

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



**February 20, 2026**  
**Vol. 15, No. 52**  
**Honesdale, PA**



**IN THIS ISSUE**

LEGAL NOTICES . . . . .	5
SHERIFF’S SALES . . . . .	7
CIVIL ACTIONS FILED . . . . .	16
MORTGAGES & DEEDS . . . . .	20
ATTORNEY DIRECTORY . . . . .	26

**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

*All other notices will be billed at \$1.95 per line. Minimum insertion fees apply.*

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

#### **Subscription Rates**

##### *Per Year*

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

### WAYNE COUNTY OFFICIALS

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

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

#### **Magisterial District Judges**

Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

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

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, Chairman

James Shook  
Jocelyn Cramer

#### **Treasurer**

Brian T. Field

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

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# Wayne County LEGAL JOURNAL

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

## 2025 LEGAL ADVERTISING RATES

Effective 5/1/2025

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

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*One (1) time insertion*

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

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Certain restrictions and minimum insertion fees apply.

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

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Subject to space availability

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

The deadline for all advertising is 10 AM on  
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<b>Full Page</b>	<b>\$100</b>	<b>\$850</b>	<b>\$1,300</b>	<b>\$2,100</b>
<b>Half Page</b>	<b>\$75</b>	<b>\$525</b>	<b>\$795</b>	<b>\$1,265</b>
<b>Quarter Page</b>	<b>\$50</b>	<b>\$325</b>	<b>\$475</b>	<b>\$745</b>
<b>Eighth Page</b>	<b>\$35</b>	<b>\$195</b>	<b>\$275</b>	<b>\$435</b>

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

## Subscription Rates

One Issue \$5 per issue  
Mailed Copy \$100 per year  
Emailed Copy \$50 per year  
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Full Page:  
4"W X 7"H

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

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

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 William Schott  
Late of Canaan Township  
EXECUTOR  
Mary F. Schott  
12 Davis Rd.  
Waymart, PA 18472

**2/20/2026 • 2/27/2026 • 3/6/2026**

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**ESTATE NOTICE**

Estate of Joseph L. Shields  
Late of Lebanon Township  
ADMINISTRATOR  
Joseph E. Shields  
340 Sunny Burn Road  
Elizabethtown, PA 17022  
ATTORNEY  
Young & Young  
44 S. Main Street, P.O. Box 126  
Manheim, PA 17545

**2/20/2026 • 2/27/2026 • 3/6/2026**

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**ESTATE NOTICE**

Estate of John C. Kohrs  
Late of Damascus Township  
EXECUTOR  
Arthur E. Freiermuth  
925 Milanville.  
Beach Lake, PA 18405  
ATTORNEY  
Frances S. Clemente  
86 Boyds Mills Rd.  
Beach Lake, PA 18405

**2/20/2026 • 2/27/2026 • 3/6/2026**

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**ESTATE NOTICE**

Estate of Rose Theresa Borzone  
AKA Rose Borzone  
Late of Salem Township  
EXECUTOR  
Maryanne Davick  
130 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**2/20/2026 • 2/27/2026 • 3/6/2026**

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**ESTATE NOTICE**

In the Estate of Paul Petrilak,  
a/k/a Paul J. Petrilak of Browndale,  
Wayne County, Commonwealth of  
Pennsylvania.

Letters Testamentary in the  
above estate have been granted to  
Eileen Aguiar, a/k/a Eileen M.

Aguiar, a/k/a Eileen Marie Aguiar.  
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

**2/20/2026 • 2/27/2026 • 3/6/2026**

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### **EXECUTOR'S NOTICE**

ESTATE OF Theresa R. Curtis, late  
of Bethany Borough, Wayne County,  
Pennsylvania. Any person or persons  
having claim against or indebted to  
the estate present same to Richard S.  
Baum, Esq, of 438 Broadway, PO  
Box 1260, Monticello, NY 12701.  
Ethan C. Wood, Esq., 921 Court St.,  
Honesdale, PA 18431, Attorney for  
the Estate.

**2/20/2026 • 2/27/2026 • 3/6/2026**

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### **ESTATE NOTICE**

Estate of Theresa Ann Brawdy  
AKA Theresa A. Brawdy AKA  
Theresa Brawdy  
Late of Honesdale Borough  
ADMINISTRATOR  
Heather Brawdy  
712 Maple Ave.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**2/13/2026 • 2/20/2026 • 2/27/2026**

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### **NOTICE OF DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN**  
that **Letters of Administration**  
have been granted in the Estate of  
Charles Richard Pratt, late of  
Clinton Township, Wayne County,  
Pennsylvania (died April 2, 2020).  
All persons indebted to the Estate  
are requested to make payment,  
and those having claims or  
demands are to present same,  
without delay, to Administratrix,  
Edith Ann Wormsley, or John J.  
Lawler, Jr., Attorney for the Estate,  
25 North Main Street, Suite Two,  
Carbondale, Pennsylvania 18407.

