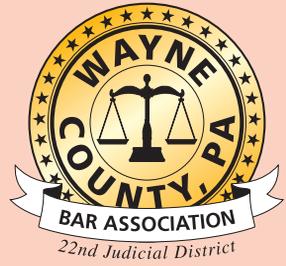


**WAYNE COUNTY BAR ASSOCIATION**

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



**June 10, 2022**  
**Vol. 12, No. 15**  
**Honesdale, PA**



**IN THIS ISSUE**

PRESS RELEASE — DA'S OFFICE . . . . .	5
CRIMINAL CASES . . . . .	6
LEGAL NOTICES . . . . .	8
SHERIFF'S SALES . . . . .	12
CIVIL ACTIONS FILED . . . . .	20
MORTGAGES & DEEDS . . . . .	23
COURT CALENDAR . . . . .	29
ATTORNEY DIRECTORY . . . . .	34

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

The Hon. Janine Edwards  
*President Judge*

---

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

---

 **PA LEGAL ADS**

© 2022 *Legal Journal of Wayne County*

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

Publisher:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

P: 570-251-1512  
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to  
baileyd@ptd.net

**OFFICERS**

*President*  
**Christine Rechner, Esq.**

*Vice-President*  
**John Martin, Esq.**

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

*Treasurer*  
**Joseph R. Rydzewski, Esq.**

*Court Administrator*  
**Nicole Hendrix, Esq.**

---

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

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

---

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

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

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

---

## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

---

### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

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

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

#### **Subscription Rates**

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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

### WAYNE COUNTY OFFICIALS

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

Janine Edwards, *President Judge*  
Matthew Meagher, *Second Judge*

#### **Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

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

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, Chairman  
Joseph W. Adams  
Jocelyn Cramer

#### **Treasurer**

Brian T. Field

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

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Kathleen A. Schloesser

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> Floor  
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

**ACCEPTING DONATIONS NOW!**

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

District Attorney's Office

**PRESS RELEASES**

June 3, 2022 — Wayne County District Attorney A.G. Howell announced the arrest of Joshua W. Johnson, 39, of Hawley PA. Johnson is charged with Theft by Deception, Criminal Mischief and Receiving advance payment for services and fails to perform. A copy of the criminal complaint is enclosed with this press release.

On or about June 2021, Johnson was hired to do construction and renovation work on a home in Lake Ariel PA. However, Johnson performed minimal work and shoddy work to the point it was recommended to the homeowner that the residence must be torn down.

Magisterial District Judge set bail at \$25,000.00 unsecured. A central court date is set for June 8, 2022.

June 3, 2022 — Wayne County District Attorney A.G. Howell announced the arrest of Jess Tyler Voglino, 22, of Montrose PA. Voglino is charged with Fleeing to Elude a Police Officer, Resisting Arrest, Flight to Avoid Apprehension, Reckless Endangering another Person, DUI and other related charges. A copy of the criminal complaint is enclosed with this press release.

On May 27, 2022, Voglino ran from a PSP Trooper at speeds up to 90 mph. The trooper executed a PIT maneuver which sent the vehicle into a controlled spin. The Defendant is being held in the Wayne County Correctional Facility. Magisterial District Judge set bail at \$75,000.00. A central court date is set for June 8, 2022.

*\*The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.\**



**WAYNE COUNTY LEGAL JOURNAL**  
*Official Publication of the Wayne County Bar Association*

**Don't Miss an Issue!**  
**Get weekly Sheriff Sales, Estate Notices,  
Mortgages, Deeds, Judgments & MORE.**

**Subscribe Today!**  
*Subscription Rates Per Year – Prepay Only!*

**Mailed Copy \$100**  
**Emailed Copy Free**

Email [baileyd@ptd.net](mailto:baileyd@ptd.net) or call 570-251-1512.

District Attorney's Office

**CRIMINAL CASES**

---

Wayne County District Attorney A.G. Howell announced the following case was addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

**HONESDALE, PA- June 2, 2022**

ANTHONY MICHAEL FLORA, age 31 of Honesdale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 5 months nor more than 18 months for two counts Possession of Controlled Substance – Heroin (M), and one count of Possession of Drug Paraphernalia (M). He was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, undergo a mental health evaluation and comply with any recommendations for treatment, and resolve all outstanding warrants within 60 days of parole. The incidents occurred on August 17, 2021 in Texas Township and Honesdale Borough.

