence on a line parallel with Sixteenth Street about eighty-four (84) feet to land now or formerly of John Hecker; thence northerly along lands of said Hecker, one hundred twenty (120) feet to Sixteenth Street; thence along said Sixteenth Street

seventy-eight (78) feet to the place of BEGINNING.

5. The Defendant, Salvatore Deluca, is a prior owner of the property. Defendant conveyed said premises to George Kopelson in 1988 and held a mortgage for \$20,000. Said mortgage is recorded Wayne County Record book 285 on page 449.

6. It is believed and averred that George Kopelson, who is now deceased, paid that mortgage in full. George Kopelson departed this life on May 20, 2020 and at no time was any foreclosure or action taken to enforce said mortgage which was due to be paid in full in 1995.

7. Defendant's whereabouts are unknown, and all notices sent to him have been returned unsigned or unclaimed.

8. The Plaintiff now seeks to extinguish any and all alleged right, title, lien or interest that the Defendant, or his heirs, executors, administrators, successors or assigns and all persons claiming by, through or under him, shall hold, own or claim.

WHEREFORE, the Plaintiff prays this Honorable Court to enter:

- (a) An Order barring forever the right of the Defendant and his successors, heirs and assigns from asserting any right, title, lien or interest in and to premises; and
- (b) An Order decreeing the Plaintiff is the owner in fee simple free of any encumbrances of Defendant of the premises herein described.

By:
LEATRICE A. ANDERSON, ESQ.
I.D. # 88401
Attorney for Plaintiff
2573 Route 6
Hawley, Pa 18428

10/21/2022

SHERIFF SALES

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

**SHERIFF'S SALE
NOVEMBER 2, 2022**

By virtue of a writ of Execution instituted by: Wilington Savings Fund Society FSB, as Trustee of Stanwich Mortgage Loan Trust I issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of November, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point in the center of an assumed fifty (50) foot

right-of-way known as PA S.R. 1031, said point being a common corner of the premises herein described and lands now or formerly of Francis Kimber Estate, Deed Book 188, Page 528; thence along the center of the aforesaid S.R. 1031 South thirty seven (37) degrees thirty-five (35) minutes fifty (50) seconds East a distance of fifty-two and seventy-nine hundredths (52.79) feet South forty (40) degrees eleven (11) minutes zero five (05) seconds East a distance of fifty-five and sixty hundredths (55.60) feet South forty-five (45) degrees zero three (03) minutes nineteen (19) seconds East a distance of forty-two and ninety-one hundredths (42.91) feet to a point for a corner said point being a common corner of the premises herein described and Lot 2 in a subdivision of lands of Katherine Cochrane as depicted on a map drawn by Tim A. Jones, P.L.S., and dated June 12, 1997; thence along the common division line between the premises herein described and Lot 2 supra South fifty-six (56) degrees fifteen (15) minutes zero zero (00) seconds West a distance of three hundred twenty-two and fifty-seven hundredths (322.57) feet to a point for a corner on line of lands now or formerly of Socrates Lambrinides, Deed Book 456, Page 28; thence along the common division line between the premises herein described and lands now or formerly of Lambrinides supra North twenty-two (22) degrees forty (40) minutes zero zero (00) seconds West a distance of one

hundred fifty-two and eighty-five hundredths (152.85) feet to a point for a corner on line of lands now or formerly of Francis Kimber Estates supra; thence along the common division line between the premises herein described and lands now or formerly of Francis Kimber Estate supra, North fifty-six (56) degrees fifteen (15) minutes zero zero (00) seconds East a distance of two hundred seventy-five and zero zero hundredths (275.00) feet to the point and place of Beginning.

CONTAINING therein 1.022 acres be the same more or less.

BEING known and numbered as 1380 Galilee Road, Damascus, PA 18415

BEING THE SAME PREMISES which The Chess Master, LLC, severally, by Deed dated May 25, 2012, and recorded May 29, 2012, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, to Instrument No. 201200003776, granted and conveyed unto Corey B. Dowe and Nancy Dowe, husband and wife, as tenants by the entireties, Grantor herein.

TAX I.D. #: 07-0-0207-0043.0011

Seized and taken in execution as property of:
Corey B. Dowe 1380 Galilee Road,
DAMASCUS PA 18415
Nancy Dowe 1380 Galilee Road,
DAMASCUS PA 18415

Execution No. 35-Civil-2022
Amount \$145,760.43
Plus additional costs

August 12, 2022
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Jill M. Fein Esq.

10/7/2022 • 10/14/2022 • 10/21/2022

**SHERIFF'S SALE
NOVEMBER 2, 2022**

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 2nd day of

November, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point on the Beach Lake Highway (S.R. 0652) centerline said point being the Westerly corner of lands now or formerly of Bryan Wise as described in Wayne County Record Book 2563, at Page 344.

THENCE along said lands now or formerly of Wise and passing over a found iron pin on line of 30.58 feet South 23 degrees 43 minutes and 50 seconds East 400.00 feet to found iron pin corner; then continuing along said lands now or formerly of Wise North 63 degrees 27 minutes and 30 seconds East 84.22 feet to a corner, common to the lands now or formerly of Steven S. and Bridget E. Albano, as described in Wayne County Record Book 2280 at Page 289.

THENCE along said land the following two courses and distances;

1. South 22 degrees 43 minutes and 30 seconds East 275.43 feet to a found iron pipe corner;

2. South 67 degrees 35 minutes and 0 seconds West 100.96 feet to a found iron pin corner common to the lands now or formerly of Alfred C. Thumann, as described in Wayne County Record Book 2477 at page 45;

Thence along said land South 66 degrees 38 minutes and 26 seconds West 148.13 feet to a found iron pin corner common to the lands now or formerly of Robert E. and Karen K. Hoffman, as described in Wayne County Deed Book 455 page 1112;

Thence along said lands and passing over a found iron pin on line at 232.14 feet and a set iron pin on line at 628.69 feet North 21 degrees 57 minutes and 4 seconds West 658.40 feet to a point on the Beach Lake Highway (SR. 0652) centerline;

Thence along said centerline North 62 degrees 28 minutes and 35 seconds East 149.65 feet to the point of beginning;

This description is based on a survey map entitled "Lands of Heidi Blade Lot of Record", dated May 1, 2009 prepared by Gary M. Flood, P.L.S. and recorded in Wayne County Map Book 113 Page 69.