**JOHN J. LAWLER, JR., ESQUIRE**

**2/13/2026 • 2/20/2026 • 2/27/2026**

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### **ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN**  
that Letters Testamentary have  
been granted in the estate of  
Robert J. Small, late of Beach  
Lake, Wayne County, PA, Date of  
death May 5, 2025. All persons  
indebted to the said estate are  
required to make payment and  
those having claims or demands to  
present the same without delay to  
the Executor/Executrix, in care of  
Brendan R. Ellis, Esquire, 1018  
Church Street, Honesdale, PA  
18431.

**2/13/2026 • 2/20/2026 • 2/27/2026**

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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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### NOTICE OF FILING OF SHERIFF'S SALES

*Individual Sheriff's Sales can be can-  
celled 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.*

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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  
BRENNUS BY DEED FROM  
CHRISTOPHER GERMANO

AND MARGARET GERMANO,  
HER HUSBAND, DATED  
SEPTEMBER 5, 2018  
RECORDED SEPTEMBER 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 Kuehnelt 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  
additonal 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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**SHERIFF'S SALE  
MARCH 11, 2026**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th 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 piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

**FIRST:** Lot numbered seventy-seven (77) in Division 5, Hawley Wood Development, No. 2, having fifty (50) feet frontage on Second Road; one hundred (100) feet on Lot No. 78; fifty (50) feet on Lot No. 86 and one hundred (100) feet on Lot No. 76.

**SECOND:** Being a lot fifty (50) feet in front and rear and one hundred (100) feet in depth, front on Second Road in Division 5 of Hawleywood Development No. 2, and being bounded on the North by Lot No. 87 in said Division No. 5; on the East by Lot No. 75 in said Division No. 5; on the South by Second

Road; and on the West by Lot No. 77 in sad Division No. 5; and Being Lot No. 76 in Division 5 of Hawleywood Development No. 2.

UNDER AND SUBJECT to Conditions and Restrictions of Record.

TITLE TO SAID PREMISES VESTED IN Kenneth A. Parlatore , by Deed from George E. Zellmer and Joan M. Zellmer , dated February 6, 2004, recorded February 26, 2004, Instrument Number 200400002092.

TAX PARCEL NOS.: 19-0-0013-0131 & 19-0-0013-0132

ADDRESS BEING KNOWN AS: 9 2nd Road, Hawley, PA 18428

Seized and taken in execution as property of:  
Kenneth A Parlatore 9 2nd Rd  
HAWLEY PA 18428

Execution No. 566-Civil-2025  
Amount Due: \$133,386.80 Plus  
additonal costs

December 12, 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.

Jared M Greenberg Esq.

2/13/2026 • 2/20/2026 • 2/27/2026

#### SHERIFF'S SALE MARCH 18, 2026

By virtue of a writ of Execution instituted by: Planet Home Lending 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 18th 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 plot, piece or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 1707, Section 15, of The Hideout a subdivision situated in the Townships 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, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat

Book, 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 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.

BEING the same premises conveyed to Colin J. Effenberger, by deed from Patrick G. Haines and Kimberly A. Haines, husband and wife, dated September 20, 2022, recorded September 27, 2022 in the Wayne County Clerk's/Register's Office in Deed Book 6211, Page 339.

TAX MAP NO.:22-0-0024-0053.-

ADDRESS KNOWN AS: 25 Windemere Court aka 1707 Windemere Court, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Colin J Effenberger 25 Windemere Court a/k/a 1707 Windemere Court LAKE ARIEL PA 18436

Execution No. 577-Civil-2023  
Amount Due: \$194,930.32 Plus additional costs

December 26, 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.

Jill M. Fein Esq.

2/20/2026 • 2/27/2026 • 3/6/2026

### **SHERIFF'S SALE MARCH 18, 2026**

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 18th 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 THOSE CERTAIN PIECES OR PARCELS OF LAND BEING, LYING AND SITUATE IN THE TOWNSHIP OF BERLIN, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL ONE: BEGINNING AT A POINT IN THE CENTER OF STATE HIGHWAY LEGISLATIVE ROUTE 63026 IN THE SOUTHERLY LINE OF LANDS OF WALTER ROESING; THENCE ALONG SAID LINE OF ROESING, SOUTH 88 DEGREES 15 MINUTES EAST 372.7 FEET TO AN IRON PIN CORNER IN A STONE WALL IN THE WESTERLY LINE OF LOT 1C AS SHOWN ON A MAP OF SUBDIVISION OF GERALD L. SLATER; THENCE ALONG SAID WESTERLY LINE OF LOT 1C, SOUTH 01 DEGREE 36 MINUTES WEST 302 FEET, MORE OR LESS, TO AN IRON PIN CORNER IN THE NORTHERLY LINE OF LOT 1C; THENCE ALONG SAID LINE, NORTH 86 DEGREES 47 MINUTES WEST 270 FEET TO A POINT IN THE CENTER OF SAID LEGISLATIVE ROUTE 63026; THENCE ALONG CENTER OF SAID ROAD, NORTH 19 DEGREES 03 MINUTES WEST 50.6 FEET TO A POINT AND NORTH 17 DEGREES 12 MINUTES WEST 263.4 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 2.2 ACRES OF LAND, BE THE SAME MORE OR LESS. BEING ALL OF LOT 1D AS SHOWN ON MAP OF SUBDIVISION OF GERALD L. SLATER, REVISED SEPTEMBER 27, 1975, AS SURVEYED BY JOHN A. BODNAR, REGISTERED SURVEYOR.

