

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

**July 29, 2022**  
**Vol. 12, No. 22**  
**Honesdale, PA**



**IN THIS ISSUE**

PRESS RELEASES — DA’S OFFICE . . . . . 5

LEGAL NOTICES . . . . . 6

SHERIFF’S SALES . . . . . 14

CIVIL ACTIONS FILED . . . . . 18

MORTGAGES & DEEDS . . . . . 21

COURT CALENDAR . . . . . 25

ATTORNEY DIRECTORY . . . . . 31

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

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

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

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

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

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## 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.

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### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

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

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

#### **Subscription Rates**

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	Free

*Individual copies available for \$5 each Subscription Year: March–February  
Prorated subscriptions available*

### WAYNE COUNTY OFFICIALS

#### **Judges of the Court of Common Pleas**

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Matthew Meagher, *Second Judge*

#### **Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

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

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

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Joseph W. Adams  
Jocelyn Cramer

#### **Treasurer**

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

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Kathleen A. Schloesser

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> 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

**ACCEPTING DONATIONS NOW!**

For Information call the Wayne County Bar Association: (570) 253-0556 or go to  
[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

District Attorney's Office

**PRESS RELEASES**

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**June 20, 2022 – Driver of Drugs Arrested**

The Wayne County District Attorney announced the arrest of Tupico Lynn Jefferson, age 50, of Honesdale Borough for Conspiracy to Possess with Intent to Deliver Cocaine. A true and correct copy of the complaint is enclosed with this press release.

The Complaint alleges the Defendant drove Joseph Castellano in Castellano's car to Stroudsburg to purchase cocaine in exchange for marijuana.

Joseph Castellano also has drug charges pending in Wayne County.

The Central Court date is set for July 27, 2022. District Magistrate Judge Kay Bates set bail at \$100,000.00. The Defendant is held in the Wayne County Correctional Facility.

*\*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.*

**July 20, 2022 – Arrest for Sexual Assault of minor child**

The Wayne County District Attorney announced the arrest of Jeremy Daniel Briscese, age 40, of Waymart PA, for sexually assaulting a minor child. The Defendant is charged with 143 counts each related to Rape, Rape of a Child, Involuntary Deviate Sexual Intercourse, Statutory Sexual Assault, Sexual Assault, Aggravated Indecent Assault, Indecent Assault, Endangering the Welfare of a Minor Child, Corruption of Minors, Unlawful Contact of a Minor Child, Criminal Use of a Communication Facility, Intimidation of a Witness/Victim, and other related charges. A true and correct copy of the complaint is enclosed with this press release. Certain charges and information have been redacted from the Complaint to protect the identity of the minor victim.

The Complaint alleges the Defendant had sexual intercourse with a minor from about March 2021 to February 2022. The Complaint alleges the Defendant kept a record of the sexual assaults by marking his calendar with hearts, totaling 143 hearts.

The Central Court date is set for July 27, 2022. District Magistrate Judge Kay Bates set bail at \$500,000.00. The Defendant is held in the Wayne County Correctional Facility.

*\*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.*

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**ESTATE NOTICE**

In re: ESTATE OF Edward Shipshinski, aka Edward J. Shipshinski, late of Clinton Township, Wayne County, Pennsylvania (died May 21, 2022). Letters Testamentary in the above Estate having been granted, all person having claims or demands against the Estate of the Decedent shall make them known and present them, and all persons indebted to the said Decedent shall make payment thereof, without delay, to Kevin Shipshinski, Personal Representative, or to Joseph S. Toczydlowski, Jr., Esquire of the Toczydlowski Law Office, 723 North Main Street, Archbald, PA 18403.

**7/29/2022 • 8/5/2022 • 8/12/2022**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF ALBERT P. ULLNER late of 418 Ledgeale Road, Salem Township, Wayne County, Pennsylvania (died March 26, 2022), to Laurie A. Gregory, as Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

**7/29/2022 • 8/5/2022 • 8/12/2022**

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**EXECUTRIX NOTICE**

Estate of Barbara B. Wertz  
Late of Lake Township  
EXECUTOR  
Virginia Wertz Elliston  
2041 Bushkill Park Drive  
Easton, PA 18040  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**7/29/2022 • 8/5/2022 • 8/12/2022**

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**EXECUTRIX NOTICE**

Estate of Barbara J. Rankin  
AKA Barabara Joan Rankin  
Late of Lackawaxen Township  
ADMINISTRIX  
Lorie Ann Lyons  
3513 Forest Glen Road  
Virginia Beach, VA 23452-4010

7/29/2022 • 8/5/2022 • 8/12/2022

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**ESTATE NOTICE**

Estate of Donna M. Ortiz a/k/a  
Donna Marie Ortiz, Deceased. Late  
of Lake Twp., Wayne County, PA.  
D.O.D. 5/9/22. 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  
Allyson Michaeli (a/k/a Allyson  
Francis Michaeli) and Oz Michaeli  
(a/k/a Oz Bnaya Michaeli),  
Executors, c/o Robert T. Kelly, Jr.,  
Esq., 425 Spruce St., Ste. 200,  
Scranton, PA 18503. Or to their  
Atty.: Robert T. Kelly, Jr., Myers  
Brier & Kelly, LLP, 425 Spruce  
St., Ste. 200, Scranton, PA 18503

7/22/2022 • 7/29/2022 • 8/5/2022

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**EXECUTOR NOTICE**

Estate of Judith A. O'Connell  
AKA Judith O'Connell  
Late of Oregon Township

**EXECUTOR**

James E. Detwiler  
PO Box 45  
Pine Grove Mills, PA 16868  
ATTORNEY  
Nicholas A. Barna  
207 Tenth Street  
Honesdale, PA 18431

7/22/2022 • 7/29/2022 • 8/5/2022

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**ADMINISTRATOR NOTICE**

Estate of Dorothy W. Collins  
AKA Dorothy Ruth Collins,  
Dorothy R. Collins, Dorothy  
Collins, Dorothy Williams Collins,  
Dorothy Ruth Williams, Dorothy  
R. Williams  
Late of Canaan Township  
ADMINISTRATOR  
Mark E. Collins  
493 Creek Drive  
Prompton, PA 18456  
ATTORNEY  
Nicholas A. Barna  
207 Tenth Street  
Honesdale, PA 18431

7/22/2022 • 7/29/2022 • 8/5/2022

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**ADMINISTRATRIX NOTICE**

Estate of Jeffrey Paul Clemente  
AKA Jeffrey P. Clemente  
Late of Damascus Township  
ADMINISTRATRIX  
Frances S. Clemente  
86 Boyds Mill Road  
Beach Lake, PA 18405  
ATTORNEY  
Frances S. Clemente, Esq.  
32 Lower Main St./POB 866  
Callicoon, NY 12723