TAX MAP NO. 01-0-0246-0063

BEING the same premises which Heidi Blade, by Deed dated 11/09/2017 and recorded 11/21/2017 in the Office of the

Recorder of Deeds in and for the County of Wayne in Record Book 5255, Page 297, granted and conveyed unto Michael Lefferts and Colleen Lefferts, husband and wife.

Seized and taken in execution as property of:
Michael J. Lefferts 1164 Beach Lake Hwy BEACH LAKE PA 18405
Colleen Lefferts 1164 Beach Lake Hwy BEACH LAKE PA 18405

Execution No. 236-Civil-2022
Amount \$87,019.71
Plus additional costs

August 11, 2022
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:
That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.
ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Stephen G. Bresset Esq.

10/7/2022 • 10/14/2022 • 10/21/2022

**SHERIFF'S SALE
NOVEMBER 9, 2022**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association as Trustee of Cabana Series V 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 9th day of November, 2022 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:

PARCEL ONE:
ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, said point being North Seventy nine degrees forty six minutes zero seconds West (N 79° 46' 00" W), a distance of sixty four and eleven/100 feet (64.11') from the northeast corner of land of Mark and Diane Richner said point also being the southeast corner of the land herein described (Lot 2);

THENCE along center of South Street North seventy seven degrees thirty five minutes zero seconds West (N 77° 35' 00" W), a distance

of ninety eight and 55/11 feet (98.55') to a point, the southeast corner of land of Mary Weinberger;

THENCE along the eastern line of Mary Weinberger, North eleven degrees zero minutes zero seconds East (N 11 ° 00' 00" E), a distance of one hundred eighty feet (180.00') to an iron pipe for a corner, the northeast corner of land of Mary Weinberger;

THENCE along the northern line of Mary Weinberger and along line of land of James McArdle, North seventy five degrees forty eight minutes four seconds West (N 75° 48' 04" W), a distance of one hundred forty nine and 94/100 feet (149.94') to an iron pipe for a corner in line of land of James McArdle;

THENCE through land of Thomas and Carol Ashman North zero degrees fifteen minutes seventeen seconds West (N 0° 15' 17" W), a distance of three hundred twenty one and 35/100 feet (321.35') to an iron pipe for a corner;

THENCE through same North eighty five degrees thirty six minutes fifty seconds East (N 85° 36' 50" E), a distance of four hundred fifty one and 66/100 feet (451.66') to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company South thirteen degrees fifteen minutes one second West (13° 15' 01" W), a

distance of four hundred thirty and 22/100 feet (430.22') to an iron pipe for a corner, the northeast corner of Lot 1;

THENCE along the northern line of Lot 1 North seventy six degrees forty five minutes zero seconds West {N 76° 45' 00" W}, a distance of one hundred and 00/100 feet (100') to an iron pipe for a corner, the northwest corner of Lot 1;

THENCE along the westerly line of Lot 1 South thirteen degrees fifteen minutes zero seconds West (S 13° 15' 00" W), a distance of two hundred feet (200.00') to the POINT OF BEGINNING;

Said described tract containing 3.88 acres, more or less

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in Map Book No 109 at Page 15.

PARCEL TWO:

ALL that piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point in the center of South Street, the southwest corner of land of JoEllen and Shawn Forney, said point also being South ten degrees fifty nine minutes nineteen seconds West (S 10° 59' 19" W), a distance of

eighteen and 45/100 feet (18.45') from an iron pipe near the northern right of way line of South Street;

THENCE along the center of South Street North seventy six degrees fifty four minutes thirty two seconds West (N 76° 54' 32" W), a distance of forty and 53/100 feet (40.53') to a point for a corner, the southeast corner of land of Jeffery and Michelle Gogolski;

THENCE along the eastern line of Jeffery and Michelle Gogolski North eleven degrees nine minutes thirty eight seconds East (N 11° 09' 38" E), a distance of one hundred eighty three and 34/100 (183.34') to an iron pipe for a corner in line of land of the lands of Jeffery and Michelle Gogolski;

THENCE along the eastern line of land of other lands of Jeffery and Michelle Gogolski North eleven degrees five minutes twenty nine seconds East (N 11° 05' 29" E), a distance of two hundred forty two and 69/100 feet (242.69') to an iron pipe for a corner;

THENCE along the northern line of land of Jeffery and Michelle Gogolski North eighty four degrees forty nine minutes thirty seven seconds West (N 84° 49' 37" W), a distance of one hundred thirty three and 33/100 feet (133.33') to an iron pipe for a corner in line of land of Karen Kernoski;

THENCE along line of land of Karen Kernoski and along line of land of The Wayne Memorial

Hospital Nursing Home North six degrees seventeen minutes forty nine seconds East (N 6° 17' 49" E), a distance of six hundred thirty nine and 16/100 feet (639.16') to a steel re bar for a corner in line of land of Joseph and Lisa Gombita;

THENCE along the line of land of Joseph and Lisa Gombita and line of land of William and Sandra Fenwick and along line of land of Spojnia and along a stonewall South eighty one degrees fifty two minutes thirty five seconds East (S 81 ° 52' 35" E), a distance of seven hundred eighty five feet and 20/100 feet (785.20') to an iron pipe for a corner in line of land of the Waymart Water Company;