UNDER AND SUBJECT TO A UTILITY RIGHT OF WAY GRANTED BY FORMER GRANTOR TO THE

PENNSYLVANIA POWER AND LIGHT COMPANY AND BIG EDDY TELEPHONE COMPANY.

THE ABOVE DESCRIBED PREMISES ARE DESIGNATED AS PARCEL NUMBER 01-0-0006-0001 ON THE TAX MAPS OF BERLIN TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA.

PARCEL TWO: BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY LEGISLATIVE ROUTE 63026, SAID POINT BEING A COMMON CORNER BETWEEN LOTS 1D AND 1C; THENCE ALONG CENTER OF SAID ROAD, SOUTH 19 DEGREES 03 MINUTES EAST 199.40 FEET TO A POINT; THENCE ALONG THE NORTH SIDE OF A 50 FOOT WIDE PRIVATE DRIVE, NORTH 88 DEGREES 57 MINUTES EAST 312 FEET TO A POINT, THENCE CONTINUING ALONG THE NORTH SIDE OF SAID DRIVE, NORTH 84 DEGREES 47 MINUTES EAST 128.20 FEET TO AN IRON PIN CORNER, SAID CORNER BEING A COMMON CORNER BETWEEN LOTS 1B AND 1C OF THE AFORESAID DEVELOPMENT; THENCE ALONG THE COMMON LINE BETWEEN LOTS 1B AND 1C, NORTH 01 DEGREE 29 MINUTES EAST 406.20 FEET TO AN IRON PIN CORNER; THENCE ALONG LINE OF WALTER ROESING, NORTH 88 DEGREES 15 MINUTES WEST 229.30 FEET TO A POINT, SAID POINT BEING A COMMON POINT OF LOTS 1C AND 1D; THENCE ALONG THE



COMMON LINE BETWEEN LOTS 1C AND 1D, SOUTH 01 DEGREE 36 MINUTES WEST 302 FEET TO AN IRON PIN; THENCE WESTERLY ALONG THE COMMON LINE OF LOTS 1D AND 1C, NORTH 56 DEGREES 47 MINUTES WEST 270.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.5 ACRES OF LAND, BE THE SAME MORE OR LESS. BEING ALL OF LOT 1C AS SHOWN ON MAP OF SUBDIVISION OF GERALD L. SLATER, REVISED SEPTEMBER 27, 1975, AS SURVEYED BY JOHN A. BODNAR, REGISTERED SURVEYOR.

UNDER AND SUBJECT TO A UTILITY RIGHT OF WAY TO PENNSYLVANIA POWER AND LIGHT COMPANY AND BIG EDDY TELEPHONE COMPANY.

THE ABOVE DESCRIBED PREMISES ARE DESIGNATED AS PARCEL NUMBER 01-0-0006-0002 ON THE TAX MAPS OF BERLIN TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA. THE AFOREMENTIONED LOTS ARE DEPICTED IN WAYNE COUNTY MAP BOOK 31, AT PAGE 86.

BEING THE SAME WHICH GARY PITTENGER BY DEED DATED DECEMBER 4, 2015 IN THE COUNTY OF WAYNE, STATE OF PENNSYLVANIA IN 201500007648 CONVEYED UNTO ANDREW J. TIERNAN AND AMANDA TIERNAN, HUSBAND AND WIFE.

Parcel Number: 01-0-0006-0001 & 01-0-0006-0002

Property Address: 602 Perkins Pond Rd, Beach Lake, PA 18405

Seized and taken in execution as property of:  
Amanda Tiernan 602 Perkins Pond Rd BEACH LAKE PA 18405  
Andrew J Tiernan 602 Perkins Pond Rd BEACH LAKE PA 18405

Execution No. 609-Civil-2025  
Amount Due: \$236,299.70  
Plus additional costs

January 14, 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.

Steven P. Kelly Esq.