7/22/2022 • 7/29/2022 • 8/5/2022

---

**ADMINISTRATRIX NOTICE**

Estate of Teresa J. Bates  
Late of Honesdale Borough  
ADMINISTRATRIX  
Sarah L. Freiermuth  
867 Milanville Road  
Beach Lake, PA 18405  
ATTORNEY  
Frances S. Clemente  
32 Lower Main St./POB 866  
Callicoon, NY 12723

7/15/2022 • 7/22/2022 • 7/29/2022

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**EXECUTOR NOTICE**

Estate of Jeanne Roskoski  
Late of Berlin Township  
CO-EXECUTOR  
David Roskoski  
AKA David F. Roskoski  
299 Butternut Flats  
Honesdale, PA 18431  
CO-EXECUTOR  
Margaret Shupe  
AKA Margaret M. Shupe  
299 Butternut Flats  
Honesdale, PA 18431  
ATTORNEY  
Jeffrey S. Treat  
Attorney at Law  
1018 Church Street  
Honesdale, Pennsylvania 18431

7/15/2022 • 7/22/2022 • 7/29/2022

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**EXECUTRIX NOTICE**

Estate of Grant T. Swingle  
AKA Grant Swingle  
Late of South Canaan Township  
EXECUTOR  
Cynthia A. Mortensen  
192 Andover Sparta Road  
Newton, NJ 07860

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

7/15/2022 • 7/22/2022 • 7/29/2022

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**OTHER NOTICES**

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**NOTICE**

DISSOLUTION - NOTICE IS  
HEREBY GIVEN THAT the Board  
of Directors of Sacred Link Global  
Humanitarian Project, a  
Pennsylvania nonprofit  
corporation, with a registered  
address at 952 Bethany Turnpike,  
Honesdale, PA 18431, has  
approved a plan that the  
corporation voluntarily dissolve,  
and that the Board of Directors is  
now engaged in winding up and  
settling the affairs of the  
corporation under the provisions of  
Section 5975 of the Pennsylvania  
Nonprofit Corporation Law of  
1988, as amended. FOX  
ROTHSCHILD LLP, Solicitors,  
747 Constitution Dr., Ste. 100, P.O.  
Box 673, Exton, PA 19341-0673

7/29/2022

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**CERTIFICATE OF  
ORGANIZATION NOTICE**

Notice is hereby given that Skylark  
Partners, LLC has filed its  
Certificate of Organization with the  
Pennsylvania Department of State.  
This notice is given in accordance  
with 15 Pa. Cons. Stat. Section  
8821. This Limited Liability  
Company has been filed under the

provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, and has been formed for the expressed purpose of owning and operating of Real Property within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the LLC will maintain its principal place of business is as follows: 307 Erie Street, Honesdale, Pennsylvania.

7/29/2022

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**PETITION FOR  
NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Samantha Hayden, Petitioner  
K.H.

No. 288-2022-CIVIL

**ORDER FOR PUBLICATION**

**AND NOW**, this 6th day of July 2022, upon motion of Samantha Hayden Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 27th day of September 2022 at 1:00 p.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED**

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

It is **FURTHER ORDERED** that an official search be conducted by the county office where the minor child/children resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the minor child/children and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

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

BY THE COURT:  
s/Matthew L. Meagher

MATTHEW L. MEAGHER  
Judge

7/29/2022

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**PETITION FOR  
NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Margaret Florence Smith

No. 246-2022-CIVIL

**ORDER FOR PUBLICATION**

**AND NOW**, this 7th day of July 2022, upon motion of Margaret Florence Smith Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 27th day of September 2022 at 1:00 p.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

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

It is **FURTHER ORDERED** that an official search be conducted by the county office where the minor child/children resided within

the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the minor child/children and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

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

BY THE COURT:  
s/Matthew L. Meagher  
MATTHEW L. MEAGHER  
Judge

7/29/2022

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS  
Wayne COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE

Term No. 2019-00467  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
FREEDOM MORTGAGE  
CORPORATION

*Plaintiff*

vs.

JOHN HANLEY Solely in His  
Capacity as Heir of John Hanley  
Deceased, ROBERT HANLEY  
Solely in His Capacity as Heir of  
John Hanley Deceased, TERRI  
HERLIHY Solely in Her Capacity  
as Heir of John Hanley Deceased,  
The Unknown Heirs of John  
Hanley Deceased, KRISTEN  
WESLEY Solely in Her Capacity  
as Heir of John Hanley Deceased  
& KELLY WILMOT Solely in Her  
Capacity as Heir of John Hanley  
Deceased

Mortgagor and Real Owner

*Defendant*

**NOTICE TO: ROBERT  
HANLEY Solely in His Capacity  
as Heir of John Hanley Deceased  
and The Unknown Heirs of John  
Hanley Deceased**

THIS LAW FIRM IS A DEBT  
COLLECTOR AND WE ARE  
ATTEMPTING TO COLLECT A  
DEBT. THIS NOTICE IS SENT  
TO YOU IN AN ATTEMPT TO  
COLLECT A DEBT. ANY  
INFORMATION OBTAINED  
FROM YOU WILL BE USED  
FOR THAT PURPOSE.

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

Your house at 2207 High Pt  
Road, Lake Ariel, PA 18436 is  
scheduled to be sold at Sheriff's

Sale on Wednesday, October 5,  
2022, at 10:00 AM, in Corridor of  
Wayne County Courthouse,  
Honesdale to enforce the court  
judgment of \$45,974.67 obtained  
by FREEDOM MORTGAGE  
CORPORATION against you.

**NOTICE**

If you wish to defend, you  
must take action, by entering a  
written appearance personally or  
by attorney and filing your  
defenses or objections in writing  
with the court. You are warned  
that if you fail to do so the case  
may proceed without you and you  
may lose money or property or  
other rights important to you.

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

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

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

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

7/29/2022

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**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA

Anchor Real Estate Group,  
Plaintiff

vs.

Norman G. Nagl, Jr., Christopher  
W. Marici, Kwun Kin Ng, and  
Wun Ching Ng,  
In Trust for Dixon Kelly and  
Minnie Ng, Defendants

Wayne County No. 176-Civil-2022

**TO: Kwun Kin Ng**  
342 7th Street  
Brooklyn NY 11215

**QUIET TITLE COMPLAINT**  
AND NOW COMES the Plaintiffs,  
Anchor Real Estate Group, by and  
through its attorneys, Farley &  
Weed, L.L.C., and files the  
following Quiet Title Complaint,  
averring as follows:  
The Plaintiffs, Anchor Real Estate  
Group, is a Pennsylvania  
Corporation, organized and  
existing in the Laws of the State of  
Pennsylvania with a business  
address of 876 Main Street,  
Newfoundland, PA 18445.

The Defendants, Kwun Kin Ng and  
Wun Ching Ng, his Wife in Trust  
for Dixon, Kelly and Minnie Ng  
are adult individuals with a last  
known address of 342 7th Street,  
Brooklyn, New York 11215.

