

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



**February 6, 2026**  
**Vol. 15, No. 50**  
**Honesdale, PA**



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**Court of Common Pleas**  
**22nd Judicial District:**  
The Hon. Janine Edwards  
*President Judge*  
The Hon. Matthew Meagher  
*Judge*

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**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

Ronnie Fischer, Esq., Editor  
ronnie\_fischer@hotmail.com

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P: 570-251-1512

F: 570-647-0086

www.waynecountylawyers.org

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

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

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

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

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

## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

Incorporation Notices	\$75
Fictitious Name Registration	\$75
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

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*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

#### **Subscription Rates**

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	Free
<i>Individual copies available for \$5 each Subscription Year: March–February</i>	
<i>Prorated subscriptions available</i>	

### WAYNE COUNTY OFFICIALS

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

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Matthew L. Meagher, *Judge*

#### **Magisterial District Judges**

Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

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

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, Chairman

James Shook  
Jocelyn Cramer

#### **Treasurer**

Brian T. Field

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

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# Wayne County LEGAL JOURNAL

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

## 2025 LEGAL ADVERTISING RATES

Effective 5/1/2025

**Estate Notices** \$125  
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A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

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Subject to space availability

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Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

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

LEGAL NOTICES

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Phillip J. Carpenter  
Late of Lake Township  
EXECUTOR  
Emily A. Zeiler  
PO Box 164  
Lake Ariel, PA 18436  
ATTORNEY  
Gregory & Associates, P.C.  
307 Erie Street  
Honesdale, PA 18431

2/6/2026 • 2/13/2026 • 2/20/2026

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued in the Estate of David Richard Baldo a/k/a David Baldo a/k/a David R. Baldo, who died February 1, 2024, late resident of Salem Township, Wayne County, PA to Pamela J. Baldo. 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 Administratrix, c/o Howell Moran PLLC, 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Howell Moran PLLC  
Attorney for the Estate

2/6/2026 • 2/13/2026 • 2/20/2026

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**ESTATE NOTICE**

Nina B. Schulder a/k/a Nina Schulder, Deceased. Late of Honesdale Borough, Wayne County, PA. D.O.D. 12/9/25. 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 Dan Aaron Schulder, Executor, c/o David M. Brown, Esq., 1650 Market St., Ste. 2800, Phila., PA 19103. Atty.: David M. Brown, Cozen O'Connor, 1650 Market St., Ste. 2800, Phila., PA 19103.

2/6/2026 • 2/13/2026 • 2/20/2026

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**ESTATE NOTICE**

Elizabeth Kelly, Deceased. Late of Damascus Twp., Wayne County, PA. D.O.D. 5/5/25. 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 Valerie Kelly Albano (a/k/a Valerie K. Albano, Valerie Albano), Executrix, c/o Robert T. Kelly, Jr., Esq., 425 Biden St., #200, Scranton, PA 18503. Atty.: Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, 425 Biden St., #200, Scranton, PA 18503

1/30/2026 • 2/6/2026 • 2/13/2026

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#### ESTATE NOTICE

Estate of Thomas W. Fletcher  
Late of Salem Township  
EXECUTOR  
Gayle L. Lembryk  
21 Crest Hill Dr.  
Sussex, NJ 07461  
ATTORNEY  
Matthew H. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

1/23/2026 • 1/30/2026 • 2/6/2026

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#### ESTATE NOTICE

In the Estate of Sandra Nadine Peterson of Rainbow City, State of Alabama.

An estate has been opened in Wayne County, Commonwealth of Pennsylvania, where the decedent owned property.

Letters of Administration in the above estate have been granted to Rosalind Novak, a/k/a Rosalind M. Novak. All persons indebted to said

estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire  
McAndrew Law Offices, PC  
630 Main Street  
Forest City, PA 18421  
(570) 785 - 3333  
Attorney for the Estate

1/23/2026 • 1/30/2026 • 2/6/2026

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#### OTHER NOTICES

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#### PUBLIC NOTICE ACTION TO QUIET TITLE

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

**CIVIL ACTION – LAW  
DOCKET NO. 208-2025-CIVIL**

**TO: Lawrence Resnick and  
Mary E. Phillips and John/Jane  
Doe Defendants and all persons  
known or unknown, claiming any  
legal or equitable right, title,  
estate, lien, or interest in the  
property described in the  
Complaint adverse to Plaintiff's  
title or any cloud upon Plaintiff's  
title thereto, their heirs, personal  
representatives, executors,  
administrators, successors and  
assigns and all persons having or  
claiming to have any right, lien,  
title, interest in or claim against  
Parcel 1 ALL THAT certain portion  
of land situated in the Township of  
Lehigh, County of Wayne and  
Commonwealth of Pennsylvania**



with an address of 1005 Choctaw Trail, Gouldsboro, PA. And further identified in Map Book #14-33-38 on January 24, 1983 by virtue of a tax deed for delinquent taxes 1980, 1981 and 1982 all as more fully appears in the Wayne County Recorder of Deeds office in Deed Book volume 400, page 416.

**TAKE NOTICE THAT** Kathy Witko a/k/a Kathy Witko Reese has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring their interest based on and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file 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 a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER**

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

Find a Lawyer Program:  
Wayne County Bar Association  
922 Church Street  
Honesdale, PA 18431  
570.253.0556

Tressler Law, LLC  
933 Northern Blvd  
Clarks Summit PA 18411

**2/6/2026**

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**NOTICE OF FILING OF  
FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Acts of Assembly approved May 24, 1945, as amended, of the filing in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 28, 2026 an application for registration of fictitious name for DeMO~, with its principal place of business at 1205 Wallenpaupack Dr, Lake Ariel PA 18436 in Wayne County.

The name of the person interested in said business is Gregory De Miceli. This was filed in accordance with 54 Pa.C.S. § 311. January 30, 2026.

**2/6/2026**

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## NOTICE OF FILING OF SHERIFF'S SALES

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

### SHERIFF'S SALE FEBRUARY 18, 2026

By virtue of a writ of Execution instituted by: US Bank Trust N.A., Not In Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset 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 18th day of February, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at the southeast corner, a stake and stones corner, the same being corner of a tract of land in the warrantee name of Conrad (Kryder) Kidder #64, also the corner of Isaac Sampson land;

THENCE on line of said Sampson land being the line of said Knider tract North 45 degrees East 132 rods more or less to stones with

iron stake corner, being allotment corner of Knider tract, also corner of the Jessie Whitaker farm (so called) and Isaac Sampson farm, said corner standing in the bounds of the public road leaving from the Starrucca Creek at William Staddard's farm to Hales Eddy, New York;

THENCE along the center of said road to a point where allotment line of lands or lots numbers 1 and 4 crosses said road;

THENCE South 45 degrees East on said allotment line to the easterly rounds of said Rider tract;

THENCE on line of Mumford land about 68 rods more or less to the place of BEGINNING.  
CONTAINING 53 acres of land be the same more or less.

The premises conveyed are under and subject to the rights of way of any public highway and public utility which may be over and across the same.

Parcel ID: 25-0-0120-0014

Property Address: 298 Maple Grove Road, Starrucca, PA 18462

BEING the same premises which Alberta D. Ziegler and Robert Ziegler, her husband, Donna D. Ledward and Raymond Ledward, her husband, and Margaret D. Kaisen and Kenneth Kaisen, her husband, by deed dated October 18, 2003 and recorded October 27, 2003 at Instrument No.