**2/20/2026 • 2/27/2026 • 3/6/2026**

## CIVIL ACTIONS FILED

FROM JANUARY 31, 2026 TO FEBRUARY 6, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2011-21697	HULSEBERG JESSICA ANN	2/04/2026 1:48	SATISFACTION	—
2013-20466	MCCORMICK TERRY	2/06/2026 11:18	SATISFACTION	—
2021-20537	SPANGENBREG EVAN VALENTINE	2/04/2026 1:48	SATISFACTION	—
2024-00680	GAWORSKI STEVEN P	2/02/2026 12:31	JUDGMENT NON PROS	—
2025-00059	BULGER JENNIFER L	2/04/2026 3:55	VERDICT / JUDGMENT	3,929.45
2025-00193	HALL LOBUONO LAURA	2/04/2026 3:55	JDGMT BY COURT ORDER	5,393.45
2025-00193	LOBUONO LAURA HALL	2/04/2026 3:55	JDGMT BY COURT ORDER	5,393.45
2025-00371	REX BRYAN	2/02/2026 1:07	DEFAULT JUDGMENT	4,399.86
2025-00386	MCLOUGHLIN KELSEY	2/02/2026 12:58	DEFAULT JUDGMENT	4,894.28
2025-00413	RIEMAN AMY	2/05/2026 12:59	DEFAULT JUDGMENT	2,501.00
2025-00464	MALDARELLI GARY R	2/04/2026 11:03	DEFAULT JUDGMENT	—
2025-00525	MARMOL JYN R	2/02/2026 1:21	DEFAULT JUDGMENT	1,395.74
2025-00649	GUIDICE STEPHEN	2/02/2026 1:44	WRIT OF EXECUTION	117,200.87
2025-00660	MARMOL JYN R	2/06/2026 12:16	DEFAULT JUDGMENT	4,445.71
2025-00666	TRUMBO ROBERT	2/06/2026 12:01	DEFAULT JUDGMENT	3,365.59
2025-20093	ONEAL DIANE L	2/04/2026 1:48	SATISFACTION	—
2025-20702	WAYNE ENTERPRISES	2/05/2026 12:22	WRIT OF EXECUTION	5,179.48
2025-20702	HONESDALE NATIONAL BANK GARNISHEE	2/05/2026 12:22	GARNISHEE/WRIT EXEC	5,179.48
2025-20784	SMITH STEVEN TYRONE	2/04/2026 1:47	SATISFACTION	—
2026-00064	DAILEY TIMOTHY G DBA	2/04/2026 9:53	CONFESSION OF JDGMT	10,541.51
2026-00064	DAILEY FIREWOOD	2/04/2026 9:53	CONFESSION OF JDGMT	10,541.51
2026-00064	DAILEY BOBBIE LEE	2/04/2026 9:53	CONFESSION OF JDGMT	10,541.51
2026-00073	ANIMALSCAN LLC	2/06/2026 12:54	CONFESSION OF JDGMT	1,192,893.16
2026-00074	ANIMALSCAN LEASING PARTNERS LLC	2/06/2026 1:50	CONFESSION OF JDGMT	1,192,893.16
2026-00074	ANIMALS CAN PET IMAGING LLC	2/06/2026 1:50	CONFESSION OF JDGMT	1,192,893.16
2026-00074	NORTH CAROLINA PET IMAGING LLC	2/06/2026 1:50	CONFESSION OF JDGMT	1,192,893.16
2026-00074	SAN FRANCISCO PET IMAGING LLC	2/06/2026 1:50	CONFESSION OF JDGMT	1,192,893.16
2026-00074	DISTRICT PET IMAGING LLC	2/06/2026 1:50	CONFESSION OF JDGMT	1,192,893.16
2026-00074	DEFRANCESCO MICHAEL J	2/06/2026 1:50	CONFESSION OF JDGMT	1,192,893.16
2026-20040	ARMSTRONG AUSTIN	2/02/2026 12:52	JP TRANSCRIPT	9,241.24
2026-20041	VALLON RHODELY TRIMBLE	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20041	TRIMBLE RHODELY VALLON	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20041	VALLON KEESHA TRIMBLE	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20041	TRIMBLE KEESHA VALLON	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20042	LICATA MICHAEL	2/02/2026 2:42	MUNICIPAL LIEN	1,154.58
2026-20043	CLARK GREG	2/02/2026 2:42	MUNICIPAL LIEN	1,091.85
2026-20043	CLARK CARA	2/02/2026 2:42	MUNICIPAL LIEN	1,091.85
2026-20044	PREYOR JAZMIN	2/02/2026 2:42	MUNICIPAL LIEN	1,053.31
2026-20045	HAMLIN PATRICIA A	2/02/2026 2:42	MUNICIPAL LIEN	972.53
2026-20045	HAMLIN ROBERT E	2/02/2026 2:42	MUNICIPAL LIEN	972.53