The Defendants, Kwun Kin Ng and  
Wun Ching Ng, his Wife in Trust  
for Dixon, Kelly and Minnie Ng  
purchased the property described  
as located in the Township of  
Paupack, County of Wayne, State  
of Pennsylvania and specifically  
Lot Number 35 Section 4 as shown  
on Plan of Lots Wallenpaupack  
Lake Estates dated March 3, 1971  
with this said purchase recorded in  
Deed Book Volume 327 at Page  
803.

The Defendants, Kwun Kin Ng and  
Wun Ching Ng, his Wife who held  
said property in Trust for Dixon,  
Kelly and Minnie Ng lost the  
property at a Tax Sale on  
November 12, 2002. Said Deed  
was recorded in Deed Book  
Volume 206 at Page 242. Said  
purchaser of the property was  
Defendant, Christopher W. Marici.  
The Defendant, Christopher W.  
Marici lost the property at a Tax  
Sale on February 25, 2011 with  
said Deed recorded in Deed Book  
Volume 4186 at Page 89. Said  
purchaser of the property was  
Defendant, Norman G. Nagl, Jr.  
The Defendant, Norman G. Nagl,  
Jr. lost the property at a Tax Sale to  
the Plaintiffs, Anchor Real Estate  
Group, its heirs and assigns on  
September 12, 2016 with said Deed  
recorded in Deed Book Volume  
5090 at Page 281.

The property described in  
paragraph five (5) of this Quiet

Title Complaint was assessed from 1976 until 2002 in the name of the Defendants, Kwun Kin Ng and Wun Ching Ng, his Wife in Trust for Dixon, Kelly and Minnie Ng. All the Defendants failed and refused to pay the fair and reasonable taxes imposed upon the aforesaid real property in violation of the Laws of the Commonwealth of Pennsylvania.

The Tax Sales and Repository Sales through the Chain of Title were conducted as aforesaid substantially in accordance with the Laws of the Commonwealth of Pennsylvania.

As a result of said Tax Sales, title to the property is uninsurable thereby necessitating the within Quiet Title action.

The Plaintiffs, Anchor Real Estate

Group, brings this action under and by virtue of the Rules of Civil Procedure of the Supreme Court of Pennsylvania as set forth in Rule 1061 and 1066 inclusive.

WHEREFORE, the Plaintiffs, Anchor Real Estate Group, pray your Honorable Court to Order, Adjudicate and Decree as follows:

a) That on September 12, 2016, the Plaintiffs, Anchor Real Estate Group, became the owners in fee simple of a certain parcel of real property as more particularly described in a certain Deed filed and recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Deed Book Volume 5090 at Page 281.

b) That the title of said Plaintiffs, Anchor Real Estate

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Group, acquired by virtue of the Deed described in Paragraph five (5) herein shall be adjudicated and decreed valid and indefensible against all rights and claims whatsoever which may asserted by the Defendants, Norman G. Nagl, Jr., Christopher W. Marici, Kwun Kin Ng and Wun Ching Ng, his Wife in Trust for Dixon, Kelly and Minnie Ng, their successors and assigns, and all persons claiming any right, title, interest in or claim against the real property described in Paragraph five (5) hereof, and generally by all persons not named as Defendants herein who may have any right, title, claim or interest in the premises referred to and described in Paragraph five (5) hereof and any right, lien, title, claim or interest of said Defendants set forth herein shall be forever barred and that any and all deficiencies, defects and errors which were over in the procedure whereby the premises were exposed, the aforesaid public sale and acquired by the Plaintiffs, Anchor Real Estate Group, including all stages of the procedure from the assessment, levy of tax, return of tax by tax collector, entry of claim, notice of claim, notice of sale, return or report of sale, confirmation of sale, execution, acknowledgment and delivery of deed, shall not be asserted and the title of the Plaintiffs, Anchor Real Estate Group, shall be adjudicated and decreed valid and indefeasible as against all persons.

**ORDER**

AND NOW, this 14th day of March, 2022, upon consideration

of Plaintiff's Motion for Special Order Directing Service by Publication, it is hereby ORDERED that Plaintiff's Motion is GRANTED.

Plaintiff is permitted to serve the Complaint in the above-captioned matter upon the Defendant, Kwun Kin Ng, by publication as provided by Rule 430(a). Plaintiff shall serve the Defendant by publication of same original service of process in the Legal Journal, one time, and in a newspaper of general circulation in County, one time.

BY THE COURT:  
HON. KELLY A. GAUGHAN, J.

7/29/2022

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**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.*

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**SHERIFF'S SALE  
AUGUST 10, 2022**

By virtue of a writ of Execution instituted by:

PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of August, 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:

Land situated in the Township of Lake in the County of Wayne in the State of PA

All those certain pieces, parcels or lots of lands situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania, more particularly described as follows:

Lot No. 786, as shown on a map of Paupackan Lake Estates as recorded in the Office for the Recording of Deeds in and for the County Of Wayne.

Parcel No. 12-0-0051-0786

BEING known as 30 Oak Drive (Pla) a/k/a 30 Oak Drive, Hawley, PA 18428

BEING the same premises which Marie M. Gathy, single, by Deed dated July 27, 2001 and recorded in the Office of Recorder of Deeds of Wayne County on July 30, 2001 at Book 1824, Page 41 granted and conveyed unto Jack G. Lunn.

Seized and taken in execution as property of:  
Jack G. Lunn  
30 Oak Drive,  
HAWLEY PA 18428

Execution No. 531-Civil-2018  
Amount \$98,670.50  
Plus additional costs

May 23, 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.

Jessica N. Manis Esq.

7/15/2022 • 7/22/2022 • 7/29/2022

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**SHERIFF'S SALE  
AUGUST 17, 2022**

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of August, 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:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Palmyra,

County of Wayne and Commonwealth of Pennsylvania, laid out and plotted upon a map entitled, "Map of property in Wilsonville, Palmyra Township, Wayne County, Pennsylvania" surveyed October 23, 1964, bearing the name of Arthur T. Browne, City Surveyor, which premises is more particularly bounded and described as follows:

BEGINNING at a point on the right-of-way of U.S. Route No. 6, said point of beginning being the Southeasterly most corner of the premises hereby conveyed; thence along line of lands now or formerly of the Pennsylvania Power and Light Company, South sixty-nine (69) degrees twenty-five (25) minutes West fifty-four and fifty-two hundredths (54.52) feet to a corner; thence still continuing along the line of the Pennsylvania Power and Light Company, North twenty-seven (27) degrees forty minutes West ninety and fifty hundredths (90.50) feet to a corner on the edge of the former Route No. 6, now "abandoned"; thence along a curve having the following dimensions  $L = 42.51$  feet;  $Radius = 548.70$  feet to a corner on the edge or right-of-way line of Pennsylvania Route No. 590; thence along the edge of the last mentioned route along a curve having a radius of 955.37 feet for a distance of seventy-six and six hundredths (70.06) feet to a stake; thence along a curve following the jointure of the rights-of-way lines of Pennsylvania Route No. 590 and U.S. Route No. 6, having the following dimensions,  $Radius = 32.0$ ,  $Length = 57.06$  to a

stake marker on the edge of the right-of-way of U.S. Route No. 6; thence along the right-of-way line of U.S. Route No. 6, South eleven (11) degrees five (5) minutes West seventy-two and twenty hundredths (72.20) feet to the point and place of beginning.