200300014382 in the Office of the Recorder of Deeds of Wayne County, PA, granted and conveyed unto Julianne Mullette, in fee.

Seized and taken in execution as property of:  
Julianne Mullette c/o Stephen G. Bresset, Esq. 812 Court Street  
HONESDALE PA 18431

Execution No. 180-Civil-2021  
Amount Due: \$255,122.95 Plus  
additional costs

November 19, 2025  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

Christopher DeNardo Esq.

**1/23/2026 • 1/30/2026 • 2/6/2026**

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**SHERIFF'S SALE  
FEBRUARY 25, 2026**

By virtue of a writ of Execution instituted by: CARRINGTON MORTGAGE SERVICES, 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 25th day of February, 2026 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 lot, parcel or piece of ground situate in the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 51, Section 6, Maverick Trail, as shown on Map of Pocono Springs Estates, Inc., on file in the Recorder's Office at Honesdale, Pennsylvania in Plat Book No. 13 at Page 28. **ERRONEOUSLY RECITED** as Plot Book 14, Page 189 in Previous Owner's Deed.

BEING THE SAME premises which James R. Sherrer, Jr. and Donna M. Sherrer, husband and wife, by deed dated December 11, 2021 and recorded December 23, 2021 in the Office for the Recording of Deeds, Wayne County, Honesdale, PA in Deed Book Volume 6053, Page 100, granted and conveyed unto Donna M. Sherrer, sole owner, the Grantor hereof, in fee.

WHEREIN this prior deed in the chain of title erroneously listed the

marital status of James R. Sherrer and Donna M. Sherrer as husband and wife, where their correct marital status at the time of conveyance was Divorced.

THE SAME Donna M. Sherrer and James R. Sherrer were divorced from the bonds of matrimony on July 1, 2013 by virtue of a Divorce Decree docketed in Wayne County, Pennsylvania to Docket Number 486 DR 2009. A Divorce Master's Report filed on March 27, 2013 to the same docket number is incorporated in full into the Decree, and vests sole ownership in said property to Donna M. Sherrer, Grantor herein.

TOGETHER WITH all rights of way and UNDER and SUBJECT to all covenants, reservations, restrictions, easements, and conditions of record, as found in the chain of title and as attached as Exhibit "A".

BEING KNOWN AS: 1088  
MAVERICK TRAIL,  
NEWFOUNDLAND, PA 18445

PROPERTY ID: 26-0-0006-0011

TITLE TO SAID PREMISES IS VESTED IN KEVIN FRANCIS COMLY AND FELICITY MAXINE POPE, AS JOINT TENANTS BY DEED FROM DONNA M. SHERRER, SOLE OWNER, DATED JANUARY 20, 2022 RECORDED FEBRUARY 1, 2022 IN BOOK NO. 6075, AT PAGE 155

Seized and taken in execution as property of:

Kevin Francis Comly 1088  
Maverick Trail  
NEWFOUNDLAND PA 18445  
Felicity Maxine Pope 1088  
Maverick Trail  
NEWFOUNDLAND PA 18445

Execution No. 646-Civil-2025  
Amount Due: \$153,734.15 Plus  
additional costs

December 10, 2025  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Queen Stewart Esq.

**1/30/2026 • 2/6/2026 • 2/13/2026**

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## SHERIFF'S SALE MARCH 4, 2026

By virtue of a writ of Execution instituted by: Wintrust Mortgage, a Division of Barrington Bank & Trust Co., 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 4th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land, situated in Lake Township, County of Wayne, Commonwealth of Pennsylvania, known as Lot 1866, Section 16 of The Hideout a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971, in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104, as amended and supplemented.

SUBJECT to all easements, covenants, conditions and restrictions

of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated May 11, 1970 as amended and supplemented.

SUBJECT to the same exceptions, conditions, reservations, restrictions, covenants, easements and rights-of-way as are contained in the prior deeds forming the chain of title.

BEING KNOWN AS: 1866  
WINDEMERE LANE, LAKE  
ARIEL, PA 18436

PROPERTY ID: 12-0-0025-0090

TITLE TO SAID PREMISES IS  
VESTED IN THOMAS  
BRENKUS BY DEED FROM  
CHRISTOPHER GERMANO  
AND MARGARET GERMANO,  
HER HUSBAND, DATED  
SEPTEMBER 5, 2018  
RECORDED SEPTMEBER 12,  
2018 IN BOOK NO. 5370, AT  
PAGE 37

Seized and taken in execution as  
property of:  
Thomas Brenkus 134 Glen Haven  
Road ROCHESTER NY 14609

Execution No. 244-Civil-2025  
Amount Due: \$209,069.87 Plus  
additional costs

December 11, 2025  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:

That all claims to the property will  
be filed with the sheriff before the  
sale and all claims to the proceeds

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

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

Danielle R. Dreier Esq.

2/6/2026 • 2/13/2026 • 2/20/2026

### **SHERIFF'S SALE MARCH 4, 2026**

By virtue of a writ of Execution instituted by: Equity Prime Mortgage 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 4th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

#### **FIRST PARCEL:**

BEGINNING at a stake and stones corner; thence along line of land of Marshall Keesler and N. Conklin, South 18 chains and 84 links to a stake and stones corner the same being also corner of lands late of Oliver Prosser; thence West 23 chains and 95 links to a stake and stones corner; thence North 19 chains and 15 links to a stake and stones corner and thence along line of land of Marshall Keesler, South 89° East, 23 chains and 97 links to the place of BEGINNING.

CONTAINING 38-7/10 acres be the same more or less.

#### **SECOND PARCEL:**

BEGINNING at the Southeast corner of Lot No. 1 and Northeast corner of Lot No. 2 in the subdivision line of the 'Sweigert Lots' and in the East line of the original survey; thence South 13 chains and 85 links to a corner between Lots No. 2 and No. 3; thence West along the line between said Lots No. 2 and No. 3, about 58 rods and 4 feet to a corner; thence North 13 chains and 85 links to a corner in the line between Lot No. 1 and Lot No. 2; thence East along the line between Lots No. 1 and No. 2 about 58 rods and 4 feet to the place of BEGINNING.

Said lot hereby conveyed to contain exactly 20 acres of land.

A description of the two above

parcels in accordance with a survey made June, 1968, by John A. Bodnar, is as follows:

BEGINNING in the Southeastern corner of a parcel of land this day conveyed by Kenneth Deighton and Mildred Deighton, his wife, to Joseph Csejka, single, Harold Nash and Frieda Nash, his wife, as joint tenants, being also in the center of Township Road No. 553; thence along the center of the said Township Road No. 553, the following seven (7) courses and distances: North 66° 35' West, 220 feet; thence North 73° West, 100 feet; thence North 79° West, 120 feet; thence North 80° West, 200 feet; thence North 74° 55' West, 200 feet; thence North 70° 23' West, 100 feet; thence North 67° 25' West, 100 feet to corner in line of lands now or formerly of Godfrey Hadbafnick; thence North 5° 35' East, 810 feet; thence North 83° 15' West, 370 feet; thence North 10° 39' East, 1,283 feet to the line of lands now or formerly of Donald Kramer, et ux, thence South 84° 5' East, 1,300 feet to a corner in a line of land now or formerly of Ainsley Keesler; thence along the said Keesler, South 5° 25' West, 690 feet to a corner; thence South 85° 30' West, 13 feet to a corner in line of lands now or formerly of George Kuehnle in the center of a dirt road; thence along the center of the said dirt road the following four (4) courses and distances: South 5° 25' West, 567 feet; thence South 6° 5' West, 300 feet; thence South 5° 35' West, 616 feet; thence South 43°

East, 96 feet to the place of BEGINNING.