THENCE along line of land of the Waymart Water Company, South thirteen degrees fifteen minutes zero seconds West (S 13° 15' 00" W), a distance of four hundred eighty two and 55/100 feet (482.55') to an iron pipe for a corner in line of land of Lot 2;

THENCE through land of Thomas and Carol Ashman South eighty five degrees thirty six minutes fifty seconds West (S 85° 36' 50" W), a distance of four hundred fifty one and 66/100 feet (451.66') to an iron pipe for a corner;

THENCE through same South zero degrees fifteen minutes seventeen seconds East (S 0° 15' 17" E), a distance of three hundred twenty one and 35/100 feet (321.35') to an iron pipe for a corner in line of land of James McArdle;

THENCE along line of land of James McArdle and along line of land of Jo Ellen and Shawn Forney North seventy five degrees forty eight minutes four seconds West (N 75° 48' 04" W), a distance of one hundred sixty eight and 16/100 feet (168.16') to an iron pipe for a corner;

THENCE along the same South ten degrees fifty nine minutes nineteen seconds West (S 10° 59' 19" W), a distance of one hundred eighty two and 59/100 feet (182.59'), a passing through an iron pipe near the norther Right of Way line of South Street to the POINT OF BEGINNING;

Said described tract containing 11.06 acres, more or less.

The above description is in accordance with a survey and map dated December 22, 2006 made by Stephen E. Leshner, Registered Surveyor and recorded in Wayne County Recorder of Deeds Office in May Book No 190 at page 15. Seized and taken in execution as property of:

Ali Haxhaj 16 Lake Street, Apt 6A
WHITE PLAINS NY 10603
Bekim Bardhaj 16 Lake Street,
Apt.6A WHITE PLAINS NY
10603

United States of America,
Department of Treasury-Internal
Revenue Service 228 Walnut Street
HARRISBURG PA 17101

Execution No. 144-Civil-2020
Amount \$326,174.14
Plus additional costs

September 15, 2022
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN
PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN
PAYMENT.**

Adam Friedman Esq.

10/14/2022 • 10/21/2022 • 10/28/2022



CIVIL ACTIONS FILED

*FROM SEPTEMBER 24, 2022 TO SEPTEMBER 30, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

| NUMBER | LITIGANT | DATE/TIME | DESCRIPTION | AMOUNT |
|------------|---|-----------------|----------------------|------------|
| 1998-20841 | SATCHELL MARK | 9/30/2022 11:47 | SATISFACTION | .00 |
| 2003-20636 | PATERNOSTER JAMES | 9/30/2022 11:47 | SATISFACTION | .00 |
| 2018-00260 | RUSSELL PAUL A | 9/30/2022 3:56 | WRIT OF EXECUTION | 5,988.77 |
| 2018-00260 | WAYNE BANK | 9/30/2022 3:56 | WRIT EXEC/GARNISHEE | .00 |
| 2019-00260 | ASINARI ROBERT J | 9/28/2022 2:10 | WRIT OF EXECUTION | 18,048.25 |
| 2019-00260 | FIRST NATIONAL COMMUNITY BANK GARNISHEE | 9/28/2022 2:10 | WRIT EXEC/GARNISHEE | .00 |
| 2021-00373 | TSIREKIDZE DAVID | 9/27/2022 11:32 | SATISFACTION | .00 |
| 2021-00540 | PALMISANO MICHAEL | 9/27/2022 8:56 | MOTOR VEHICLE JDGMT | 4,600.00 |
| 2021-20589 | DONAHUE KATHLEEN A | 9/27/2022 1:53 | SATISFACTION | 372.00 |
| 2021-20659 | ADAMS JEFFERY S | 9/27/2022 1:53 | SATISFACTION | 1,076.84 |
| 2022-00033 | SMITH MARGARET | 9/29/2022 12:09 | DISCONTINUANCE | .00 |
| 2022-00069 | BRODSKY ILYA | 9/28/2022 3:14 | DEFAULT JUDG IN REM | 109,501.12 |
| 2022-00069 | BRODSKY HELENA DECEASED | 9/28/2022 3:13 | DEFAULT JUDG IN REM | .00 |
| 2022-00205 | ANY AND ALL KNOWN & UNKNOWN HEIRS ETC /EST OF DAVID SEDORA | 9/28/2022 1:17 | WRIT OF EXECUTION | 61,387.42 |
| 2022-00205 | SEDORA DAVID L ESTATE OF | 9/28/2022 1:17 | WRIT OF EXECUTION | 61,387.42 |
| 2022-00205 | SEDORA DAVID DECEASED | 9/28/2022 1:17 | WRIT OF EXECUTION | 61,387.42 |
| 2022-00278 | ASSOCIATES CONSUMER DISCOUNT COMPANY OF PENNSYLVANIA | 9/29/2022 10:31 | JDGMT BY COURT ORDER | .00 |
| 2022-00278 | FRISBIE MICHAEL J | 9/29/2022 10:31 | JDGMT BY COURT ORDER | .00 |
| 2022-20223 | DONAHUE KATHLEEN A | 9/27/2022 1:53 | SATISFACTION | 457.93 |
| 2022-20415 | TCHORZEWSKI MAREK | 9/27/2022 1:53 | SATISFACTION | 326.80 |
| 2022-20415 | MALINOWSKI ANTHONY | 9/27/2022 1:53 | SATISFACTION | 326.80 |
| 2022-20553 | SERODY CHRISTOPHER D | 9/28/2022 11:20 | JUDGMENT | 1,406.25 |
| 2022-20554 | DONAHUE GLEN EDWIN | 9/30/2022 1:47 | JUDGMENT | 624.75 |
| 2022-20555 | ENDY CHERYL L | 9/30/2022 11:47 | JUDGMENT | 3,230.75 |
| 2022-20556 | FULLER VANDERGRIF PETER | 9/30/2022 11:48 | JUDGMENT | 2,122.25 |
| 2022-90091 | CHRISTIANA CLIFFORD J EST OF | 9/28/2022 11:24 | ESTATE CLAIM | 4,737.44 |
| 2022-90092 | CHRISTIANA CLIFFORD J | 9/28/2022 11:26 | ESTATE CLAIM | 4,501.31 |