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

2026-20046	CATROPA JOSEPH FRANCIS JR DEC'D	2/02/2026 2:43 MUNICIPAL LIEN	1,360.08
2026-20047	KOPELSON JON A	2/02/2026 4:01 MUNICIPAL LIEN	7,613.45
2026-20048	GUMMER DOLORES DECEASED	2/02/2026 4:01 MUNICIPAL LIEN	2,955.48
2026-20049	BOWER DEBRA	2/02/2026 4:02 MUNICIPAL LIEN	1,873.24
2026-20049	BOWER KENNETH	2/02/2026 4:02 MUNICIPAL LIEN	1,873.24
2026-20050	KLINE ERIC	2/02/2026 4:02 MUNICIPAL LIEN	1,707.59
2026-20050	KLINE AMY	2/02/2026 4:02 MUNICIPAL LIEN	1,707.59
2026-20051	GAUTHIER MARIE EMMANUELLE	2/02/2026 4:02 MUNICIPAL LIEN	1,645.95
2026-20052	FITZPATRICK STEVEN	2/02/2026 4:02 MUNICIPAL LIEN	1,445.53
2026-20052	POWERS LINDA	2/02/2026 4:02 MUNICIPAL LIEN	1,445.53
2026-20053	SANCHEZ ANTHONY	2/03/2026 10:56 MUNICIPAL LIEN	1,420.33
2026-20054	BUTTS GERALD WILLIS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20054	WILLIS GERALD BUTTS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20054	BUTTS NICOLE WILLIS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20054	WILLIS NICOLE BUTTS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20055	US BANK TRUST NATIONAL ASSOCIATION	2/03/2026 10:57 MUNICIPAL LIEN	1,293.69
2026-20056	CHAMBERS ROBERT	2/03/2026 10:57 MUNICIPAL LIEN	1,283.92
2026-20057	BOURKE LAURA	2/03/2026 10:57 MUNICIPAL LIEN	1,234.34
2026-20058	MILTENBERG MICHAEL	2/03/2026 10:58 MUNICIPAL LIEN	1,294.51
2026-20059	ALECKNA MICHAEL	2/03/2026 12:04 MUNICIPAL LIEN	3,645.66
2026-20059	MICHEL MICHAEL	2/03/2026 12:04 MUNICIPAL LIEN	3,645.66
2026-20060	HUNDEMER BRETT	2/03/2026 12:05 MUNICIPAL LIEN	5,161.64
2026-20061	MURPHY NEIL	2/03/2026 12:05 MUNICIPAL LIEN	3,912.61
2026-20062	MAZZARIELLO JOSEPH J JR	2/03/2026 12:05 MUNICIPAL LIEN	3,779.13
2026-20062	MAZZARIELLO CHRISTINE K	2/03/2026 12:05 MUNICIPAL LIEN	3,779.13
2026-20063	LORENZO MIRTHA	2/03/2026 12:05 MUNICIPAL LIEN	3,759.48
2026-20064	BLACK MELVINA	2/03/2026 12:06 MUNICIPAL LIEN	6,350.69
2026-20065	ROBINSON DENISE	2/03/2026 12:27 MUNICIPAL LIEN	8,440.00
2026-20066	WENHAM NATALIE	2/03/2026 12:27 MUNICIPAL LIEN	8,230.94
2026-20067	DELEON ESTEFANIA	2/04/2026 12:50 JP TRANSCRIPT	5,773.72
2026-20067	DE LEON ESTEFANIA	2/04/2026 12:50 JP TRANSCRIPT	5,773.72
2026-20068	HARVEY JENNIFER	2/05/2026 12:58 MUNICIPAL LIEN	1,373.66
2026-20069	PALERMO THOMAS B	2/05/2026 1:12 MUNICIPAL LIEN	3,148.56
2026-20070	A TO Z HOME MAINTENANCE INC	2/06/2026 11:46 TAX LIEN	1,301.73
2026-20071	GOODWIN TRANSPORTATION SVC LLC TRADING AS	2/06/2026 11:46 TAX LIEN	1,022.63
2026-20071	GOODWIN KEVIN	2/06/2026 11:46 TAX LIEN	1,022.63
2026-40003	DEMOCHKO STANISLAV OWNER P	2/02/2026 12:19 WAIVER OF LIENS	—
2026-40003	DEMO WORLDWIDE HOLDINGS LLC P ON BEHALF OF OWNER	2/02/2026 12:19 WAIVER OF LIENS	—
2026-40003	DOVIRA HOLDINGS LLC CONTRACTOR	2/02/2026 12:19 WAIVER OF LIENS	—