CONTAINING 60 acres of land, be the same more or less.

EXCEPTING AND RESERVING out of the above-described lands the following described parcel:

BEGINNING in the center of Township Road No. 553 in the Southern line of lands now or formerly of Godfrey Hadbafnick; thence along the center of said Township Road No. 553 the following five (5) courses and distances: South 67° 25' East, 100 feet; thence South 70° 25' East, 100 feet; thence South 74° 55' East, 200 feet; thence South 80° East, 200 feet; thence South 79° East, 120 feet to a corner; thence North 84° 25' West, 700 feet to a corner; thence North 5° 35' East, 104 feet to the place of BEGINNING.

ALSO GRANTING AND CONVEYING to Joseph Csejka, single and Harold Nash and Frieda Nash, his wife, as joint tenants and not as tenants in common with all the incidents known to joint tenancy at law, including the right of survivorship, the following described parcel of land which Kenneth Deighton and Mildred Deighton, his wife, by deed dated August 3, 1968 and recorded in Wayne County in Deed Book No. 245 at Page 776, bounded and described as follows:

BEGINNING in Township Road No. 553 where the said Township

Road intersects with Highway Route No. 63100; thence along the said Township Road, North 66° 35' West, 220 feet to a corner; thence North 73° West, 100 feet to a corner; thence South 84° 25' East, 312 feet to a corner in the center of a dirt road; thence along the center of the said dirt road, South 43° 96' to the place of BEGINNING.

BEING THE SAME PREMISES which Robert M. Cowan, Executor of the Will of Michele Wendy Schuchman a/k/a Michele Schuchman, late, by Deed dated November 20, 2020 and recorded November 23, 2020 in the Office of the Recorder of Deeds in and for Wayne County in Instrument No. 202000008590, Deed Book Volume 5768, Page 95, granted and conveyed unto Robert M. Cowan.

Robert M. Cowan departed this life on March 5, 2024.

Seized and taken in execution as property of:  
Estate of Robert M Cowan 349 Steiner Rd DAMASCUS PA 18415  
Any and All Unknown Heirs, Successors and Assigns, Representatives, Deises, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate

of Robert M Cowan, Deceased 349 Steiner Rd  
DAMASCUS PA 18415

Execution No. 451-Civil-2024  
Amount Due: \$464,170.17 Plus additional costs

January 8, 2026  
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.**

Gregory Javardian, Esq.

**2/6/2026 • 2/13/2026 • 2/20/2026**

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## CIVIL ACTIONS FILED

FROM JANUARY 17, 2026 TO JANUARY 23, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1997-20076	SHAY WILLIAM	1/22/2026 2:02	SATISFACTION	—
2005-20910	TUTTLE EUGENE	1/22/2026 2:02	SATISFACTION	—
2009-21280	TUTTLE EUGENE ALFRED JR	1/22/2026 2:02	SATISFACTION	—
2009-21280	TUTTLE EUGENE ALFRED JR	1/22/2026 2:02	SATISFACTION	—
2010-20533	VITALE TRACY M	1/22/2026 2:03	SATISFACTION	—
2010-20534	VITALE TRACY M	1/22/2026 2:03	SATISFACTION	—
2023-00563	CRAFT KAYLEE	1/23/2026 11:46	SATISFACTION	—
2023-20003	LEMON CODY LEE	1/20/2026 12:07	SATISFACTION	—
2023-20734	CASTELLANO SHANE M	1/20/2026 12:07	SATISFACTION	—
2024-00046	KULICK JOSHUA	1/23/2026 11:33	SATISFACTION	—
2025-00398	SHAFFER MARY	1/23/2026 11:57	DEFAULT JUDGMENT	875.73
2025-00536	ROWLANDS GEORGE A	1/23/2026 12:06	DEFAULT JUDGMENT	20,000.00
2025-00550	SANCHEZ ANTHONY	1/20/2026 3:03	DEFAULT JUDGMENT	268,574.38
2025-00550	SANCHEZ ANTHONY	1/20/2026 3:06	WRIT OF EXECUTION	268,574.38
2025-00562	HANDLOFF ROBERT E	1/21/2026 2:47	WRIT OF EXECUTION	441,673.20
2025-00649	GUIDICE STEPHEN	1/20/2026 2:28	DEFAULT JUDGMENT	116,503.03
2025-00685	CASIANO PERSEUS P	1/20/2026 3:16	DEFAULT JUDGMENT	3,834.30
2025-00685	VASQUEZ VERONICA	1/20/2026 3:16	DEFAULT JUDGMENT	3,834.30
2025-20080	HILLIARD ANTHONY W JR	1/20/2026 2:17	DEFAULT JUDGMENT	22,467.93
2025-20592	HENDERSHOT RON P	1/22/2026 2:03	SATISFACTION	—
2026-20020	BOOTH MICHAEL JOHN	1/20/2026 12:36	MUNICIPAL LIEN	1,734.04
2026-20021	CHRISTISON KEITH	1/21/2026 1:19	JP TRANSCRIPT	5,248.05
2026-20022	ZIPPERLEN DAVID JOHN	1/22/2026 2:02	JUDGMENT	2,325.75
2026-20023	THE SPEAK EASY SALOON AND RESORT	1/23/2026 2:01	JP TRANSCRIPT	5,345.01

## CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00035	CAVALRY SPV I LLC	PLAINTIFF	1/23/2026	—
2026-00035	COLLADO CHRISTOPHER	DEFENDANT	1/23/2026	—

## CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00026	NCB MANAGEMENT SERVICES, INC.	PLAINTIFF	1/20/2026	—
2026-00026	ARNOLD RONALD	DEFENDANT	1/20/2026	—
2026-00027	ERIE MATERIALS INC	PLAINTIFF	1/20/2026	—
2026-00027	COUNTRYMAN HOME IMPROVEMENTS LLC	DEFENDANT	1/20/2026	—
2026-00027	COUNTRYMAN ROBERT	DEFENDANT	1/20/2026	—
2026-00027	COUNTRYMAN HOME IMPROVEMENTS INC	DEFENDANT	1/20/2026	—