CIVIL APPEALS – AGENCIES: DEPT. OF TRANSPORTATION

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2022-00422 | WHITEHEAD KRISTIN | PLAINTIFF | 9/30/2022 | .00 |
| 2022-00422 | COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION | DEFENDANT | 9/30/2022 | .00 |

CONTRACT – DEBT COLLECTIONS: OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2022-00419 | PORTFOLIO RECOVERY ASSOCIATES | PLAINTIFF | 9/27/2022 | .00 |
| 2022-00419 | NORRIS DEVON | DEFENDANT | 9/27/2022 | .00 |

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

MISCELLANEOUS – OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2022-00420 | ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC | PLAINTIFF | 9/28/2022 | .00 |
| 2022-00420 | LAZOR JOHN JR | DEFENDANT | 9/28/2022 | .00 |
| 2022-00420 | LAZOR ALEXANDRA L | DEFENDANT | 9/28/2022 | .00 |

PETITION

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|------------|-----------|--------|
| 2022-00418 | 2006 FORD FOCUS VIN# 1FAHP34N76W198433 | PETITIONER | 9/27/2022 | .00 |
| 2022-00418 | ROTUNDO JOSEPH A | PETITIONER | 9/27/2022 | .00 |

REAL PROPERTY – PARTITION

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|----------------|-----------|-----------|--------|
| 2022-00415 | GOLBA DANIELLE | PLAINTIFF | 9/23/2022 | .00 |
| 2022-00415 | GOLBA GLENN A | DEFENDANT | 9/23/2022 | .00 |

TORT – MOTOR VEHICLE

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--------------------|-----------|-----------|--------|
| 2022-00421 | BLAIR JOHN | PLAINTIFF | 9/29/2022 | .00 |
| 2022-00421 | EVERETT CHEYENNE M | DEFENDANT | 9/29/2022 | .00 |
| 2022-00421 | HENRY HEINLE PENNY | DEFENDANT | 9/29/2022 | .00 |
| 2022-00421 | HEINLE PENNY HENRY | DEFENDANT | 9/29/2022 | .00 |

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DORFLINGER FACTORY MUSEUM
FOR A SPECIAL PRESENTATION



WAYNE MEMORIAL
HEALTH FOUNDATION

and the
Paul M. & Sandra Meagher

Legacy Circle



present...

WAYNE MEMORIAL TODAY AND TOMORROW

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

THE GIFT OF PLANNED GIVING

ELIZABETH BARNETTE, PHILANTHROPIC STRATEGIST/BANK OF AMERICA

THE HEART BEHIND THE LEGACY CIRCLE

PAUL MEAGHER

SUNDAY, OCTOBER 23RD 3-5PM

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

CATERED REFRESHMENTS, BEER AND WINE, TOURS OF THE MUSEUM

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

MORTGAGES AND DEEDS

RECORDED FROM OCTOBER 11, 2022 TO OCTOBER 14, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

MORTGAGES

| GRANTOR | GRANTEE | LOCATION | AMOUNT |
|--|---|-------------------------|------------|
| PATTERSON ZECHARIAH HAROLD | KARP MICHAEL KARP LINDA J | SOUTH CANAAN TOWNSHIP | 157,000.00 |
| LIPPAY LAURA L | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MORTGAGE AMERICA INC | DREHER TOWNSHIP | 315,250.00 |
| ODONNELL MATTHEW J TR WESTGATE KATHLEEN M TR ODONNELL COLLEEN M TR ODONNELL KIMBERLY M TR DEED OF TRUST DATED JANUARY TWO THREE TWO | PNC BANK P N C BANK | HONESDALE BOROUGH | 75,300.00 |
| SMITH EDWARD DAVID | HONESDALE NATIONAL BANK | MOUNT PLEASANT TOWNSHIP | 339,200.00 |
| SMITH ELISHEVA | NBT BANK | LAKE TOWNSHIP | 125,000.00 |
| HART ROBERT D | N B T BANK | LAKE TOWNSHIP | 68,500.00 |
| HART THERESA M | N B T BANK | LAKE TOWNSHIP | 319,999.00 |
| FRYCKI STEPHEN | N B T BANK | LAKE TOWNSHIP | 50,000.00 |
| FRYCKI SANDRA | NBT BANK | SALEM TOWNSHIP | 170,000.00 |
| YAKUBOV URIAL | CALIBER HOME LOANS INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS | SALEM TOWNSHIP | 204,000.00 |
| PEER ROBERT | DIME BANK | DYBERRY TOWNSHIP | 262,500.00 |
| BRAJUKA CHRISTINE M | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS KIND LENDING | DAMASCUS TOWNSHIP | 580,000.00 |
| COMSTOCK MICHAEL JAMES | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS | LAKE TOWNSHIP | 25,000.00 |
| COMSTOCK GINA | HOMETOWN LENDERS INC | LAKE TOWNSHIP | 341,776.00 |
| BROWN MOUNTAIN GETAWAYS LLC | QNB BANK | LAKE TOWNSHIP | 244,000.00 |
| BROWN MOUNTAIN GETAWAYS L L C | Q N B BANK | SALEM TOWNSHIP | 270,000.00 |
| BROWN THOMAS P | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS | LAKE TOWNSHIP | |
| BROWN SUZANNE KAY | BANK OF AMERICA | PAUPACK TOWNSHIP | |
| QUINONES JASON AKA QUINONES JASON PAUL AKA QUINONES CAROLE AKA QUINONES CAROLEANN GILLESPIE AKA | NORTHFIELD BANK | PAUPACK TOWNSHIP | |
| FINCH BRYAN P | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS | PALMYRA TOWNSHIP | |
| FINCH TIFFANY L | PENNYMAC LOAN SERVICES | SALEM TOWNSHIP | |
| DIETER ALAN | CITIZENS SAVINGS BANK | SALEM TOWNSHIP | |
| DIETER AMANDA | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS | SALEM TOWNSHIP | |
| CAPPELLO JOHN JR | BANK OF AMERICA | SALEM TOWNSHIP | |
| CAPPELLO PATRICE M | | | |