TAX MAP #18-0-0295-0026.-

Seized and taken in execution as property of:  
S Fasig Charter, LLC  
c/o Susan Fasig  
650 Prudytown Turnpike  
HAWLEY PA 18428

Execution No. 112-Civil-2022  
Amount \$530,589.72  
Plus additional costs

June 21, 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 PAY-  
MENT.

Kristen Wetzel Ladd Esq.

7/22/2022 • 7/29/2022 • 8/5/2022

**SHERIFF'S SALE  
AUGUST 17, 2022**

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 17th day of August, 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 LOT OR PARCEL OF LAND SITUATE IN THE BOROUGH OF HONESDALE, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

CONTAINING A FRONT OF FORTY-TWO (42) FEET ON FIFTEENTH STREET, ON THE NORTH SIDE OF SAID STREET AND A DEPTH NORTHWARD OF FIFTY-EIGHT (58) FEET; BOUNDED EASTWARD (SAID FIFTY-EIGHT (58) FEET) BY LAND OF LORENZO GRAMBS; WESTWARD BY A LINE PARALLEL WITH WEST STREET, FIFTY (50) FEET EAST OF THE EASTERN LINE OF SAID

STREET, AND NORTHWARD BY A LINE PARALLEL WITH SAID FIFTEENTH STREET AND FIFTY-EIGHT (58) FEET NORTH OF THE NORTHERN LINE, OF SAID STREET. CONTAINING TWO THOUSAND FOUR HUNDRED AND THIRTY-SIX (2436) SQUARE FEET.

BEING THE SAME PREMISES WHICH ANN M. BURSIS GRANTED AND CONVEYED TO PATRICIA A. BURSIS, BY VIRTUE OF A SPECIAL WARRANTY DEED DATED APRIL 29, 1996, AND RECORDED MAY 1, 1996, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA IN RECORD BOOK 1133, PAGE 151

ALSO KNOWN AS 415 15th Street, Honesdale, PA 18431

PARCEL ID 11000030020

BEING the same premises which PATRICIA A. BURSIS by Deed dated March 5, 2015 and recorded in the Office of Recorder of Deeds of Wayne County on March 6, 2015 at Book 4831, Page 264 granted and conveyed unto BRIAN LANDON TATE AND MELISSA ANNE TATE, HIS WIFE.

Seized and taken in execution as property of:  
Brian L. Tate  
a/k/a Brian Landon Tate  
415 15th Street  
HONESDALE PA 18431  
Melissa A. Tate

a/k/a Melissa Ann Tate  
 415 15th Street  
 HONESDALE PA 18431

Execution No. 223-Civil-2021  
 Amount \$93,909.75  
 Plus additional costs

May 23, 2022  
 Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days

after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Andrew J. Marley Esq.

**7/22/2022 • 7/29/2022 • 8/5/2022**

**CIVIL ACTIONS FILED**

*FROM JULY 2, 2022 TO JULY 8, 2022  
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1999-20806	ROUSSEAU LEIF A	7/06/2022 1:45	SATISFACTION	.00
2002-20065	ROBINSON ANTWAN	7/06/2022 1:45	SATISFACTION	.00
2005-20650	RUGAR JAMES BRYAN	7/06/2022 1:45	SATISFACTION	.00
2006-21220	SALVATORE MICHAEL MAURICE	7/06/2022 1:45	SATISFACTION	.00
2008-20462	ROUSSEAU LEIF ANDREW	7/06/2022 1:45	SATISFACTION	.00
2008-21683	STARK CHARLES MELVIN	7/06/2022 1:45	SATISFACTION	.00
2008-21684	STARK CHARLES MELVIN	7/06/2022 1:46	SATISFACTION	.00
2009-20477	SPORER CHRISTOPHER E	7/06/2022 1:46	SATISFACTION	.00
2013-00500	SALMON NICKEISHA LAMEY	7/07/2022 4:08	WRIT OF EXECUTION	118,557.10
2014-20305	CARE HOME INC	7/05/2022 12:55	SATISFACTION	.00
2014-20305	BROOKSIDE PERSONAL THE T/A	7/05/2022 12:55	SATISFACTION	.00
2017-20183	HART TIMOTHY JAMES	7/06/2022 1:46	SATISFACTION	.00
2017-21204	SCHWAB MICHAEL R IND AND AS PRESIDENT OF	7/08/2022 2:37	SATISFACTION	.00
2017-21204	SCHWAB CORPORATION INC	7/08/2022 2:37	SATISFACTION	.00