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

2026-00029	FORD MOTOR CREDIT COMPANY LLC	PLAINTIFF	1/22/2026	—
2026-00029	CRAFT STEPHEN A	DEFENDANT	1/22/2026	—
2026-00030	VELOCITY INVESTMENT LLC	PLAINTIFF	1/22/2026	—
2026-00030	REX BRYAN	DEFENDANT	1/22/2026	—
2026-00031	VELOCITY INVESTMENTS LLC	PLAINTIFF	1/22/2026	—
2026-00031	BUTLER JORDAN	DEFENDANT	1/22/2026	—
2026-00034	VELOCITY INVESTMENTS LLC	PLAINTIFF	1/23/2026	—
2026-00034	DAY JONATHON	DEFENDANT	1/23/2026	—
2026-00036	VELOCITY INVESTMENTS LLC	PLAINTIFF	1/23/2026	—
2026-00036	MARARAJ ANEEL	DEFENDANT	1/23/2026	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00033	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	1/23/2026	—
2026-00033	NUNEZ ALEJANDRA DANIELLA HERNANDEZ	DEFENDANT	1/23/2026	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00028	1976 CHEVROLET C10 TRUCK VIN #CCD146B118321	PETITIONER	1/22/2026	—
2026-00028	MASUCCI ANTHONY	PETITIONER	1/22/2026	—
2026-00028	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/22/2026	—
2026-00032	2014 MAZDA SW VIN #JM3KE4DY030424794	PETITIONER	1/22/2026	—
2026-00032	TARAPCHAK ALEXANDER J PRESIDENT	PETITIONER	1/22/2026	—
2026-00032	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/22/2026	—

## MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 12, 2026 TO JANUARY 16, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## MORTGAGES

Information: 250,000.00 Mortgagor: KRIEFSKI, REBECCA J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Mortgagee: WAYNE BANK Municipality SALEM TOWNSHIP
Information: 446,250.00 Mortgagor: STEFFEN, RAYMOND 2 - STEFFEN, EILEEN	Consideration: \$446,250.00 Mortgagee: EMBRACE HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 210,000.00 Mortgagor: CHIOCCHI, JOSEPH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$210,000.00 Mortgagee: WAYNE BANK Municipality PALMYRA TOWNSHIP
Information: 112,145.35 Mortgagor: MILLER, KAY LA LYNN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$112,145.35 Mortgagee: TWENTY FIRST MORTGAGE CORPORATION Municipality LEHIGH TOWNSHIP
Information: 120,000.00 Mortgagor: LECLERE, AARON M 2 - LECLERE, PATRICIA E	Consideration: \$120,000.00 Mortgagee: CITIZENS BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 71,000.00 Mortgagor: PINTO, STEVEN J 2 - PINTO, PAIGE C	Consideration: \$71,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 498,170.00 Mortgagor: WELLS, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$498,170.00 Mortgagee: KUDRICK, JOSEPH M Municipality PAUPACK TOWNSHIP
Information: 459,000.00 Mortgagor: WEINBERG, CHAD 2 - MULLANEY, SHARON	Consideration: \$459,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 200,000.00 Mortgagor: PHELPS, RONALD S 2 - PHELPS, JUDITH A	Consideration: \$200,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 150,000.00 Mortgagor: REMO, MARIA	Consideration: \$150,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

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

Information: 250,000.00 Mortgagor: HAWLEY SILK MILL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Mortgagee: DIME BANK Municipality HAWLEY BOROUGH
Information: 250,000.00 Mortgagor: LAKE REGION DEVELOPMENT III Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Mortgagee: DIME BANK Municipality HAWLEY BOROUGH
Information: 250,000.00 Mortgagor: SETTLERS INN RE 2 - SETTLERS INN R E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Mortgagee: DIME BANK Municipality HAWLEY BOROUGH
Information: 15,000.00 Mortgagor: BAUER, ROBERT F JR 2 - BAUER, PATRICIA O Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$15,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 399,920.00 Mortgagor: CIAMAICHELA, DAWN M 2 - CIAMAICHELA, DANIEL R JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$399,920.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 100,000.00 Mortgagor: LAKE REGION DEVELOPMENT III Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: WAYNE BANK Municipality HAWLEY BOROUGH
Information: 160,358.00 Mortgagor: BOICE, AUSTIN 2 - SAMPSON, COURTNEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$160,358.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PRESTON TOWNSHIP
Information: 150,000.00 Mortgagor: LUTZ, JOHN AKA 2 - LUTZ, JOHN H JR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 375,000.00 Mortgagor: ANDERSEN, JOSEPH P 2 - ANDERSEN, AMANDA L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$375,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DAMASCUS TOWNSHIP
Information: 170,000.00 Mortgagor: COOPERS TAX SERVICE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$170,000.00 Mortgagee: VELOCITY COMMERCIAL CAPITAL Municipality PALMYRA TOWNSHIP
Information: 60,000.00 Mortgagor: WEIBLEY, KEVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Mortgagee: DIME BANK Municipality SALEM TOWNSHIP
Information: 56,000.00 Mortgagor: DOBKOWSKI, THEODORE J SR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$56,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP

Information: 100,000.00	Consideration: \$100,000.00
Mortgagor: ELDERKIN, DANIELLE LYNN	Mortgagee: PENNYMAC LOAN SERVICES
2 - ELDERKIN, DANIELLE	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
3 - ELDERKIN, KYLE JOHN	
4 - ELDERKIN, KYLE	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	HONESDALE BOROUGH
Information: 416,700.00	Consideration: \$416,700.00
Mortgagor: JOHNSON, HERBERT L JR	Mortgagee: MAGNOLIA BANK INC
2 - SYPNIEWSKI, ANNA	2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	DYBERRY TOWNSHIP
Information: 57,000.00	Consideration: \$57,000.00
Mortgagor: JANES, JONATHON J	Mortgagee: UPSTART MORTGAGE
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	CANAAN TOWNSHIP

## DEEDS

Information:	Consideration: \$1.00
Grantor: RODIC, ANTE	Grantee: RODIC, CHRISTIAN
2 - RODIC, GLENDA	2 - RODIC, KATHLEEN
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LEBANON TOWNSHIP
Information: LOT 3R	Consideration: \$180,000.00
Grantor: ELFSTROM, ROBERT Q EST AKA	Grantee: SAILARINA
2 - ELFSTROM, ROBERT QUENTIN EST AKA	2 - SAILARINA
3 - ELFSTROM, ROBERT EST AKA	
4 - REILLY, JUDY ANN EXR AKA	
5 - RILEY, JUDY ANN EXR AKA	
6 - KNIGHT, MICHAEL C	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	CLINTON TOWNSHIP 1
Information: LOT 27	Consideration: \$465,000.00
Grantor: ROSSIGNOL, AARON	Grantee: DZIENISIEWICZ, EWA
2 - ROSSIGNOL, FALLYN	2 - DZIENISIEWICZ, MIROSLAW
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LAKE TOWNSHIP
Information:	Consideration: \$1.00
Grantor: GAYA, PEDRO J	Grantee: GAYA, PEDRO J
	2 - GAYA, TRICIA CATALINA
	3 - GAYA, CATALINA PATRICIA
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LEHIGH TOWNSHIP
Information:	Consideration: \$595,000.00
Grantor: BOOTH, ERIC C	Grantee: STEFFEN, RAYMOND
2 - BOOTH, ANGELA D	2 - STEFFEN, EILEEN
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LAKE TOWNSHIP
Information: LOT 2	Consideration: \$1.00
Grantor: HRABA, BARBARA N	Grantee: HRABA IRREVOCABLE PROTECTION TRUST
	2 - HRABA, PETER J TR
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LAKE TOWNSHIP