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

| | | | |
|------------------------------|--------------------------------|----------------------|------------|
| GAGLIANO DOMINICK | HONESDALE NATIONAL BANK | LAKE TOWNSHIP | |
| CAPUTO VICTORIA LYNN | | | 45,000.00 |
| SUTERA ALES SANDRA | GUARANTEED RATE INC | LEHIGH TOWNSHIP | |
| | MORTGAGE ELECTRONIC | | |
| | REGISTRATION SYSTEMS | | 242,250.00 |
| ROWLAND MICHAEL P JR | MORTGAGE ELECTRONIC | LAKE TOWNSHIP | |
| | REGISTRATION SYSTEMS | | |
| | M & T BANK | | 126,000.00 |
| WHITE SHEILA J | HOUSING & URBAN DEVELOPMENT | DREHER TOWNSHIP | 31,906.42 |
| LUIS JOSE F | MORTGAGE ELECTRONIC | LAKE TOWNSHIP | |
| | REGISTRATION SYSTEMS | | |
| LUIS MARIA | SUMMIT MORTGAGE CORPORATION | | 231,920.00 |
| DEVELOPMENT PROS THREE LLC | FREITAS PROPERTIES | LAKE TOWNSHIP | |
| DEVELOPMENT PROS THREE L L C | | | 5,000.00 |
| DEVELOPMENT PROS THREE LLC | FREITAS PROPERTIES | LAKE TOWNSHIP | |
| DEVELOPMENT PROS THREE L L C | | | 5,000.00 |
| DEVELOPMENT PROS THREE LLC | FREITAS PROPERTIES | LAKE TOWNSHIP | |
| DEVELOPMENT PROS THREE L L C | | | 5,000.00 |
| DEVELOPMENT PROS THREE LLC | FREITAS PROPERTIES | LAKE TOWNSHIP | |
| DEVELOPMENT PROS THREE L L C | | | 5,000.00 |
| HYLAND THOMAS | MORTGAGE ELECTRONIC | TEXAS TOWNSHIP 1 & 2 | |
| | REGISTRATION SYSTEMS | | |
| | HOMESTEAD FUNDING CORP | | 254,799.00 |
| KOVALESKI GREGORY JR | HOUSING & URBAN DEVELOPMENT | SALEM TOWNSHIP | 4,921.06 |
| DEBAKKERRICE CAROL J | CITIZENS BANK | PAUPACK TOWNSHIP | |
| RICE GREGORY J | | | |
| RICE CAROL J DEBAKKER | | | 200,000.00 |
| REINGOLD MARTIN | HONESDALE NATIONAL BANK | BERLIN TOWNSHIP | |
| REINGOLD MARSHA | | | 385,000.00 |
| REINGOLD MARTIN | HONESDALE NATIONAL BANK | SALEM TOWNSHIP | |
| REINGOLD MARSHA | | | 385,000.00 |
| SWENDSEN DEBRA S | WAYNE BANK | TEXAS TOWNSHIP | 20,000.00 |
| PAVLOVICH ROBERT J | WAYNE BANK | WAYMART BOROUGH | 70,000.00 |
| YATSONSKY JOHN P | PENN EAST FEDERAL CREDIT UNION | DREHER TOWNSHIP | 115,500.00 |
| RULIS JOSEPH PAUL III | HOMETOWN LENDERS INC | CLINTON TOWNSHIP 2 | |
| | MORTGAGE ELECTRONIC | | |
| | REGISTRATION SYSTEMS | | 139,428.00 |
| FLORANCE JOANN | CITIZENS SAVINGS BANK | WAYMART BOROUGH | 127,200.00 |
| MILLER CASSIE | NBT BANK | SCOTT TOWNSHIP | |
| KNAPP ASHLEY MILLER | N B T BANK | | 78,000.00 |
| MUNRO DOUGLAS S | CITIZENS BANK | PRESTON TOWNSHIP | 300,000.00 |
| VOLTERO NANCY C | MORTGAGE ELECTRONIC | PAUPACK TOWNSHIP | |
| | REGISTRATION SYSTEMS | | |
| KING SUSAN L | SUMMIT MORTGAGE CORPORATION | | 167,250.00 |
| DECROTIE JEROME A | ROCKET MORTGAGE | HONESDALE BOROUGH | |
| DECROTIE MARY A | MORTGAGE ELECTRONIC | | |
| | REGISTRATION SYSTEMS | | 114,774.00 |
| BECCERRA LUIS A | MORTGAGE ELECTRONIC | LAKE TOWNSHIP | |
| | REGISTRATION SYSTEMS | | |
| CASTILLO LUIS R | FLAGSTAR BANK | | |
| BECCERRA LUIS F | | | 247,500.00 |
| KELLY PETER | DIME BANK | DAMASCUS TOWNSHIP | 131,700.00 |
| CASEY JOSHUA J | MORTGAGE RESEARCH CENTER | DYBERRY TOWNSHIP | |
| CASEY KIMBERLY M | VETERANS UNITED HOME LOANS | | |
| | MORTGAGE ELECTRONIC | | |
| | REGISTRATION SYSTEMS | | 239,382.00 |
| MERRIGAN THOMAS R | ROCKET MORTGAGE | CLINTON TOWNSHIP | |
| MERRIGAN JUDITH | MORTGAGE ELECTRONIC | | |
| LOPATOFSKY JUDITH ANN | REGISTRATION SYSTEMS | | 111,925.00 |

| | | | |
|---------------------------------|--|-----------------------|------------|
| LAROCCA DENISE CHRISTINE | INNOVATIVE MORTGAGE SERVICES INC | CHERRY RIDGE TOWNSHIP | |
| LAROCCA RANDY JOHN | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS | | 161,500.00 |
| NARDELLI SAMANTHA VINCI MICHAEL | COMMUNITY BANK | SALEM TOWNSHIP | 185,755.00 |