SHALENA E. HILL, age 40 of Endicott NY, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 4 days nor more than 6 months for one count of DUI: Controlled Substance Schedule 2 or 3 – 1st offense (M). She was also ordered to pay the costs of prosecution, pay the mandatory minimum fine of \$1,000.00, participate in and cooperate with the drug and alcohol addiction treatment in accordance with her assessment, complete the Alcohol Highway Safety Program, and maintain employment or provide documentation from a doctor precluding her from employment. The incident occurred November 21, 2015 in Lehigh Township.

KATHLEEN E. HOFFMAN, age 23 of Honesdale Pa, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 3 months nor more than 23 ½ months for one count Endangering the Welfare of Children as a Parent/Guardian (F3), one count Resisting Arrest or Other Law Enforcement (M2), one count Simple Assault (M2), and one count Theft by Unlawful Taking or Disposition (M). She was also ordered to continue with drug and alcohol treatment and comply with all recommendations for treatment, and continue with mental health treatment and comply with all recommendations for treatment. The incident occurred on June 20, 2021 in Honesdale Borough and September 18, 2021 in Texas Township.

DENISE MARIE HUHN, age 66 of Lake Ariel Pa, was placed on the Accelerated Rehabilitation Disposition Program for a period of 6 months related to a DUI. She was also ordered to pay all costs, complete 20 hours of community service, complete the Alcohol Highway Safety Program, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, and have his operator's license suspended for a period of 60 days. The incident occurred on March 17, 2022 in Honesdale Borough.

MATTHEW SHAWN SWENDSEN, age 29 of Pleasant Mount Pa, was sentenced to 24 months probation for one count Corruption of Minors (M1). He was also ordered to pay the costs of prosecution, pay a fine of \$250.00, continue with mental health treatment and comply with any recommendations for treatment, undergo a psychosexual evaluation and comply with any recommendations for treatment, comply with computer monitoring programs that are deemed necessary, and maintain employment while on supervision or provide documentation from a doctor precluding him from employment. The incident occurred on July 8, 2021 in Pleasant Mount Township.

CARLOS MANUEL VASQUEZ, age 31 of Allentown Pa, was sentenced to undergo incarceration at the Wayne County Correctional Facility for a period of not less than 1 month nor more than 12 months for one count Defiant Trespass (M3), one count Harassment (S), and one count Disorderly Conduct (S). He was also ordered to pay the costs of prosecution, pay a fine of \$600.00, and undergo a mental health evaluation and comply with any recommendations for treatment. The incident occurred on August 7, 2021 in Hawley Borough.

TODD WIGNALL, age 55 of Madison Township, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 6 months nor more than 12 months for one count Possession of a Controlled Substance – methamphetamine (M). He was also ordered to pay the costs of prosecution, undergo a drug and alcohol evaluation and comply with any recommendations for treatment, undergo a mental health evaluation and comply with any recommendations for treatment, and obtain employment within 60 days of parole or provide documentation from a doctor precluding him from employment. The incident occurred on December 15, 2021 in Lake Township.

LAURIE ALLISON WISMER, age 56 of South Sterling Pa, was sentenced to undergo incarceration in a State Correctional Facility for a period of not less than 21 months nor more than 48 months for one count of Fail to Verify Address/Be Photographed (F2). She was also ordered to pay the costs of prosecution. The incident occurred between March 8, 2021 and May 25, 2021 in Dreher Township.

RANDY SCOTT YOUNG, age 57 of Equinunk Pa, was sentenced to 6 months probation with 30 days House Arrest with Electronic and Alcohol Monitoring through the SCRAM program for one count DUI (M). He was also ordered to pay the costs of prosecution, pay the mandatory fine of \$300.00, participate in and cooperate with the drug and alcohol addiction treatment in accordance with his assessment, and complete the Alcohol Highway Safety Program. The incident occurred on September 6, 2020 in Buckingham Township.

WILLIAM LEO CURE, age 48 of Milford Pa, was issued a Bench Warrant for failure to appear at court.

ALEXANDER JAMES SMITH, age 21 of Hawley Pa, was issued a Bench Warrant for failure to appear at court.

**LEGAL NOTICES**

---

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

---

**ESTATE NOTICES**

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

---

**EXECUTRIX NOTICE**

Estate of Doris Weaver  
Late of Oregon Township  
EXECUTRIX  
Donna Lee Landon  
41 Forks Bridge Road  
Newfoundland, PA 18445  
ATTORNEY  
Guy N. Valvano, Esquire  
117 W. Drinker Street  
Dunmore, PA 18512

**6/10/2022 • 6/17/2022 • 06/24/2022**

---

**EXECUTOR NOTICE**

Estate of Dorothy A. Keen, AKA Dorothy Keen, late of Canaan Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Joyce DeBastiani, 15 Warren Rix Dr., Waymart, PA 18472, executor of the estate.