Information: Grantor: REALTY WORX PA LLC BY SHERIFF 2 - REALTY WORX PA L L C BY SHERIFF	Consideration: \$29,080.00 Grantee: LOPES, DAVID 2 - VAZZANA, CAROLINE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: STRANDBERG, WALTER L EST AKA 2 - STRANDBERG, WALTER EST AKA 3 - THEODORE, JENNIFER EXR AKA 4 - THEODORE, JENNIFER MONIQUE EXR AKA	Consideration: \$35,000.00 Grantee: SMITH, THERESA 2 - SMITH, MICHAEL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SCOTT TOWNSHIP
Information: Grantor: BZDEL, VOLODYA 2 - BZDEL, DOROTA	Consideration: \$134,000.00 Grantee: MILLER, KAY LA LYNN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 23 Grantor: GOKCE CAPITAL LLC 2 - GOKCE CAPITAL L L C	Consideration: \$10,349.00 Grantee: JARRETT, TAMARA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: KIEFER, GUY M	Consideration: \$10.00 Grantee: KIEFER, GUY MARTIN 2 - KIEFER, SANDRA ELENE 3 - KIEFER, MATTHEW 4 - KIEFER, CASEY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP

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Information: Grantor: KIEFER, GUY M	Consideration: \$10.00 Grantee: KIEFER, GUY MARTIN 2 - KIEFER, SANDRA ELENE 3 - KIEFER, MATTHEW 4 - KIEFER, CASEY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: KIEFER, GUY M	Consideration: \$10.00 Grantee: KIEFER, GUY MARTIN 2 - KIEFER, SANDRA ELENE 3 - KIEFER, MATTHEW 4 - KIEFER, CASEY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: LOT 6 Grantor: KUDRICK, JOSEPH M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$498,170.00 Grantee: WELLS, JENNIFER Municipality PAUPACK TOWNSHIP
Information: LOT 30 Grantor: POCONO SPRINGS CIVIC ASSOCIATION INC	Consideration: \$1.00 Grantee: DELOSSANTOSSUERO, HECTOR ALEJANDRO 2 - SUERO, HECTOR ALEJANDRO DE LOS SANTOS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 1857 Grantor: ACOSTA, MILTON 2 - ACOSTA, KIMBERLY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$12,000.00 Grantee: ANT BUILDING LLC 2 - ANT BUILDING L L C Municipality LAKE TOWNSHIP
Information: LOT 278 Grantor: BARRETTI, KATHLEEN A	Consideration: \$15,000.00 Grantee: SNIP 2 - S N I P
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 1196 Grantor: CRUMMY, NOREEN	Consideration: \$1.00 Grantee: NOREEN CRUMMY TWO ZERO TWO FIVE REVOCABLE TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 20 Grantor: JUSKO, MICHAEL A 2 - DITOMASSOJUSKO, SUSAN 3 - JUSKO, SUSAN DITOMASSO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$639,700.00 Grantee: OROURKE, PATRICK Municipality PAUPACK TOWNSHIP
Information: LOT 1267 Grantor: HERON, OLIVER 2 - HERON, EILEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$232,160.00 Grantee: WP HOME AWAY FROM HOME LLC 2 - W P HOME AWAY FROM HOME L L C Municipality LAKE TOWNSHIP
Information: LOT 2909 Grantor: SCHESNY, JOHN J	Consideration: \$425,000.00 Grantee: MARTONE, THOMAS J 2 - MARTONE, TAMMY A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: GAFFNEY, JOHN	Consideration: \$1.00 Grantee: BENDER, ERIC 2 - BENDER, MARCUS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

Information:	Consideration: \$110,000.00
Grantor: BENDER, ERIC	Grantee: SCARTELLI, MELISSA A
2 - BENDER, MARCUS	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	SALEM TOWNSHIP
Information: LOT 222	Consideration: \$499,900.00
Grantor: HACKER HOMESTEAD REVOCABLE LIVING TRUST	Grantee: CIAMAICHELA, DANIEL JR
2 - HACKER, THOMAS SCOTT JR TR	2 - CIAMAICHELA, DAWN
3 - HACKER, SARAH TR	
4 - HACKER, THOMAS SCOTT SR TR	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PAUPACK TOWNSHIP
Information: LOT 501 R	Consideration: \$1.00
Grantor: BENOIT, RYAN	Grantee: BENOIT, RYAN
2 - ZEINOUN, NATALIE	2 - ZEINOUN, NATALIE
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	SALEM TOWNSHIP
Information:	Consideration: \$1.00
Grantor: TIRRELL, THOMAS E EST	Grantee: MAZZEO, ELIZABETH T
2 - MAZZEO, ELIZABETH T EXR	2 - TIRRELL, MATTHEW S
	3 - SILVI, JANE T
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PAUPACK TOWNSHIP
Information: LOT 2804	Consideration: \$224,000.00
Grantor: WHITING, KATHRYN LYNN EST AKA	Grantee: OGGERI, PETER M
2 - WHITING, KATHRYN EST AKA	2 - OGGERI, CHRISTINE M
3 - WHITING, LYNN EST AKA	
4 - MALONE, LAURA EXR AKA	
5 - MALONE, LAURA ANN EXR AKA	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LAKE TOWNSHIP
Information:	Consideration: \$30,000.00
Grantor: BENNETT, PAMELA J	Grantee: DIBARI, MARIA
	2 - GASHI, KUSHTRIM GRANIT
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	DREHER TOWNSHIP
Information: LOT 3	Consideration: \$44,000.00
Grantor: LAROSA, MARY EST AKA	Grantee: LAVIN, JAMES
2 - LAROSA, MARY P EST AKA	
3 - LAROSA, FRANK L ADM	
4 - LAROSA, FRANK L	
5 - TROY, MARY FRAN	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PRESTON TOWNSHIP
Information: LOT 10	Consideration: \$1.00
Grantor: CONNER, LISA A	Grantee: BUEHLER, WILLIAM E
	2 - BUEHLER, AMY B
	3 - LUDIN, DAVID C
	4 - LUDIN, CHRISTINA M
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PRESTON TOWNSHIP
Information: LOT 2052	Consideration: \$1.00
Grantor: SMITH, DENNING R	Grantee: DENNING R SMITH LIVING TRUST
2 - SMITH, SUSAN B	2 - SUSAN B SMITH LIVING TRUST
	3 - SMITH, DENNING R TR
	4 - SMITH, SUSAN B TR
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LAKE TOWNSHIP

Information: Grantor: SURGE, SANDRA L	Consideration: \$1.00 Grantee: SANDRA SURGE TWO ZERO TWO FIVE REVOCABLE LIVING TRUST 2 - SURGE, SANDRA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: Grantor: BLOUNT, KESHAY T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$9,000.00 Grantee: AKOMA, MUSOWA Municipality STERLING TOWNSHIP
Information: LOT 48 Grantor: COOPER, FRANK 2 - COOPER, CASSANDRA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: COOPERS TAX SERVICE Municipality PALMYRA TOWNSHIP
Information: Grantor: OPRISKO, MICHAEL J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: OPRISKO, MICHAEL J Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: DEVOE, PETER 2 - DEVOE, KATE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$475,000.00 Grantee: ANDERSEN, JOSEPH P 2 - ANDERSEN, AMANDA L Municipality DAMASCUS TOWNSHIP
Information: LOT A Grantor: HINDS, DAVID R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HINDS SIGHT I LLC 2 - HINDS SIGHT I L L C Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: HINDS SIGHT I LLC 2 - HINDS SIGHT I L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HINDS SIGHT I LLC 2 - HINDS SIGHT I L L C Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 181 Grantor: CODD, EDWARD 2 - CODD, MARY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CODD, EDWARD 2 - CODD, MARY 3 - BARNES, DEBORAH Municipality PAUPACK TOWNSHIP
Information: Grantor: CUMISKEY, KELLY J 2 - GROSS, BRITTANY A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CUMISKEY, KELLY J 2 - GROSS, BRITTANY A Municipality DREHER TOWNSHIP
Information: LOT 35 Grantor: HAYDEN LOGAN HOMES LLC 2 - HAYDEN LOGAN HOMES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ELDERKIN, DANIELLE LYNN 2 - ELDERKIN, KYLE JOHN Municipality HONESDALE BOROUGH
Information: Grantor: FRITZ, CLAIRE R BY AF 2 - CIOFFI, LARA AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$110,000.00 Grantee: MOY, ANDREW 2 - MOY, NANCY Municipality MANCHESTER TOWNSHIP