DEEDS

| GRANTOR | GRANTEE | LOCATION | LOT |
|-------------------------------------|--|-------------------------|----------|
| KARP MICHAEL | PATTERSON ZECHARIAH HAROLD | SOUTH CANAAN TOWNSHIP | |
| KARP LINDA J | | | LOT A |
| CRAWFORD CLIFFORD T BY AGENT AKA | LIPPAY LAURA L | DREHER TOWNSHIP | |
| CRAWFORD CLIFFORD T JR BY AGENT AKA | | | |
| CRAWFORD CHRISTINA AGENT | | | |
| WICKENKAMP CHRISTINA AGENT | | | LOT 2 |
| NIEMCZYK ROBERT | NIEMCZYK BARBARA | SALEM TOWNSHIP | |
| NIEMCZYK BARBARA | | | LOT 498 |
| YUDIS IRA M | SMITH EDWARD DAVID | MOUNT PLEASANT TOWNSHIP | |
| YUDIS CARMENCITA BORJA | SMITH ELISHEVA | | |
| TANDOI VIRGINIA MARIE DUFFY EXR | TANDOI VIRGINIA MARIE DUFFY TANDOI CHARLES | DYBERRY TOWNSHIP | |
| DUFFY CATHERINE VEST | PETRAITIS PATRICIA ANNE DUFFY MAMATOS | | |
| TANDOI VIRGINIA MARIE DUFFY | DUFFY JOSEPH PETER | | LOT 46 |
| HERBECK KENNETH | ROSENNIKOLOFF JILL | BUCKINGHAM TOWNSHIP | |
| HERBECK DIANE | NIKOLOFF JILL ROSEN THOMPSON WAYNE R | | |
| KELLY BRIAN | CUPO CHRISTOPHER | SALEM TOWNSHIP | |
| | CUPO JANICE | | LOT 545R |
| SLOMIN ROBERT PAUL JR EXR AKA | SHIRANI JAMSHID | LEHIGH TOWNSHIP | |
| SLOMIN ROBERT P EXR AKA | SHIRANI ATAROD | | |
| SLOMIN MARGARET M EST | | | |
| FITZGERALD PATRICK F | YAKUBOV URIAL | SALEM TOWNSHIP | LOT 678 |
| GLASER CARA ANN | HADLEY PATRICK | LAKE TOWNSHIP | LOT 24 |
| TJMRJS VENTURES LLC | COMSTOCK MICHAEL JAMES | LAKE TOWNSHIP | |
| T J M R J S VENTURES L L C | COMSTOCK GINA | | LOT 1583 |
| WILLIAMS JOHN F TR | BROWN THOMAS P | LAKE TOWNSHIP | |
| WILLIAMS DEBORAH L TR | BROWN SUZANNE KAY | | |
| JOHN F WILLIAMS REVOCABLE TRUST | | | LOT 17 |
| MCELYA DREW | MCELYA DREW | PAUPACK TOWNSHIP | |
| MCELYA JENNIFER | | | |
| DRWAL WALENTYNA | CZUPRYNSKI MAGDALENA | LEHIGH TOWNSHIP | |
| MCELYA DREW | MCELYA JENNIFER L | PAUPACK TOWNSHIP | |
| MCELYA JENNIFER | | | |
| KROEGMAN GARY | JOHNSON WAYNE PAUL JOHNSON JANICE A | DYBERRY TOWNSHIP | LOT 8 |
| KRC SIXTY | FINCH BRYAN P | PALMYRA TOWNSHIP | |
| K R C SIXTY | FINCH TIFFANY L | | |
| MCMANUS THOMAS E | MCMANUS THOMAS E MCMANUS SHAWNA | LAKE TOWNSHIP | |
| PROKOP EDWARD K | PROKOP EDWARD K TR | PAUPACK TOWNSHIP | |
| PROKOP MARIANNE W | PROKOP MARIANNE W TR | | |
| PROKOP FAMILY TRUST | | | LOT 87 |