**6/10/2022 • 6/17/2022 • 06/24/2022**

---

**EXECUTOR NOTICE**

Estate of Raymond P. Rosler  
AKA Raymond Patrick Rosler  
Late of Honesdale Borough  
EXECUTOR  
Shawn Patrick Rosler  
122 Fowlersville Road  
Bloomsburg, PA 17815  
ATTORNEY  
Nicholas A. Barna  
207 Tenth Street  
Honesdale, PA 18431

**6/10/2022 • 6/17/2022 • 06/24/2022**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued in the Estate of Eric W. Hoyer a/k/a Eric Hoyer, who died April 29, 2022, late resident of Lake Township, Wayne County, PA to Donald Hoyer a/k/a Donald E. Hoyer and Cheryl Mihalick a/k/a Cheryl Ann Mihalik. 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 Co-Executors, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Attorney for the Estate

**6/10/2022 • 6/17/2022 • 06/24/2022**

---

**EXECUTRIX NOTICE**

Estate of Angelo Dramisino  
Late of Lake Township  
EXECUTRIX

Ellen Dramisino  
1511 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY

Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

6/3/2022 • 6/10/2022 • 6/17/2022

**EXECUTRIX NOTICE**

Estate of Jean M. Bidwell  
AKA Jean M. Dickhut  
Late of Honesdale Borough

**EXECUTRIX**

Tammie J. Bea  
60 Club House Drive, Apt. 206  
Palm Coast, FL 32137

6/3/2022 • 6/10/2022 • 6/17/2022

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued in the Estate of Benita Guman a/k/a Benita M. Guman, who died September 19, 2021, late of South Canaan Township, Wayne County, PA to Joseph Guman a/k/a Joseph Russell Guman, IV and Kristina Guman, a/k/a Kristina Marie Guman. All persons

**GROUP AND INDIVIDUAL  
HEALTH INSURANCE!**

Providing trusted insurance plans since 1938.



**MEAGHER INSURANCE**

**PAUL MEAGHER, JR.**

E: [PAUL@MEAGHERAGENCY.COM](mailto:PAUL@MEAGHERAGENCY.COM)

416 MAIN STREET  
HONESDALE, PA 18431

**570.253.0466**

260 DALEVILLE HIGHWAY  
MOSCOW, PA 18444

**570.842.8373**

indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Joseph Guman, a/k/a Joseph Russell Guman, IV and Kristina Guman a/k/a Kristina Marie Guman, Co-Administrators, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Attorney for the Estate

5/27/2022 • 6/3/2022 • 6/10/2022

**OTHER NOTICES**

**LEGAL NOTICE**

**NOTICE OF INCORPORATION**  
In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a non-profit corporation by the name of It Takes a Village Now, has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to provide families of school age children with critical resources to allow students to learn and thrive and all other items

**YOUR HOMETOWN  
INSURANCE FRIENDS**

*Providing You and Your Small Business with*  
**AFFORDABLE**

**COMMERCIAL INSURANCE**



**OLSOMMER-CLARKE**  
INSURANCE GROUP, INC.

*Service that shines above the rest*

**HAMLIN OFFICE • 570-689-9600**  
**HONESDALE OFFICE • 570-253-6330**  
**MOSCOW OFFICE • 570-842-9600**

**Representing COMPETITIVE and Highly  
Rated Insurance Companies.**

Our Insurance Companies are rated by  
AM Best's Insurance Company Rating Guide.

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

authorized under the Business Law of 1988 as amended. Said Articles of Incorporation having been filed with the Department of State on April 10, 2022.

ALFRED J. HOWELL, Esquire  
109 Ninth Street  
Honesdale, Pennsylvania 18431  
(570) 253-2520

**6/10/2022**

---

**NOTICE**

Notice is hereby given that Circle V Tavern, Inc., has filed its Articles of Incorporation with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 1306. This Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation law of 1988, and has been formed for the expressed purpose of operating a restaurant and bar within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the Corporation will maintain its principal place of business is as follows: 19 Kane Road, Starlight, PA 18461

**6/10/2022**

---

**NOTICE**

Notice is hereby given that Elmore Properties, LLC has filed its Certificate of Organization with the Pennsylvania Department of State.