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

2018-20084	WALKER JUSTIN ANTHONY	7/06/2022 1:46	SATISFACTION	.00
2019-00167	WALOSIN STEVE M DEFENDANT/APPELLEE	7/07/2022 9:07	SATISFACTION	.00
2019-00467	HANLEY JOHN	7/08/2022 12:28	DEFAULT JUDGMENT	45,974.67
2019-00467	HANLEY ROBERT	7/08/2022 12:28	DEFAULT JUDGMENT	45,974.67
2019-00467	HERLIHY TERRI	7/08/2022 12:28	DEFAULT JUDGMENT	45,974.67
2019-00467	UNKNOWN HEIRS OF JOHN HANLEY	7/08/2022 12:28	DEFAULT JUDGMENT	45,974.67
2019-00467	WESTLEY KRISTEN	7/08/2022 12:28	DEFAULT JUDGMENT	45,974.67
2019-00467	WILMOT KELLY	7/08/2022 12:28	DEFAULT JUDGMENT	45,974.67
2019-00467	HANLEY JOHN	7/08/2022 12:42	WRIT OF EXECUTION	45,974.67
2019-00467	HANLEY ROBERT	7/08/2022 12:42	WRIT OF EXECUTION	45,974.67
2019-00467	HERLIHY TERRI	7/08/2022 12:42	WRIT OF EXECUTION	45,974.67
2019-00467	UNKNOWN HEIRS OF JOHN HANLEY	7/08/2022 12:42	WRIT OF EXECUTION	45,974.67
2019-00467	WESTLEY KRISTEN	7/08/2022 12:42	WRIT OF EXECUTION	45,974.67
2019-00467	WILMOT KELLY	7/08/2022 12:42	WRIT OF EXECUTION	45,974.67
2019-20958	MUCKLE JASMINE LEANN	7/06/2022 1:46	SATISFACTION	.00
2019-20959	MUCKLE JASMINE LEANN	7/06/2022 1:46	SATISFACTION	.00
2020-00148	SABIA DOLORES PLAINTIFF/APPELLANT	7/05/2022 3:28	JUDGMENT NON PROS	.00
2020-00148	SABIA JIM PLAINTIFF/APPELLANT	7/05/2022 3:28	JUDGMENT NON PROS	.00
2020-00148	KRAWIEC RICHARD DEFENDANT/APPELLEE	7/05/2022 3:28	JUDGMENT NON PROS	.00
2021-00242	MANN JONATHAN SURVIVING HEIR OF GARY MANN AKA GARY MANN DEC	7/05/2022 2:00	WRIT OF EXECUTION	202,845.62
2021-00242	UNKNOWN SURVIVING HEIRS OF GARY MANN AKA GARY E MANN DEC	7/05/2022 2:00	WRIT OF EXECUTION	202,845.62
2021-20213	LEBRON WILLIAM ANTONI-O	7/06/2022 1: 47	SATISFACTION	.00
2021-20479	RUFFINO STEPHEN J	7/06/2022 1:47	SATISFACTION	.00
2021-20547	SINAWA CHAD	7/06/2022 1:47	SATISFACTION	.00
2021-20581	DECKER EMILEE ROSE	7/06/2022 1:47	SATISFACTION	.00
2021-20594	FLORA JOSEPH MATTHEW	7/06/2022 1:47	SATISFACTION	.00
2021-20634	BROOKS CASSANDRA	7/06/2022 1: 49	SATISFACTION	.00
2022-00084	COCKEREL KENNETH J	7/06/2022 9:28	FINAL JUDGMENT	.00
2022-00166	WYTENHOVE MARGUERITE	7/07/2022 3:52	DEFAULT JUDGMENT	.00
2022-00185	STANTON JODY	7/06/2022 3:16	JUDGMENT/POSSESSION	.00
2022-00185	STANTON RENA	7/06/2022 3,16	JUDGMENT/POSSESSION	.00
2022-20323	SWENDSEN MATTHEW SHAWN	7/06/2022 1:49	SATISFACTION	.00
2022-20324	YOUNG RANDY SCOTT	7/06/2022 1:49	SATISFACTION	.00
2022-20369	WEEGRON GROUP	7/06/2022 8:55	JP TRANSCRIPT	4,352.37
2022-40061	CORNACCHIA MICHELLE OWNER	7/08/2022 11:59	STIP VS LIENS	.00
2022-40061	STAG EXCAVATION CONSTRUCTION & SUPPLY CONTRACTOR	7/08/2022 11:59	STIP VS LIENS	.00
2022-90055	MARSHALL BRIAN P.	7/05/2022 12:58	ESTATE CLAIM	35,813.92

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

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00287	THOMAS ALICE	PLAINTIFF	7/05/2022	.00
2022-00287	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	7/05/2022	.00

**COMPLAINT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00289	MCCLAIN RALPH W JR	PLAINTIFF	7/08/2022	.00
2022-00289	RENBURG INGRID DR	DEFENDANT	7/08/2022	.00
2022-00289	BASSETT BOBBI DEPUTY SUPERINTENDENT	DEFENDANT	7/08/2022	.00
2022-00289	CHAPEL (FIRST NAME UNKNOWN) UNIT MGR	DEFENDANT	7/08/2022	.00
2022-00289	MILLER (FIRST NAME UNKNOWN) SUPERINT	DEFENDANT	7/08/2022	.00
2022-00289	DANIELLE (LAST NAME UNKNOWN) DIRECTOR	DEFENDANT	7/08/2022	.00
2022-00289	MENTAL HEALTH UNIT	DEFENDANT	7/08/2022	.00
2022-00289	O BRIEN (FIRST NAME UNKNOWN) LT	DEFENDANT	7/08/2022	.00
2022-00289	POLERMO (FIRST NAME UNKNOWN) LT	DEFENDANT	7/08/2022	.00
2022-00289	SMITH (FIRST NAME UNKNOWN) LT	DEFENDANT	7/08/2022	.00
2022-00289	FAMICO (FULL NAME UNKNOWN) CAPTAIN	DEFENDANT	7/08/2022	.00
2022-00289	REEDY (FIRST NAME UNKNOWN) CAPTAIN	DEFENDANT	7/08/2022	.00
2022-00289	WILLIAMSON (FIRST NAME UNKNOWN) SERGEANT	DEFENDANT	7/08/2022	.00
2022-00289	JOSEY (FIRST NAME UNKNOWN) CO	DEFENDANT	7/08/2022	.00
2022-00289	DAVIS (FIRST NAME UNKNOWN) CO	DEFENDANT	7/08/2022	.00
2022-00289	DOE JOHN 1 (ACTUAL NAME UNKNOWN) CO	DEFENDANT	7/08/2022	.00
2022-00289	DOE JOHN 2 (ACTUAL NAME UNKNOWN) CO	DEFENDANT	7/08/2022	.00
2022-00289	DOE JOHN 3 (ACTUAL NAME UNKNOWN) HRING EX	DEFENDANT	7/08/2022	.00

**CONTRACT – DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00290	DISCOVER BANK	PLAINTIFF	7/06/2022	.00
2022-00290	UTTER ELAINE J	DEFENDANT	7/06/2022	.00

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00288	S H PETITIONER	PETITIONER	7/06/2022	.00
2022-00288	K H	PETITIONER	7/06/2022	.00

**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 11, 2022 TO JULY 15, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
WYKA MARIA E AKA	JPMORGAN CHASE BANK	STERLING TOWNSHIP	
WYKA MARIA AKA	J P MORGAN CHASE BANK		65,540.00
CHENG YUETWA	WELLS FARGO BANK	SALEM TOWNSHIP	
CHENG KAI LOK			240,000.00
TRAFFORD THOMAS RICHARD	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
HORAN LAURA ANN			492,000.00
NUTTALL THOMAS J JR	ESSA BANK & TRUST	PAUPACK TOWNSHIP	
	E S S A BANK & TRUST		20,000.00
BASTONE ROBERT C	CITIZENS SAVINGS BANK	DAMASCUS TOWNSHIP	5,000.00
ROBBINS JEFFREY W	CITIZENS SAVINGS BANK	HONESDALE BOROUGH	
ROBBINS SHERRI A			10,000.00
HENSHAW JACQUELINE	WAYNE BANK	WAYMART BOROUGH	220,000.00
MAYES CAITLYN	ROCKET MORTGAGE	LEHIGH TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		162,000.00
CLEVER JOSEPH	CITIZENS SAVINGS BANK	SALEM TOWNSHIP	
CLEVER HEATHER			100,000.00
EVERITT DAKOTA R	WAYNE BANK	BERLIN TOWNSHIP	
HALLOCK BRIANNA N			
EVERITT BRIANNA N			37,000.00
DEEGAN DEBRA	WAYNE BANK	PAUPACK TOWNSHIP	175,000.00
CAPWELL MELISSA JOY	WAYNE BANK	DAMASCUS TOWNSHIP	
CAPWELL ZACHARY E			20,000.00
HIGHHOUSE AMY R	WAYNE BANK	HONESDALE BOROUGH	45,000.00
BARTLETT JAMES	WAYNE BANK	MANCHESTER TOWNSHIP	
BAYER PAMALA			100,000.00
VIOLA JOSEPH A JR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	
	SUMMIT MORTGAGE CORPORATION		264,127.00
REMMERT VERONICA C	PNC BANK	LEHIGH TOWNSHIP	
	P N C BANK		50,000.00
CRISAFULLI VIENNA R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	MOUNT PLEASANT TOWNSHIP	
NEWTON CHASE S	MORTGAGE RESEARCH CENTER		
	VETERANS UNITED HOME LOANS		275,187.00
HODZIC FATMIRE	JEFF BANK	DAMASCUS TOWNSHIP	50,250.00
OBIT SEAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	
	PREMIA MORTGAGE PREMIA RELOCATION MORTGAGE		219,000.00