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*February 9, 2026–February 13, 2026*

---

**Monday, February 9, 2026**

9:00 AM  
Arbitrations -Rechner/Cooper/Bugaj  
345-2025-CV LVNV Funding v. Sampson Ratchford/Pro Se  
366-2025-CV Velocity v. Suraci Tsarouhis/Pro Se  
371-2025-CV Velocity v. Rex Tsarouhis/Pro Se  
386-2025-CV Velocity v. McLoughlin Tsarouhis/Pro Se  
401-2025-CV American Express v. Kraft Armstrong/Pro Se  
407-2025-CV American Express v. Kresge Armstrong/Pro Se  
413-2025-CV Midland v. Rieman Baroska/Pro Se  
431-2025-CV Capital one v. Rushik Ratchford/Pro Se  
439-2025-CV Midland v. Zielinski Polas/Pro Se  
455-2025-CV Midland v. Hanlon Hannum/Pro Se  
456-2025-CV Midland v. Hanlon Hannum/Pro Se  
470-2025-CV Bank of American v. Albert Cawley/Pro Se  
473-2025-CV LVNV v. Montero Baroska/Pro Se  
478-2025-CV State Auto v. Orr Weisberg/Schafkopf/Zimmer  
170-2025-CV Citibank v. Davis Dougherty/Steward-  
331-2025-CV Cavalry v. Miller Apothaker/Bresset  
340-2025-CV Wayne Bank v. Howell Bresset/Pro Se  
341-2025-CV Wayne Bank v. Salama Bresset/Pro Se  
479-2024-CV Merkley v. Goodwin Martin II/ Treat  
158-2025-CV Citibank v. Wolbach Stevens/Lipinski/Klingensmith

**Tuesday, February 10, 2026**

9:00 AM  
Cardone v. Graham 47-2024-DR  
Contempt  
Campbell/Pro Se

---

9:30 AM  
Conklin v. Gilbert 549-2020-DR  
Sanctions  
Pro Se/Campbell

**Wednesday, February 11, 2026**

9:00 AM  
Central Court

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9:30 AM  
Pidich v. Hoag 322-2025-DR  
Contempt  
Pro Se/Pro se

---

10:00 AM  
Jones v. Rieman 359-2025-DR  
Contempt  
Thomas/Martin II

11:00 AM  
Penn dot Matters  
843-,844-, & 845-2025-CV Rickard v. Penndot Henry/Reed

---

12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

---

### Thursday, February 12, 2026

9:00 AM  
Commonwealth Matters  
Sentencing 223-2025-CR Vonderhey, Joseph Treat  
Sentencing 186-2025-CR Conforto, Salvatore W.Martin  
Sentencing 231-2025-CR Caggiano, Maryann Brown  
Sentencing 162-2025-CR Scarfalloto, Lorenzo Mey  
Sentencing 439-2017-CR Long, Donna Burlein  
ICC 167-2025-MD Eckhart, Tony Kemmerer  
Probation Violation 198-2024-CR; 199-2024-CR Derossi, Destiny  
Probation Violation 303-2024-CR Simpson, Colleen  
Contempt 373-2023-CR Baez, Donna  
Contempt 19-2024-CR; 20-2024-CR Cron, Lindsay  
Arrest Prior to Req 18-2026-MD Hart, Emmanuel

---

1:00 PM  
Commonwealth Matters  
Plea 222-2025-CR Ruppert, Nancy Martin II  
Plea 161-2025-CR Troiano, Daniel Scanlon  
Plea 258-2025-CR Martini, Domenick Scanlon  
Plea 204-2024-CR Price, Nicole OAG Danchak/Lubin  
Grazier Hearing 79-2025-CR Lukas, Justin Martin II  
Parole Violation 407-2024-CR McVicker, Daniel  
Probation Violation 421-2024-CR Krivak, Andrew  
Parole Violation 455-2024-CR Olson, Kaci  
Plea  
145-2025-CR; 206-2025-CR; 256-2025-CR; 257-2025-CR  
Barrett, Jeremy Zimmerman  
ARD 196-2024-CR Jimenez-Cabrera, Claudio Zimmerman  
Plea 18-2026-CR Farrachi, Christina Zimmerman  
Contempt 315-2023-CR Simpson, Randiylei Campbell

---

### Friday, February 13, 2026

9:00 AM  
PFA

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9:30 AM  
Abel v. Garguilo 441-2025-DR  
Custody Hearing  
Moses/Pro Se

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**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**

*February 9, 2026–February 13, 2026*

---

**Monday, February 9, 2026**

Status Conferences

9:00

595-2024-CV Covey v. Mathies Slocum/Perry

9:15

680-2024-CV Gaworski v. Polise rentals Murray/Pro Se

9:30

564-2025-CV Curnal v. Keane Conaboy/Pro Se

9:45

581-2025-CV Faithful v. Tyler Brett/Pro Se

10:00

590-2025-CV Franklin v. Lloyd Finnerty/Pro Se

10:15

601-2025-CV Klinger v. Moffitt Rothenberg/Gillespie

10:30

579-2023-CV Bardi v. Nationwide Ohliger/Cole

10:45

439-2024-CV Piatt v. Wenzel & Karakas Bugaj/W.Martin

11:00

417-2025-CV Prall v. Caroll Hallinan/Kapp

11:15

393-2024-CV Torres v Bohn Milillo/Moran

11:30

18-2025-CV Notaro v. Riedel Toczydlowski/T.Farley

11:45

88-2025-CV Edo v. Kryptavich Kulesa/Eagen

---

2:00 PM

Com v White 330-2024-CR

Hrg-mtn to appoint conflict counsel

DA/Pd

**Tuesday, February 10, 2026**

Dependency

9:00 Disposition 19-2025-DP In Re: M.M. Anderson/Weed/Virbitsky/Martin  
II

9:30 Permanency Review 7-2024-DP In Re: P.B. Anderson/Collins/Martin  
II/Burlein

10:00 Permanency Review 21-2025-DP In Re: E. M.  
Anderson/Collins/Rechner/Weed



### Wednesday, February 11, 2026

10:00 AM

Penn Dot

742-2025-CV 2007 Chevy Suburban (Resino)

746-2025-CV 2021 Toyota Tacoma (Krajovich)

747-2025-CV 2015 Ford Edge (Krajovich)

748-2025-CV 2015 Mitsubishi Outlander (Krajovich)

796-2025-CV 1962 AMC Mighty Mite (Lokuta)

501-2025-CV Oldt v. Penndot Pro Se/Reed

538-2025-CV Warwick v. Penndot Pro se/Reed

400-2025-CV Clouse v. Penndot Pro Se/Reed

314-2025-CV Ward v. Penndot Pro Se/Reed

811-2025-CV 1969 GMC (Reinfurt) Pro Se/Vanwert

814-2025-CV Mendez v. Penndot Pro Se/Vanwert

819-2025-CV 2012 Ford Explorer(Bertot) Pro Se/ Reed

821-2025-CV Jessee v. Penndot Pro Se/ Reed

---

11:00 AM

Name Changes

762-2025-CV In Re: Kleintop

584-2025-CV In Re: Name Change of T.L.