| | | | |
|--|---|---|----------|
| WAYNE LAND & MINERAL GROUP | WAYNE MINERAL GROUP LLC WAYNE MINERAL GROUP L L C | PRESTON TOWNSHIP | |
| MICHAELI ALLYSON EXR MICHAEL I OZ EXR | MICHAELI ALLYSON ORTIZ CHRISTOPHER M | LAKE TOWNSHIP | |
| ORTIZ DONNA M EST | ORTIZ DAVID P | | LOT 580 |
| RAGONESE ANGELO RAGONESE MARGUERITE | DIETER ALAN DIETER AMANDA | SALEM TOWNSHIP | |
| STEWART DEBORAH A | MCPHILLIPS SEAN MCPHILLIPS PAULINA | SALEM TOWNSHIP | LOT 791 |
| SCHWARTZ ALEXANDER | SAVIDGE TODD J SAVIDGE DEIRDRE V | SALEM TOWNSHIP | LOT 407 |
| VENKATESULU MOHINI | ROWE ROBERT ROWE TIFFANY | LEHIGH TOWNSHIP | |
| TAVOLINE ANNE | TAVOLINE ANNE GENTILE RENE TAVOLINE SCOTT | PAUPACK TOWNSHIP | LOT 295 |
| DEFAZIO JAMES W JR DEFAZIO HEATHER | BARILLO GLEN BARILLO JENNIFER | LAKE TOWNSHIP | |
| GALLO JOSEPH GALLO ISABEL | BIGGS BRIAN BIGGS MICHELE | PAUPACK TOWNSHIP | LOT 318R |
| MARTINO JAMES M | CAPPELLO JOHN JR CAPPELLO PATRICE M | SALEM TOWNSHIP | LOT 1154 |
| COE CHARLES NATHANIEL SR SCHNEIDER E LAMARR | SUTERA ALESSANDRA MARIA | LEHIGH TOWNSHIP | LOT 607 |
| FONTENOVA WANDA | BRANCELLA JOSEPH BRANCELLA DIANE | PAUPACK TOWNSHIP | LOT 115 |
| BURCH KEVIN BURCH MARIANNE | LUIS JOSE FRANCISCO LUIS MARIA | LAKE TOWNSHIP | |
| BILLARD THOMAS K | BILLARD THOMAS K BILLARD SHAWN M | BERLIN TOWNSHIP | LOT 1 |
| BILLARD THOMAS K | BILLARD THOMAS K BILLARD SHAWN M | BERLIN TOWNSHIP | LOT 1 |
| FREITAS PROPERTIES | DEVELOPMENT PROS THREE LLC DEVELOPMENT PROS THREE L L C | LAKE TOWNSHIP | LOT 2080 |
| FREITAS PROPERTIES LLC FREITAS PROPERTIES L L C | DEVELOPMENT PROS THREE LLC DEVELOPMENT PROS THREE L L C | LAKE TOWNSHIP | LOT 2084 |
| FREITAS PROPERTIES LLC FREITAS PROPERTIES L L C | DEVELOPMENT PROS THREE LLC DEVELOPMENT PROS THREE L L C | LAKE TOWNSHIP | LOT 3677 |
| FREITAS PROPERTIES | DEVELOPMENT PROS THREE LLC DEVELOPMENT PROS THREE L L C | LAKE TOWNSHIP | LOT 4054 |
| COLEMAN WILLIAM | KELLY TIMOTHY KELLY WENDY | DREHER TOWNSHIP | LOT 85 |
| KOHRs TIMOTHY CWERSF | HYLAND THOMAS LINDE ERIC R | TEXAS TOWNSHIP 1 & 2 HONESDALE BOROUGH | LOT 2 |
| C W E R S F LAVENDER TODD AKA HENRY TODD AKA | LINDE BARBARA GOMEZ JULIAN GOMEZ WANDA | MANCHESTER TOWNSHIP | |
| LAVENDER EILEEN S HOFFMAN JUSTIN LAVENDARHOFFMAN LISA DYAN HOFFMAN LISA DYAN LAVENDER | | | |
| SMITH DAROLD KAY AKA SMITH DAROLD AKA | SMITH DAROLD KAY TR DAROLD KAY SMITH REVOCABLE LIVING TRUST WALTERRENE SMITH REVOCABLE LIVING TRUST | SALEM TOWNSHIP | LOT 156 |
| NORTON NORMAN A TR NORMAN A NORTON REVOCABLE INTER VIVOS TRUST | MILLER JASON R MILLER LAUREN E | PAUPACK TOWNSHIP | LOT 21R |

| | | | |
|----------------------------------|--------------------------|-----------------------|-----------|
| AUGELLO MARK J | REINGOLD MARTIN | BERLIN TOWNSHIP | LOT 5 |
| MILLER THOMAS H | REINGOLD MARSHA | SALEM TOWNSHIP | |
| MILLER LISA A | MILLER LISA A | SALEM TOWNSHIP | |
| BACCHIONI ROBERT ADM AKA | BACCHIONI ROBERT JOHN | SALEM TOWNSHIP | |
| BACCHIONI ROBERT JOHN ADM AKA | | | |
| FALABELLA LOUISE JEAN EST | | | LOT 617 |
| FURGELE JOHN A TR | BURDETTE EMILY | PAUPACK TOWNSHIP | |
| GOGGINS EMILY | | | |
| BURDETTE EMILY AKA | | | |
| BERDETTE EMILY AKA | | | |
| MCINTYRE WAYNE J | MADDOLIN EDWARD STEWART | MANCHESTER TOWNSHIP | |
| MCINTYRE CHERYL L | | | |
| MCINTYRE WAYNE J | MADDOLIN EDWARD STEWART | MANCHESTER TOWNSHIP | |
| MCINTYRE CHERYL L | | | LOT 976 |
| GORNEY HENRY S JR EST | BIEDLINGMAIER PAUL JR | LEHIGH TOWNSHIP | |
| FREEMAN DOROTHY EXR | | | |
| YATSONSKY JOHN P | YATSONSKY JOHN P | DREHER TOWNSHIP | |
| YATSONSKY LAURIE R | | | |
| BENJAMIN LAURIE R | | | LOT 9 |
| REINBOLD MARY BERNADETTE | RULIS JOSEPH PAUL III | CLINTON TOWNSHIP 2 | |
| GALLEGOS MARILYN POWELL | FLORANCE JOANN | WAYMART BOROUGH | |
| POWELLGALLEGOS MARILYN | | | |
| SULLIVAN CHRISTOPHER M | KING SUSAN L | PAUPACK TOWNSHIP | |
| ORSSAUD LISA A | VOLTERO NANCY C | | LOT 125 |
| EMSWILER JON A | ZAHARIADIS ERINI | LAKE TOWNSHIP | LOT 3262 |
| DERSHOWITZ ADAM | BECERRA LUIS A | LAKE TOWNSHIP | |
| DERSHOWITZ ADENA | BECERRA LUIS F | | |
| | CASTILLO LUIS R | | LOT 1363 |
| CINTRON GEORGE D | LAMBOY BERNADETTE | MANCHESTER TOWNSHIP | |
| | TORRES JONATHAN | | |
| BARBINE BONNIE L | KELLY PETER | DAMASCUS TOWNSHIP | |
| PETERSON BONNIE L | | | LOT 65 |
| BOYLE THOMAS J BY SHERIFF | CASCADE FUNDING MORTGAGE | PAUPACK TOWNSHIP | |
| | TRUST HBFOR | | |
| | CASCADE FUNDING MORTGAGE | | |
| | TRUST H B FOUR | | LOT 85 |
| PA COMMONWEALTH | WAYMART AREA HISTORICAL | CANAAN TOWNSHIP | |
| | SOCIETY | | |
| OSBORN LINDA K | VARVATSAS DEAN | PAUPACK TOWNSHIP | |
| | VARVATSAS CONCETTA | | LOT 347 |
| STETCH VINCENT P | STETCH VINCENT P | LEHIGH TOWNSHIP | |
| TEN BUS CRAIG C | CASEY JOSHUA J | DYBERRY TOWNSHIP | |
| TEN BUS LAUREN A | CASEY KIMBERLY M | | |
| MCGINNIS LAUREN A | | | |
| MACRINI RUSSELL | LAROCCA DENISE CHRISTINE | CHERRY RIDGE TOWNSHIP | |
| | LAROCCA RANDY JOHN | | LOT 3 |
| SMITH AMY EXR AKA | VINCI MICHAEL | SALEM TOWNSHIP | |
| SMITH AMY LYNN EXR AKA | NARDELLI SAMANTHA | | |
| EVARTS JOHN WESLEY JR EXR | | | |
| EVARTS NANCY JANE EST AKA | | | |
| EVARTS NANCY J EST AKA | | | |
| CLARKE PETER J | BERGER CLIFFORD R | LEHIGH TOWNSHIP | |
| CLARKE PATRICIA A GUIDO | BERGER FAY M | | |
| TILTON DOUGLAS | TILTON DOUGLAS | PALMYRA TOWNSHIP | |
| TILTON DEBORAH | TILTON DEBORAH | | PARCEL 1A |