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

COX CHRISTOPHER J	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
COX SARA J			45,000.00
EVANS JAMES C	ROCKET MORTGAGE	SALEM TOWNSHIP	
EVANS KIMBERLY A	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		210,000.00
DOHERTY BROOKE	WAYNE BANK	DAMASCUS TOWNSHIP	
DUALLO RICHARD			40,000.00
YATSONSKY MICHAEL J	HONESDALE NATIONAL BANK	CANAAN TOWNSHIP	
YATSONSKY BRITTANY			70,000.00
VANDELINDE RONALD A	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP	
VANDELINDE TINA M			65,000.00
WOOD JODI G	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	25,000.00
BARATTUCCI THOMAS A	UNITED WHOLESALE MORTGAGE	SALEM TOWNSHIP	
BARATTUCCI MARIE F	MORTGAGE ELECTRONIC		
BARATTUCCI ANTHONY T	REGISTRATION SYSTEMS		134,200.00
ALECKNA PAMELA L	NBT BANK	LAKE TOWNSHIP	
ALECKNA DAVID L	N B T BANK		163,400.00
GUABA YSBELKA	PENTAGON FEDERAL CREDIT UNION	DAMASCUS TOWNSHIP	44,015.00
KELLEREILER MICHELLE	WAYNE BANK	PAUPACK TOWNSHIP	
EILER MICHELLE KELLER			
EILER CHARLES III			46,600.00
FOUR SCORE HOLDINGS LLC	DIME BANK	HONESDALE BOROUGH	
FOUR SCORE HOLDINGS L L C			140,000.00
TALARICO KAITLIN C	CITIZENS SAVINGS BANK	SOUTH CANAAN TOWNSHIP	185,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
REYES NILSA	ARIAS ABRAHAM	MANCHESTER TOWNSHIP	
SANTIAGO DIOSCAR			
RILEY FRANK J	CHENG KAI LOK	SALEM TOWNSHIP	
RILEY CAROL	CHENG YUETWA		LOT 89
KLAWUNN MONICA	BACIGALUPO SUSAN E	LEHIGH TOWNSHIP	
BACIGALUPO SUSAN E	SEIFERT CHARLENE P		
SEIFERT CHARLENE P	SCHIMMEL THOMAS K JR		LOT 4
SCHIMMEL THOMAS K JR			
NATIONWIDE CAPITAL GROUP	BANK OF AMERICA	PAUPACK TOWNSHIP	
TROPEA ROBERT F	TROPEA ROBERT F	BUCKINGHAM TOWNSHIP	
	TROPEA PATRICIA M	PRESTON TOWNSHIP	
JOHNSON LAWRENCE T TR	TRAFFORD THOMAS RICHARD	LAKE TOWNSHIP	
JOHNSON NANCY K TR	HORAN LAURA ANN		
NANCY K JOHNSON LIVING TRUST			
LAWRENCE T JOHNSON LIVING TRUST			LOT 1542
BOZEWSKI JOSEPH	JULIET TANGO LAND HOLDING	LAKE TOWNSHIP	
BOZEWSKI MARIE			LOT 3476
WEGHOFFER FRANK J J R	DAVIS HARRY J	SALEM TOWNSHIP	
	DAVIS CHRISTINE		
OATES VALERIE L	BROADBENT WILLIAM W JR	PAUPACK TOWNSHIP	
	BROADBENT BEVERLY		LOT 251

PESKIN ARTHUR J AKA WINOGRAD ROCHELLE AKA	SAUKA PATRICIA SAUKA MICHAEL	PAUPACK TOWNSHIP	
PESKIN ARTHUR AKA PESKIN SHELLY AKA			
FARRELL COURTNEY L	HENSHAW JACQUELINE	WAYMART BOROUGH	
WALZ GEORGE	TRAVISANO FRANK J JR	PAUPACK TOWNSHIP	
WALZ TINA	TRAVISANO KAREN		LOT 6
BRAY JOHN E	BRAY JOHN E TR	SALEM TOWNSHIP	
BRAY SANDRA	BRAY SANDRA S TR BRAY LIVING TRUST		LOT 19
FLOREY MARK EXR	FLOREY G SCOT	LAKE TOWNSHIP	
FLOREY MARILYN EST	FLOREY KIRK FLOREY MARK		
FLOREY G SCOT TR	FLOREY G SCOT	LAKE TOWNSHIP	
FLOREY KIRK TR	FLOREY KIRK		
FLOREY IRREVOCABLE REAL ESTATE TRUST	FLOREY MARK		
JOSEPH LUPINI IRREVOCABLE TRUST	RAUCH CHARLES M	CANAAN TOWNSHIP SOUTH CANAAN TOWNSHIP	
LUPINICLARK MARCIE TR AKA CLARK MARCIE LUPINI TR AKA CLARK MARCEEA TR AKA LUPIN I MARCIE TR AKA LEONARD LUPINI IRREVOCABLE TRUST			
LUPINI LISA M TR LUCKE LISA M TR JEAN M LUPINI IRREVOCABLE TRUST			
LUPIN I LEONARD TR			
RICHNER DEBRA M	KESSLER JOSHUA	HONESDALE BOROUGH	
TEMPERTON DEBRA M	CANALE COURTNEY		PARCEL 43
CORDARO ROSINA	VIOLA JOSEPH A JR	HONESDALE BOROUGH	
KARHNAK CYRIL V	BOYER CAITLIN	LEHIGH TOWNSHIP	
KARHNAK MAUREEN R	BOYER JOHN		
SALIK ALFRED EST	REMMERT VERONICA C	LEHIGH TOWNSHIP	
BRUST VALERIE A EXR			LOT 33
BASTONE ROBERT C	FRICKER DENNIS	DAMASCUS TOWNSHIP	LOT 13
BENNETT RYAN C	NEWTON CHASE S CRISAFULLI VIENNA R	MOUNT PLEASANT TOWNSHIP	
DAVIS ELIZABETH W TR ARTHUR M DAVIS G S T EXEMPT BYPASS TRUST	DAVIS SCOTT A DAVIS JENNIFER A	LAKE TOWNSHIP	
ARTHUR M DAVIS GST EXEMPT BYPASS TRUST DAVIS ELIZABETH W			PARCEL 1
WIRTH DAVID	GALLO ANTHONY	DAMASCUS TOWNSHIP	
WIRTH BRIAN	GALLO AUDREY		
JAMIESON PETER V N	HODZIC FATMIRE	DAMASCUS TOWNSHIP	
JAMIESON LORI JO	SUBASIC LUMNIJE		