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

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00056	LVNV FUNDING LLC	PLAINTIFF	2/02/2026	—
2026-00056	GILPIN TOMMI	DEFENDANT	2/02/2026	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00064	WAYNE BANK	PLAINTIFF	2/04/2026	—
2026-00064	DAILEY TIMOTHY G DBA	DEFENDANT	2/04/2026	—
2026-00064	DAILEY FIREWOOD	DEFENDANT	2/04/2026	—
2026-00064	DAILEY BOBBIE LEE	DEFENDANT	2/04/2026	—
2026-00073	THE DIME BANK	PLAINTIFF	2/06/2026	—
2026-00073	ANIMALS CAN LLC	DEFENDANT	2/06/2026	—
2026-00074	THE DIME BANK	PLAINTIFF	2/06/2026	—
2026-00074	ANIMALS CAN LEASING PARTNERS LLC	DEFENDANT	2/06/2026	—
2026-00074	ANIMALSCAN PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	NORTH CAROLINA PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	SAN FRANCISCO PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	DISTRICT PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	DEFRANCESCO MICHAEL J	DEFENDANT	2/06/2026	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00060	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	2/03/2026	—
2026-00060	FINK ALEX	DEFENDANT	2/03/2026	—
2026-00061	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	2/03/2026	—
2026-00061	MCADAMS CHRISTINE	DEFENDANT	2/03/2026	—
2026-00066	CAPITAL ONE NA	PLAINTIFF	2/04/2026	—
2026-00066	SUCCESSOR BY MERGER DISCOVER			
2026-00066	SCHWARTZ SARI F	DEFENDANT	2/04/2026	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00051	FIRST PORTFOLIO VENTURES II LLC	PLAINTIFF	2/02/2026	—
2026-00051	PAVLICEK JOHN	DEFENDANT	2/02/2026	—
2026-00052	LVNV FUNDING LLC	PLAINTIFF	2/02/2026	—
2026-00052	SAMUDIO LUIS	DEFENDANT	2/02/2026	—
2026-00054	VELOCITY INVESTMENTS LLC	PLAINTIFF	2/02/2026	—
2026-00054	KELLY KRISTINE	DEFENDANT	2/02/2026	—
2026-00068	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/04/2026	—
2026-00068	DOWNEY MEGAN	DEFENDANT	2/04/2026	—
2026-00069	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	2/04/2026	—
2026-00069	ZAWOYSKY JOSEPH	DEFENDANT	2/04/2026	—
2026-00070	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	2/04/2026	—
2026-00070	BAKER JOSEPH J	DEFENDANT	2/04/2026	—
2026-00072	CAPITAL ONE N A	PLAINTIFF	2/05/2026	—
2026-00072	SUCCESSOR BY MERGER DISCOVER			
2026-00072	ARSENICOS CRAIG	DEFENDANT	2/05/2026	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00059	WAYNE BANK	PLAINTIFF	2/03/2026	—
2026-00059	MILETTI PAUL	DEFENDANT	2/03/2026	—
2026-00059	FRETTA JOSEPH	DEFENDANT	2/03/2026	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00057	DECESARE JOHN DECEASED ESTATE OF	PETITIONER	2/02/2026	—
2026-00057	WAYNE COUNTY TAX CLAIM BUREAU	RESPONDENT	2/02/2026	—
2026-00058	FLEETWOOD 1997 MOBILE HOME VIN #VAFLT19A45426WG1	PETITIONER	2/02/2026	—
2026-00058	HULSEN JENNIFER	PETITIONER	2/02/2026	—
2026-00058	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/02/2026	—
2026-00062	2005 NISSAN SDN VIN #IN4AL11D55C156663	PETITIONER	2/03/2026	—
2026-00062	DONEGAN DENNIS	PETITIONER	2/03/2026	—
2026-00062	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/03/2026	—
2026-00063	2020 NISSAN KICKS VIN #3N1CP5BV8LL525767	PETITIONER	2/03/2026	—
2026-00063	DONEGAN DENNIS	PETITIONER	2/03/2026	—
2026-00063	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/03/2026	—
2026-00067	JAYCO AND JAY FEATHER TRAVEL TRAILER VIN#UJBJOBM9IJ40118	PETITIONER	2/04/2026	—
2026-00067	AGOLIA MICHAEL	PETITIONER	2/04/2026	—
2026-00067	MEUNIER SARA	PETITIONER	2/04/2026	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00053	U S BANK NATIONAL ASSOCIATION	PLAINTIFF	2/02/2026	—
2026-00053	SALERNO GARY	DEFENDANT	2/02/2026	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00055	VELANDIA SAARAH	PLAINTIFF	2/02/2026	—
2026-00055	KHEDR RONNIE	DEFENDANT	2/02/2026	—
2026-00071	YEDINAKIROBERT	PLAINTIFF	2/05/2026	—
2026-00071	YEDINAK CODY	DEFENDANT	2/05/2026	—
2026-00071	YEDINAK JOHN JR	DEFENDANT	2/05/2026	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00065	CROSBY RYAN	PLAINTIFF	2/04/2026	—
2026-00065	CROSBY SAMANTHA	PLAINTIFF	2/04/2026	—
2026-00065	WRANGEN MARGARET KATHLEEN THE ESTATE OF	DEFENDANT	2/04/2026	—
2026-00065	WRANGEN WARD ADMINISTRATOR	DEFENDANT	2/04/2026	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 26, 2026 TO JANUARY 30, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information: 138,500.00 Mortgagor: GARBOLINOWHITE, GAYLE AKA 2 - WHITE, GAYLE GARBOLINO AKA 3 - GARBOLINO, GAYLE S AKA 4 - WHITE, DAVID T 5 - GARBOLINO, MARIE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$138,500.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality WAYMART BOROUGH
Information: 105,000.00 Mortgagor: HAWLEY, OWEN B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$105,000.00 Mortgagee: DIRLAM, ROGER L Municipality LEBANON TOWNSHIP
Information: 125,000.00 Mortgagor: LANGE, ELEANOR V Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: MLB RESIDENTIAL LENDING 2 - M L B RESIDENTIAL LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PRESTON TOWNSHIP
Information: 160,000.00 Mortgagor: BARSH, KELLI 2 - LATEER, KELLI S 3 - BARSH, ROBERT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$160,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 298,400.00 Mortgagor: KILLE, JAMES 2 - KILLE, SHIRLEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$298,400.00 Mortgagee: CLEARPATH LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 100,000.00 Mortgagor: MEDE, MICHAEL W 2 - MEDE, KIMBERLY A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 862,343.00 Mortgagor: WILSON, MICHAEL R 2 - ZENTZ, AMY C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$862,343.00 Mortgagee: LEBANON FEDERAL CREDIT UNION Municipality LEHIGH TOWNSHIP
Information: 140,707.00 Mortgagor: COLE, JACQUELINE M 2 - DICKISON, MARK Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$140,707.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality WAYMART BOROUGH