462-2025-CV Name Change of Novikov

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1:30 PM

Estate of C.B. 97-2025-OCD

Petition for Citation Sur Appeal for Register in Probating Will

Bugaj/Martin

---

### Thursday, February 12, 2026

1:30 PM

JP Morgan v Finter 596-2024-cv

NJ Trial

Lipinski/Rydzewski

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### Friday, February 13, 2026

9:30 AM

Preston Twp v Vacirca/Kim 538-2024-cv

NJ trial

McAndrew/Pro Se

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1:30 PM

In Re: J. Smith 160-2025-OCD

Petition for Adjudication of Incapacity and Appointment of Plenary Guardian  
of Estate and person

Campbell/B.Ellis

---

**ARBITRATION ROOM CALENDAR**

*February 9, 2026–February 13, 2026*

---

**Wednesday, February 11, 2026**

12:00 PM –  
Drug Court Team Meeting

**Thursday, February 12, 2026**

9:00 AM  
Weinberger v. Weinberger 92-2020-DR  
Custody Hearing (Gallagher)  
Campbell/Virbitsky

**Friday, February 13, 2026**

9:00 AM  
Thompson v Mrozik  
Review Conference  
Farrell/Thomas

---

9:30 AM  
Lee v Lee 427-2025-DR  
Conference  
Moulton/Pro Se

---

10:00 AM  
Deleon v. Molnar 511-2025-DR  
Conciliation Conference  
Masington/Pro Se

---

10:30 AM  
Santana v. Hogan 327-2025-DR  
Conciliation Conference  
Pro Se/ Pro Se

---

11:00 AM  
Fritz v. Mousley 429-2017-DR  
Conciliation Conference  
Campbell/Pro Se

---

11:30 AM  
Damico v. Bradshaw 519-2025-DR  
Conciliation Conference

---

1:00 PM  
Holmes v. Jacobsen 157-2023-DR  
Conciliation Conference  
Martin II/Pro Se

1:30 PM

Alvarez v. Alvarez & Sanders 484-2025-DR

Conciliation Conference

Pro Se/ Pro Se

2:00 PM

Dolph v. Dolph 490-2023-DR

Conciliation Conference

Pro Se/ Pro Se

2:30 PM

Jandreau v. Jandreau 23-2026-DR

Conciliation Conference

Pierganeli/Pro Se



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## WAYNE COUNTY BAR ASSOCIATION



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WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

---

**Leatrice Anderson, Esq.**

Spall, Rydzewski, Anderson, Lalley & Tunis, PC  
570-226-6229  
lea@poconolawyers.net  
2573 Route 6  
Hawley, PA 18428  
*Surrogacy/Gestational Carrier, Adoption, Guardian Ad Litem, Real Estate Settlement/Title Agent, Real Estate Litigation, Estate/Wills*

---

**Nicholas Barna, Esq.**

Barna Law  
570-253-4921  
nicholasbarna@verizon.net  
207 Tenth Street  
Honesdale, PA 18431  
*Real Estate, Estate Planning, Estate Administration, Elder Law*

---

**Tim Barna, Esq.**

Barna Law  
570-253-4921  
207 Tenth Street  
Honesdale, PA 18431  
*Real Estate, Estate Planning, Estate Administration, Elder Law*

---

**Stephen G. Bresset, Esq.**

Bresset Santora, LLC  
570-253-5953  
570-253-2926 (Fax)  
SBresset@Bressetsantora.com  
Rsantora@Bressetsantora.com  
606 Church Street  
Honesdale, PA 18431

---

**Ronald M. Bugaj, Esq.**

Bugaj/Fischer, P.C.  
570-253-3021  
ron@bugaj-fischer-law.com  
PO Box 390  
308 Ninth Street  
Honesdale, PA 18431  
*Administrative Law, Civil Litigation, Community Association Law, Corporate and Business Law, Criminal Defense, Dependency, DUI, Estates, Estate Planning,*

*Family Law, Custody, Divorce, Protection From Abuse, Support, Guardianship, Juvenile Law, Property Owners Association, Real Estate, Social Security/Disability, Tax Law, Workers Compensation, Zoning, Municipal Law*

---

**Steven E. Burlein, Esq.**

570-253-9667  
steven@burlein.legal  
307 Eleventh Street  
Honesdale, PA 18431  
*Real Estate, Wills and Trust, Estate Administration/Probate, Guardianship, Criminal Law, Juvenile Law*

---

**Oressa P. Campbell, Esq.**

570-253-7938  
CampLaw@ptd.net  
922 Church St.  
Honesdale, PA 18431  
*Appeals, Adoption, Child Custody, Criminal, Dependency, Divorce, Landlord/Tenant, Juvenile*

---

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

772-341-5855  
gclause@clauselawgroup.com  
PO Box 241  
972 Main Street  
Newfoundland, PA 18445  
*Personal Injury, Business Law, Contract Law, Employment Law, Estate Planning, Real Estate*

---

**Tammy Lee Clause, Esq.**

570-676-5212  
attyclause@gmail.com  
PO Box 241  
972 Main Street  
Newfoundland, PA 18445  
*Divorce, Custody, Wills, Estates, Real Estate, Civil Litigation, Corporate Law, Breach of Contract, Community Association Matters*

---

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Frances Clemente, Esq.**

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

---

**Thomas P. Cummings, Esq.**

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

---

**Charles Curtin, Esq.**

570-253-3355 X 1802  
ccurtin@hnbkbank.com  
724 Main Street  
Honesdale, PA 18431

---

**Donna DeVita, Esq.**

570-343-9597  
d.devita.law@gmail.com  
400 Spruce St. Ste 402  
Scranton, PA 18503

---

**Jessica Ellis, Esq.**

Ellis Law Group, Inc.  
570-253-5229  
jessica@ellislawgrouppe.com  
www.ellislawgrouppe.com  
1018 Church Street  
Honesdale, PA 18431  
*Real Estate, Family Law, Estate  
Plannings, Small Business Representation*

---

**Brendan R. Ellis, Esq.**

Ellis Law Group, Inc.  
570-253-5229  
brendan@ellislawgrouppe.com  
www.ellislawgrouppe.com  
1018 Church Street  
Honesdale, PA 18431  
*Real Estate, Family Law, Estate  
Plannings, Small Business Representation*

---

**Christopher Farrell, Esq.**

570-488-6900  
570-488-6907 (Fax)  
chris@chrisfarrellllaw.com  
www.chrisfarrellllaw.com  
P.O. Box 312  
158 South Street  
Waymart, PA 18472  
*Divorce & Custody, Criminal Defense,  
DUI Defense, Adoption, Termination of  
Parental Rights, Personal Injury, Social  
Security Disability, Real Estate  
Transactions, Contractor Lawsuits,  
Civil Litigation, Wills & Estates,  
Protection from Abuse Litigation*

---

**David H. Faux, Esq.**

Law Office of David H. Faux, P.C.  
718-869-0914  
davefaux@dhf-law.net  
42 Blue Moon Lane  
Honesdale, PA 18431

---

**Richard G. Fine, Esq.**

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

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**John P. Finnerty, Esq.**

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

Fax: 570-347-7028

jfinnerty@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

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

---

**Ronnie J. Fischer, Esq.**

Bugaj/Fischer, P.C.