SICHTA J MARK AKA SICHTA JOHN M AKA SICHTA DONNA M OLEARY ROBERT P OLEARY JEANNE M	KEDRA CHRISTINA	LEHIGH TOWNSHIP	LOT 177
WAGNER JODI LYN EXR VANAKEN SALLY EST AKA VANAKEN SALLY R EST AKA	WOOSTER DAVID WATSON REBECCA	DREHER TOWNSHIP	
DEXTER COREY A DEXTER EVELYN R	OBIT SEAN	DAMASCUS TOWNSHIP	
BROWN BEATRICE G BROWN RICHARD M	BROWN CATHLEEN R	PRESTON TOWNSHIP	
THOMPSON ROSEMARY V WOODMANSEE BRUCE L WOODMANSEE ANN D	KATEN MICHAEL JOSEPH WOODMANSEE CRAIG WOODMANSEE JESSICA M	PRESTON TOWNSHIP PRESTON TOWNSHIP	LOT 17
BARATTUCCI THOMAS A III BARATTUCCI MARIE F	BARATTUCCI THOMAS A III BARATTUCCI MARIE F BARATTUCCI ANTHONY T	SALEM TOWNSHIP	
MIRAILH NICOLE A	ALECKNA DAVID L ALECKNA PAMELA L	LAKE TOWNSHIP	
JOHNSON VALENTINA MCMACKIN BARRY	JOHNSON HERBERT L JR EILER CHARLES III KELLEREILER MICHELLE EILER MICHELLE KELLER	DYBERRY TOWNSHIP PAUPACK TOWNSHIP	LOT 104
OBRIEN DANIEL EST KELLOGG GLORIA ADM	OBRIEN DANIEL EST	LAKE TOWNSHIP	LOT 7A
OBERT RICHARD SR TR OBERT JEAN TR RICHARD OBERT REVOCABLE TRUST JEAN OBERT REVOCABLE TRUST	MONACELLI GARY S MONACELLI JUDI J	PRESTON TOWNSHIP	
KREMPASKY RONALD JOSEPH KREMPASKY THERESA M KREMPASKY ANDREW KREMPASKY MICHELE	FOUR SCORE HOLDINGS	HONESDALE BOROUGH	
BROJACK MARK R	BROJACK MARK R BROJACK ANN MARIE	SOUTH CANAAN TOWNSHIP	LOT 51
KNUDSEN HENRY C	STEINGART TODD STEINGART ALLISON STEINGART SCOTT STEINGART JACOB	LAKE TOWNSHIP	LOT 4288
LESSER MICHAEL J PERRINSLESSER MABETH LESSER MABETH PERRINS	GEARY GERARD	MOUNT PLEASANT TOWNSHIP	
TRUTT BRYAN TRUTT DANAMARIE	KEMPF ROBERT	WAYMART BOROUGH	
VON SON LINDA A	VON SON LINDA A	TEXAS TOWNSHIP	LOT 1

**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**  
*August 1, 2022–August 5, 2022*

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**Monday, August 1, 2022**

10:00 AM  
Beton Holdings v. Summit Camp, LLC & Simad Holdings, LLC  
134-2022-CV  
Argument on Motion to Strike/Open Default Judgment  
Mulcahey/Weed

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10:30 AM  
Estate of Karim 56-2022-OCD  
Motion to withdraw as counsel  
Fendler

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11:00 AM  
Whiting v. Pennsylvania Department of Transportation 495-2019-CV  
Argument on Motion for Summary Judgment  
Rydzewski/Sallavanti

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1:00 PM  
Dependency  
1:00 Permanency Review 28-2021-DP F.E. Rechner/Henry/Burlein/  
Martin II  
2:00 Adjudication 15-2022-DP M.T. Rechner/  
2:00 Permanency Review 48-2020-DP A.T. Rechner/Collins July 25  
2:30 Permanency Review 16-2021-DP N.M. Rechner/Martin II  
3:00 Permanency Review 24-2021-DP A.K. Rechner/Collins/Martin  
II/Pfaff

**Tuesday, August 2, 2022**

1:00 PM  
Bank of New York Mellon v. LaMonica 181-2022-CV  
Ejectment Hearing  
Bates/Deluca

**Thursday, August 4, 2022**

9:00 AM  
Commonwealth v. Kenneth Shaffer, Sr. 42-2006-CR  
PCRA  
DA/Moulton

**Friday, August 5, 2022**

9:00 AM  
In Re: Charron 49-2022-OCD  
Adjudication of Incapacity, Appointment of Guardian of Person and  
Estate  
K.Martin

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10:00 AM  
IN Re: Estate of Scarfalloto 48-2022-OCD  
Adjudication of Partial Incapacity, Appointment of Limited Guardian of  
Estate  
Martin II

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11:00 AM  
1524 Hamlin Highway v. Black 9-2022-CV  
Argument on Motion for Summary Judgment  
Benner/Treat

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**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*August 1, 2022–August 5, 2022*

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**Tuesday, August 2, 2022**

9:00 AM  
McCoy v Lotz 355-2019-DR  
Special Relief  
Bugaj/Farrell

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10:00 AM  
Lodini v. Lodini 224-2021-DR  
Hearing on Petition for Contempt and Special relief  
Martin II/Pro Se

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10:30 AM  
Brotzman v. Farber 282-2017-FC (Wyoming County Case)  
Contempt Hearing  
Pro Se/ Taylor

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2:00 PM  
Non-Supports

**Wednesday, August 3, 2022**

9:00 AM  
Chmelik v. Chmelik & Lamberton & CYS 9-2022-DR  
Custody Pre-Trial-By Phone  
Pro Se/Pro Se/J.Ellis/Rechner

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9:00 AM  
Central Court 3rd Floor Courtroom  
Occurs every Wednesday effective 8/3/2022 until 8/3/2022 from  
9:00 AM to 9:30 AM  
Blue Category

9:15 AM  
Shannon v. Bird 504-2021-DR  
Primary Custody  
Pro Se/ Pro Se

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12:00 PM  
Drug Court Team Meeting  
Occurs every Wednesday effective 8/3/2022 until 8/3/2022 from  
12:00 PM to 12:30 PM

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12:30 PM  
Drug Court  
Occurs every Wednesday effective 8/3/2022 until 8/3/2022 from  
12:30 PM to 1:30 PM