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



Information: 75,000.00 Mortgagor: YANNONE, ANTHONY JOHN 2 - YANNONE, CHRISTINE MARIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality SALEM TOWNSHIP
Information: 235,000.00 Mortgagor: AUSTIN, RYAN JERMAINE  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$235,000.00 Mortgagee: MAGNOLIA BANK INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LEHIGH TOWNSHIP
Information: 6,024.65 Mortgagor: LENNON, JEANINE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,024.65 Mortgagee: BARNA, NICHOLAS A Municipality SALEM TOWNSHIP
Information: 800,000.00 Mortgagor: WEIGELT, CHAD 2 - WEIGELT, AMBER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$800,000.00 Mortgagee: DIME BANK  Municipality HONESDALE BOROUGH
Information: 279,000.00 Mortgagor: CARNEY, LOGAN MATTHEW 2 - SLOANE, ERIN ELIZABETH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$279,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality PAUPACK TOWNSHIP
Information: 207,900.00 Mortgagor: GENNA, FRANK II  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$207,900.00 Mortgagee: HOMETOWN EQUITY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LAKE TOWNSHIP
Information: 85,000.00 Mortgagor: GOODFIELD, MARK A 2 - GOODFIELD, DIANA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$85,000.00 Mortgagee: PENTAGON FEDERAL CREDIT UNION  Municipality LAKE TOWNSHIP
Information: 500,000.00 Mortgagor: BURKE, JOHN  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Mortgagee: PNC BANK 2 - P N C BANK  Municipality PAUPACK TOWNSHIP
Information: 100,000.00 Mortgagor: WERNER, KEEGAN 2 - WERNER, GABRIELLE 3 - PRANZO, THOMAS 4 - PRANZO, DENISE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK    Municipality DYBERRY TOWNSHIP

## DEEDS

Information: Grantor: FLORANCE, JOANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$115,000.00 Grantee: HAWLEY, OWEN B Municipality LEBANON TOWNSHIP
Information: LOT 42 Grantor: JORDAN, PATRICIA MARIE 2 - BARUCKY, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$136,500.00 Grantee: COLE, JACQUELINE M 2 - DICKISON, MARK Municipality WAYMART BOROUGH

Information: Grantor: KEEN, LOIS K EST AKA 2 - KEEN, LOIS EST AKA 3 - LOMBARDI, ELIZABETH EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: CAVCO HOLDINGS  Municipality CANAAN TOWNSHIP
Information: Grantor: PROPST, JANICE P EST 2 - PROPST, ALLAINA KATHERN EXR 3 - PROPST, ALLAINA KATHERN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PROPST, ALLAINA KATHERN  Municipality BERLIN TOWNSHIP
Information: Grantor: GAVIN, COLLEEN 2 - GAVINAUSTIN, COLLEEN 3 - AUSTIN, COLLEEN GAVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: AUSTIN, RYAN JERMAINE  Municipality LEHIGH TOWNSHIP
Information: LOT 737 Grantor: DERJAVINA, TATIANA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: TATIANA DERJAVINA TRUST 2 - DERJAVINA, TATIANA TR  Municipality SALEM TOWNSHIP
Information: Grantor: SAINT MARYS ROMAN CATHOLIC PARISH OF WAYMART Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION  Municipality WAYMART BOROUGH
Information: Grantor: DIBELLO, GASTON V EST 2 - DIBELLO, THOMAS G ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: DIBELLO, MARK G 2 - DIBELLO, LIA A 3 - MARIOLIS, TARA M 4 - BELL, RINA T 5 - DIBELLO, PAUL R 6 - DIBELLO, THOMAS G  Municipality DAMASCUS TOWNSHIP BERLIN TOWNSHIP
Information: Grantor: DIBELLO, GASTON V EST 2 - DIBELLO, THOMAS G ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: DIBELLO, MARK G 2 - DIBELLO, LIA A 3 - MARIOLIS, TARA M 4 - BELL, RINA T 5 - DIBELLO, PAUL R 6 - DIBELLO, THOMAS G  Municipality DAMASCUS TOWNSHIP BERLIN TOWNSHIP
Information: Grantor: BAGNICK, ANTHONY J EST AKA 2 - BAGNICK, ANTHONY III EST AKA 3 - BAGNICK, ANTHONY J III EST AKA 4 - YOUSHOCK, WALTER EXR AKA 5 - YOUSHOCK, WALTER A EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BAGNICK, JOSEPH F  Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 2B Grantor: REA, DONALD J 2 - REA, JANET L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: REA, JANET L  Municipality DAMASCUS TOWNSHIP