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

October 24, 2022–October 28, 2022

Monday, October 24, 2022

9:00 AM
Civil Pre-Trials
9:00 Racz v Sullum 205-2020-cv Rydzewski/Namey/Pisano
9:30 Marchesin v Quality 403-2020-CV Mandarino/Blaum
11:00-12:00 Wayne et al v Grzejka 97-2021-cv Bugaj/Coleman
1:00 Gill v Cove Haven 337-2021-cv Fromson/Connolly

Tuesday, October 25, 2022

9:00 AM
In re: B.A.P. 24-2022-AD
Involuntary Term of Parental Rights
Campbell/Ellis

10:00 AM
In re: AF 15-2021-DP
Perm Rev Hearing
Rechner/Campbell

10:30 AM
In Re: A.K. 5-2022-DP
Aggravated Circumstances
Rechner/Campbell/Martin II

1:00 PM
Dependency
1:00 Permanency Review 17-2022-DP J.E. Rechner/B.Ellis/Collins
1:00 Permanency Review 26-2022-DP J.C. Rechner/Collins/Ellis
1:30 (Hr) Permanency Review 31-2020-DP & 1-2022-DP B.S. & J.S.
Rechner/Henry/Burlein/Turetsky
2:30 Shelter Care 25-2022-DP H.S. Rechner/Burlein/Martin II

Wednesday, October 26, 2022

9:00 AM
Indy v. Camp Ramah & Fallick 281-2021-CV
Argument on Motion for Summary Judgment
Palazzo/Smith/Dawson

9:30 AM
In Re: Estate of Giles 7-2022-OCD
Incapacity & Appointment of Guardian of person and estate
Crosen/Rechner
Get exhibits

10:00 AM
Karpeles and Sell v. Solomon 342-2021-CV
Petition to Fix fair market value
N.Gregory/Saporito

11:00 AM
In re: E.K. 85-2022-OCD
Incapacity Hearing
Rechner/Schloesser

Thursday, October 27, 2022

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

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

Friday, October 28, 2022

9:30 AM
IN Re: E.C.P. 26-2022-AD
TPR-Dad
Campbell

10:30 AM
Stevens & Prada v. Midlantic Contracting LLC & Hewitt 399-2021-CV
Hearing on Defendants Motion to Compel Depositions and Extend Discovery Deadlines
Martin II/Bufalino

ARBITRATION ROOM CALENDAR

October 24, 2022–October 28, 2022

Wednesday, October 26, 2022

11:30 AM
Mazzotta v. Mazzotta 205-2013-DR
Divorce Conference (Zimmerman)
Farrell/Martin

1:00 PM
Parshall v. Hambly 235-2017-DR
Custody Hearing (Zimmerman)
Martin II/Thomas

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

October 24, 2022–October 28, 2022

Tuesday, October 25, 2022

9:00 AM
Fisichella v. Fisichella 423-2010-DR
Hearing on Emergency Petition for Custody
Weed/Pro Se

9:00 AM
Piotrowski v. Sepesi 347-2022-DR
Primary Custody Hearing
J.Ellis/Saporito

1:00 PM
Demand Supports
551-2021-DR Brussell v. Brussell Bugaj/Lynott

2:00 PM
Non-Supports

Wednesday, October 26, 2022

9:00 AM
Central Court 3rd Floor Courtroom

Friday, October 28, 2022

9:00 AM
PFA

10:00 AM
Louis v. Silon 224-2020-DR
Defendant's Petition for Contempt & Special Relief & Supplemental petition for special relief
Bugaj/Campbell

1:00 PM
Goonan v. Goonan 176-2020-DR
Rule and Hearing on Petition to Order Plaintiff to sign Deed
Farrell/Pro Se

1:30 PM
Cammarata v. Cammarata 525-2021-DR
Custody Contempt
Pro Se/Pro Se

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