570-253-3021

ronnie\_fischer@hotmail.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

*Adoption, Appeals/Appellate Law, Civil  
Litigation, Community Association Law,  
Criminal Defense, Driver's License  
Issues, DUI, Family Law, Custody,  
Divorce, Protection from Abuse,  
Support, Personal Injury, Property  
Owners Associations*

---

**David M. Gregory, Esq.**

570-251-9960

david@gregory.legal

307 Erie Street

Honesdale, PA 18431

---

**Nicholas D. Gregory, Esq.**

570-251-9960

nick@gregory.legal

307 Erie Street

Honesdale, PA 18431

---

**Frances Gruber, Esq.**

570-253-5400

frangruber@aol.com

214 Ninth Street

Honesdale, PA 18431

*Taxes, Wills and Estates*

---

**Nicole Hendrix, Esq.**

Wayne County Courthouse

570-253-5970

nhendrix@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

---

**Richard B. Henry, Esq.**

570-253-7991

rhenry1@ptd.net

1105 Court St.

Honesdale, PA 18431

*Real Estate, Property Owners  
Associations, Wills/Estates, Business  
Organizations, Municipal Law, Civil  
Litigation, Criminal Law, Family Law,  
Title Insurance, Children & Youth Matters,  
PennDOT Appeals, Department of  
State/Licensing Appeals, Appellate  
Practice before Commonwealth and  
Superior Courts*

---

**Alfred J. Howell, Esq.**

Law Offices of Alfred J. Howell

570-253-2520

ajhowell@hhklawyers.com

109 Ninth Street

Honesdale, PA 18431

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

---

**Lothar C. Holbert, Esq.**

570-798-2257

calkuni@verizon.net

131 Pleasant Valley Road

Starrucca, PA 18462

---

**Zachary Jennings, Esq.**

Jennings & Jennings, LLC

570-253-5161

zjesq@ptd.net

303 Tenth Street

Honesdale, PA 18431



WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

**Kathryn Ann Karam, Esq.**

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

**Arielle Larson, Esq.**

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

**John Martin, Esq.**

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

**John Martin, II, Esq.**

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

**Kimberly Martin, Esq.**

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

**Sean P. McDonough, Esq.**

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

**Stacy M. Miller, Esq.**

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

**Mary O. Moran, Esq.**

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

**Mark E. Moulton, Esq.**

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

**John Notarianni, Esq.**

570-468-0844  
johnnotarianni1@aol.com  
1412 Delaware Street  
Dunmore, PA 18509

**Alida O'Hara, Esq.**

570-253-6148  
oharak1@verizon.net  
PO Box 190  
Honesdale, PA 18431  
*Family Law*

**Tobey Oxholm, Esq.**

Just Resolutions – ADR  
215-783-2329  
tobeyoxholm@gmail.com  
1 Watawga Way West  
Gouldsboro, PA 18424  
*ADR, Mediation*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

---

**Kerin Podunajec, Esq.**

570-352-7834

KerinPodunajec@gmail.com

---

**Brian G. Price, Esq.**

Dougherty, Leventhal & Price, L.L.P.

570-288-1427

Fax: 570-288-0799

bprice@dlplaw.com

459 Wyoming Avenue

Kingston, PA 18704

*Spanish Speaking Clients, Plaintiff  
Personal Injury, Truck Accidents, Auto  
Accidents, Product Liability, Medical  
Negligence*

---

**Joseph G. Price, Esq.**

Dougherty, Leventhal & Price, L.L.P.

570-347-1011

Fax: 570-347-7028

jprice@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

*Plaintiff Personal Injury, Truck Accidents,  
Auto Accidents, Product Liability,  
Medical Negligence*

---

**Christine Rechner, Esq.**

Rechner Law Office

rechnerc@ptd.net

924 Church St.

Honesdale, PA 18431

*Divorce, Custody, PFA, Adoptions,  
Real Estate Sale/Purchase, Property  
Disputes, Civil Litigation, Landlord/  
Tenant, Corporate Formation, Estate  
Planning*

---

**Hugh Rechner, Esq.**

Rechner Law Office

570-253-2200

rechnersh@ptd.net

924 Church St.

Honesdale, PA 18431

---

**Pat Robinson, Esq.**

District Attorney's Office

probinson@co.wayne.pa.us

925 Court Street

Honesdale, PA 18431

---

**Shelley Robinson, Esq.**

District Attorney's Office

srobinson@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

---

**Chloe Romanowski, Esq.**

Wayne County Courthouse

570-253-5970

cromanowski@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

---

**Sally N. Rutherford, Esq.**

Rutherford, Rutherford & Wood

570-253-2500

snr.rutherfordlaw@verizon.net

921 Court Street

Honesdale, PA 18431

*Estate Planning, Estate Administration,  
Residential Real Estate*

---

**Joseph Rydzewski, Esq.**

Spall, Rydzewski, Anderson, Lalley &  
Tunis, PC

570-226-6229

joerr@poconolawyers.net

2573 Route 6

Hawley, PA 18428

*Civil Litigation, Personal Injury,  
General Litigation, Real Estate  
Litigation, Commercial Litigation,  
Insurance Claims*

---

**Joseph F. Saporito, III, Esq.**

Saporito, Falcone & Watt

570-237-2687

joesaporito@saporitofalcone.com

www.falconewattlaw.com

48 S. Main Street, Suite 300

Pittston, PA 18640

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**John Spall**

Spall, Rydzewski, Anderson, Lalley & Tunis, PC  
570-226-6229  
jfs@poconolawyers.net  
2573 Route 6  
Hawley, PA 18428  
*Real Estate Settlement, Real Estate Title Agent, Wills/Estates, Corporations*

---

**John R. Theadore, Esq.**

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

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**Kimberly Thomas, Esq.**

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

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**Jeffrey S. Treat, Esq.**

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

---

**Matthew Walker, Esq.**

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

---

**Michael Walker, Esq.**

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

---

**Ethan C. Wood, Esq.**

Rutherford, Rutherford & Wood  
570-253-2500  
ecw.rutherfordlaw@aol.com  
921 Court Street  
Honesdale, PA 18431  
*Estate Planning, Estate Administration, Residential Real Estate*

---

**Mark R Zimmer, Esq.**

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

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**Ashley Zimmerman, Esq.**

Weinstein, Zimmerman & Ohliger  
570-296-7300  
zimmerman@wzlawfirm.com  
410 Broad Street  
Milford, PA 18337  
*Criminal Law, Family Law and Personal Injury*



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Honesdale, PA 18431