Information: Grantor: MONK, KRISTEN	Consideration: \$299,000.00 Grantee: CARNEY, LOGAN MATTHEW 2 - SLOANE, ERIN ELIZABETH
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: PARCEL 12 Grantor: FOWLER, JEFFREY D 2 - FOWLER, KAREN M	Consideration: \$65,000.00 Grantee: MAGGEO, TRACI 2 - MAGGEO, CHRISTOPHER
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: DORFLINGERSUYDAM WILDLIFE SANCTUARY INC 2 - DORFLINGER SUYDAM WILDLIFE SANCTUARY INC	Consideration: \$85,000.00 Grantee: JOHN A BENNETT PRESERVATION FOUNDATION
Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Municipality PALMYRA TOWNSHIP TEXAS TOWNSHIP 3
Information: Grantor: CAMPOS, SILVANA DUMONT	Consideration: \$4,000.00 Grantee: NUNEZ, HOLGER PATRICIO CARVAJAL 2 - CHAMBA, YANE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 438 Grantor: WHITE, MAUREEN 2 - WHITE, JOSHUA	Consideration: \$10.00 Grantee: WALLENPAUPACK LAKE CHALET LLC 2 - WALLENPAUPACK LAKE CHALET L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 1990 Grantor: NEWREZ LLC 2 - NEWREZ L L C 3 - SHELLPOINT MORTGAGE SERVICING	Consideration: \$1.00 Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 2956 Grantor: GENNA, FRANK AKA 2 - GENNA, FRANK II AKA	Consideration: \$1.00 Grantee: GENNA, FRANK II
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT A Grantor: HOFSTETTER, PATRICK	Consideration: \$1.00 Grantee: HOFSTETTER, PATRICK 2 - HOFSTETTER, VALERIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: WEIBEL, LINDA AKA 2 - WIEBEL, LINDA AKA	Consideration: \$6,000.00 Grantee: RUTLEDGE, LEROY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: BEFUMO, JOSEPH BY SHERIFF 2 - BEFUMO, PAULA J BY SHERIFF	Consideration: \$103,000.00 Grantee: L HOLL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 50 Grantor: MANGIRO, HARRY 2 - MANGIRO, MARIA 3 - CILIBRASI, ANTHONY 4 - CILIBRASI, MICHELLE	Consideration: \$22,500.00 Grantee: WOROBAY, ANN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

Information: Grantor: GRASSO, VICKY	Consideration: \$35,000.00 Grantee: STOKER, BRANDON 2 - STOKER, KAITLYN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: SCHWEAR, GERALD EST 2 - VARGA, LORI S EXR 3 - SCHWEAR, TRACY EXR 4 - SCHWEAR, LORI S EXR	Consideration: \$97,500.00 Grantee: TUNISON, DAWN M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SCOTT TOWNSHIP
Information: LOT 461 Grantor: ORDONEZ, FRANKLIN	Consideration: \$10,000.00 Grantee: ROUTE, JOSEPH 2 - ROUTE, RITA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 3073 Grantor: HILL, JERWANA	Consideration: \$7,000.00 Grantee: GULAS, GEZA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: GUSTIN, DARRYL A	Consideration: \$1,200,000.00 Grantee: GORDON, THOMAS T 2 - GORDON, ELLEN J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: ROSSINI, RICHARD F 2 - ROSSINI, LAURA S	Consideration: \$270,000.00 Grantee: PRANZO, THOMAS 2 - PRANZO, DENISE 3 - WERNER, KEEGAN 4 - WERNER, GABRIELLE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP
Information: LOT 216 Grantor: REZNIK, VLADIMIR 2 - REZNIK, ALLA	Consideration: \$295,000.00 Grantee: EIGHT FOUR RIDGEWOOD CIRCLE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

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

---

**David H. Faux, Esq.**

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

---

**Richard G. Fine, Esq.**

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

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**John P. Finnerty, Esq.**

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

Fax: 570-347-7028

jfinnerty@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

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

---

**Ronnie J. Fischer, Esq.**

Bugaj/Fischer, P.C.

570-253-3021

ronnie\_fischer@hotmail.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

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

---

**David M. Gregory, Esq.**

570-251-9960

david@gregory.legal

307 Erie Street

Honesdale, PA 18431

---

**Nicholas D. Gregory, Esq.**

570-251-9960

nick@gregory.legal

307 Erie Street

Honesdale, PA 18431

---

**Frances Gruber, Esq.**

570-253-5400

frangruber@aol.com

214 Ninth Street

Honesdale, PA 18431

*Taxes, Wills and Estates*

---

---

**Nicole Hendrix, Esq.**

Wayne County Courthouse

570-253-5970

nhendrix@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

---

**Richard B. Henry, Esq.**

570-253-7991

rhenry1@ptd.net

1105 Court St.

Honesdale, PA 18431

*Real Estate, Property Owners  
Associations, Wills/Estates, Business  
Organizations, Municipal Law, Civil  
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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  
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---

**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*

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**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

---

**Jeffrey S. Treat, Esq.**

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

---

**Matthew Walker, Esq.**

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

---

---

**Michael Walker, Esq.**

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

---

**Ethan C. Wood, Esq.**

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

---

**Mark R Zimmer, Esq.**

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

---

**Ashley Zimmerman, Esq.**

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

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Honesdale, PA 18431