### Thursday, August 4, 2022

8:30 AM  
Commonwealth v. Enrique M. Olvera 57-2022-MD  
ICC  
DA/Bugaj

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8:45 AM  
Commonwealth v. Britton 91-2022-MD  
ICC  
DA/Powell

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9:00 AM  
Formal Arraignments  
170-2022-CR Lutz, Lester Mack Law Office  
164-2022-CR Vitale, Adam C. Burlein

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9:00 AM – 10:30 AM  
Commonwealth Matters  
Sentencing 55-2022-CR Healy, Sean Zimmerman  
Sentencing 287-2019-CR Zerafa, Daniel Burlein  
Sentencing 70 & 112-2022-CR Harrison, William Martin II  
Sentencing 88-2022-CR Lazaro, Tyler Farrell  
Sentencing 67-2022-CR Croy, Judi Farrell  
Sentencing 151-2022-CR Richards, Kenneth Burlein  
Sentencing 60-2022-CR Lowitz, Ayden Martin II  
Sentencing 102-2022-CR Turney, Theresa T.Farley  
Motion to Withdraw as Counsel 285-2021-CR Neglia, Tyler  
Martin II  
Petition for Violation of Probation 289-2020-CR Heise, Jonathan  
Martin II Withdrawn  
Petition for Violation of Parole 86-2021-CR McElroy, Mark  
Burlein Withdrawn  
Petition for Violation of Parole 369&370-2021-CR Brown, Kevin  
Farrell

Motion to Withdraw as Counsel 425-2021-CR Pascavage,  
Anthony Martin II  
Motion to Reinstate bail 23 &\* 84-2020-CR Kearns, Bambi  
Comerford  
Mtn for Parole & Motion to Strike Nolle Prosequi and Order  
Dated May 16, 2022 348-2021-CR Dolph Robert Burlein  
Rule-Contempt of Court 382-2021-CR Swendsen, William L.  
Farrell  
Second Motion for Re-Parole 76-2021-CR Gutierrez, Natasha  
Burlein

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10:30 AM  
Commonwealth v. Dan Patrick McLaughlin 93-2022-MD  
Motion for Appointment of Mental health expert  
DA/Farrell

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1:00 PM  
Call of the List  
141-2022-CR Acosta-Perez, Angelo  
117-2022-CR Adametz, Michael  
169-2022-CR Anderson, Joshua  
130-2022-CR Appel, Michael  
101-2022-CR Arnoul, Lisa  
156-2022-CR Banghart, Nathaniel  
122-2022-CR Bannister, Basil  
404-2021-CR Bednarczyk, Richard  
143-2022-CR Brady, Jonathan  
4-2022-CR Briggs, Herman  
76-2022-CR Briscese, Jeremy  
41-2022-CR Castellano, Joseph  
42-2022-CR Castellano, Joseph  
46-2022-CR Chmura, Victor  
14-2022-CR Christman, Gary  
137-2022-CR; 138-2022-CR Clarich, Kandi  
306-2021-CR Collins, Ryan  
52-2022-CR Delade, Donald  
364-2022-CR Derhammer, John  
113-2022-CR Duley, Jennifer  
110-2022-CR Forman, Joseph  
128-2022-CR Geer, Lawrence  
106-2022-CR Gerrity, James  
209-2021-CR Goonan, Joseph  
105-2022-CR Harold, Thomas  
112-2022-CR Harrison, William  
111-2022-CR Hendershot, Tasha  
371-2021-CR Hook, Jason  
134-2022-CR Horwitz, Matthew  
120-2022-CR Horwitz, Sidney  
23-2022-CR Howanitz, Donald  
163-2022-CR Hyland, Julian  
153-2022-CR Johnson, Jeffrey  
154-2022-CR Johnson, Jeffrey

158-2022-CR Kase, Liam  
23-2020-CR; 84-2020-CR Kearns, Bambi Comerford  
142-2022-CR Kenowsky, Tammy  
118-2022-CR Lennetti, Cassidy  
132-2022-CR Martin, Arthur  
123-2022-cr Mazzarino, Joseph  
135-2022-CR Mentz, Robert  
129-2022-CR Milani, Anthony  
140-2022-CR Miszler, Daniel  
150-2022-CR Modiano, Erica  
131-2022-CR Mondak, Michael  
99-2022-CR O'Neil Michael  
171-2022-CR Olvera, Enrique  
77-2022-CR Peters, Clarence  
144-2022-CR Qualters, Austin  
152-2022-CR Quintana, Frank  
155-2022-CR Rasul, Qawiy  
151-2022-CR Richards, Kenneth  
83-2022-CR Schmidt, Nicole Moved to October  
107 & 108-2022-CR Schumacher, Jacob  
65-2022-CR Serbin, Janelle  
403-2021-CR Smith, Michael  
428-2021-CR Spalding, Bobbie Lee  
133-2022-CR Stanton, Jody  
159-2022-CR Strasburger, Tammy  
168-2022-CR Strein, Frederick  
160-2022-CR Struble, Grant  
161-2022-CR Struble, Grant  
100-2022-CR Struble, Grant  
402-2021-CR Swendsen, William  
115-2022-CR Swingle, Jesse  
8-2022-CR Swingle, Jesse  
167-2022-CR Tetkoski, Joseph  
164-2022-CR Vitale, Adam  
127-2022-CR Waldron, Carl  
119-2022-CR West, Dottie  
94-2022-CR Ziraschi, Mark

**Friday, August 5, 2022**

8:30 AM  
Chinchar v Chinchar 480-2019-DR  
Contempt  
Ellis/Campbell

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9:00 AM  
PFA  
89-2022-DR Thaxton v. Cuellar Campbell  
306-2022-DR Burkit v. Finkelstein Thomas/Bugaj  
268-2022-DR (Petition to Modify PFA) Kennedy v. Kennedy Pro  
Se/ Pro Se

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10:00 AM  
Ishman v Rousnavill 274-2021-cv  
NJ Trial  
Clause/Gregory

## ARBITRATION ROOM CALENDAR

*August 1, 2022–August 5, 2022*

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### Monday, August 1, 2022

1:00 PM  
Henry v. Crown 128-2022-DR  
Custody Hearing (Zimmerman)  
Mulligan/O'Malley

### Tuesday, August 2, 2022

1:00 PM  
Lyttle v. Lyttle 242-2021-DR  
Divorce Hearing (Zimmerman)  
Ellis/Cali

### Wednesday, August 3, 2022

9:15 AM  
Shannon v. Bird 504-2021-DR  
Primary Custody  
Pro Se/ Pro Se

### Thursday, August 4, 2022

11:00 AM  
Watson v. Watson 220-2018-DR  
Divorce Conference (Zimmerman)  
Bugaj/Clause

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1:30 PM  
Excell Homes v. Smith 425-2021-CV  
Arbitration-Day 2  
Bugaj/Clause

### Friday, August 5, 2022

1:00 PM  
Fontana v. Fontana 61-2019-DR  
Custody Hearing (Zimmerman)  
Thomas/Martin

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