This notice is given in accordance with 15 Pa. Cons. Stat. Section 8821. This Limited Liability Company has been filed under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, and has been formed for the expressed purpose of owning and operating of Real Property within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the LLC will maintain its principal place of business is as follows: 19 Kane Road, Starlight, PA 18461

**6/10/2022**

---

**CORPORATE NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about May 24, 2022, for:

JW FREEDOM PA INC.  
having a registered  
offices address of:  
40 Percys Rd.,  
Equinunk, PA 18417

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**6/10/2022**

---

**SHERIFF SALES**

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

---

**SHERIFF'S SALE  
JUNE 22, 2022**

By virtue of a writ of Execution instituted by: Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of June, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land lying, situate and being in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner of the property now or formerly of Joseph A. Dickhut, being Lot No. 16 in Section II, of the Development of John C. Weidner, thence along the Southerly line of the Honesdale Junior-Senior High School North 87 degrees 59 minutes 10 seconds East 240 feet to a corner; thence South 2 degrees 7 minutes 5 seconds East 200.65 feet to the center of a proposed right-of-way leading from Terrace Street to Grove Street; thence along the center of the proposed right-of-way South 87 degrees 52 minutes 55 seconds West 240

feet to a corner in the center of the proposed right-of-way, being also the Southeast corner of the aforesaid Lot No. 16 in Section II (Dickhut); thence North 2 degrees 7 minutes 5 seconds West 201.09 feet to the property of the Honesdale Junior-Senior High School, the point or place of BEGINNING. CONTAINING 1.1 acres, being Lot No. 1, in Section III, of a plan of lots dated October, 1971, entitled "Map showing the subdivision of a portion of land of John Weidner," which map is recorded in Map Book 18, at page 29. Subject to Borough set-back line as set forth on map of same.

SUBJECT TO the same exceptions, reservations, and conditions as contained in prior deeds in the chain of title, including an easement for so much of this property as is under and subject to a certain private road, of which the deed of dedication to the Borough of Honesdale is found at deed book 297, page 336.

BEING the same premises which Lawrence E. Stark, by and through his Attorney-in-Fact, Betty Jane Cooper, granted and conveyed to John J. Batcher, by virtue of the Special Warranty Deed dated September 28, 2010, and recorded on October 1, 2010 to Record Book 4104, Page 270.

Improved with a residential dwelling having an address of 204 Terrace Heights, Honesdale, Pennsylvania, which is situate in the Borough of Honesdale, Wayne County, Pennsylvania and which is further identified by Tax Map No. 11-0-0018-0008

and Control No. 015589.

Seized and taken in execution as property of:  
Umpy's Too, Inc. 204 Terrace Heights HONESDALE PA 18431  
John J Batcher 204 Terrace Heights HONESDALE PA 18431  
Cheryl L. Batcher 204 Terrace Heights HONESDALE PA 18431

Execution No. 287-Civil-2020  
Amount \$54,194.60 Plus additional costs

March 15, 2022  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Nicholas D. Gregory Esq.

**5/27/2022 • 6/3/2022 • 6/10/2022**

---

**SHERIFF'S SALE  
JUNE 22, 2022**

By virtue of a writ of Execution instituted by: Carrington Mortgage Service, 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 22nd day of June, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN trace or parcel of land situated in the Township of Lake, County of Wayne, Pennsylvania, known as Lot 2702, Section 43 of the Hideout, a subdivision located in the Township of Lake and Salem, Wayne County, Pennsylvania according to the Plats thereof recorded in the Office of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5 Page 27, May 11, 1970 in Plan Book 5 Page 34, 37, 41, through 48 and 50; September 8, 1971 in Plat Book 5, Page 66; May 10, 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 page 71 and 72; March 14, 1972, in Plat Book 5 in Pages 93 to 95; September 26, 1972 in Plat Book 5 Pages 96, 97 and 100 through 104, March 9, 1973, in Plat Book 5 Pages 108 through 110, May 18, 1973 in plat Book 5 Pages 111 through 119 and September 24, 1973 in plat Book 5 Page 120 through 123.

Subject to all easements, covenants, conditions and restrictions of record

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

Title to said Premises vested in Cathleen Pico by Deed from Nicholas Pico and Cathleen Pico dated April 27, 2009 and recorded on May 26, 2009 in the Wayne County Recorder of Deeds in Book 3748, Page 188 as Instrument No. 200900005986.

Being known as: 2702 Boulder Road, Lake Ariel, PA 18436

Tax Parcel Number: 12-0-0041-0017

Seized and taken in execution as property of:  
Cathleen Pico 2702 Boulder Road  
1341 The Hideout, LAKE ARIEL  
PA 18436

Execution No. 185-Civil-2019  
Amount \$161,399.26 Plus additional costs

March 23, 2022  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. **ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**  
Lorraine Gazzara Doyle Esq.

**5/27/2022 • 6/3/2022 • 6/10/2022**

---

**SHERIFF'S SALE  
JUNE 22, 2022**

By virtue of a writ of Execution instituted by: Bank of America, N.A., c/o NewRez LLC f/k/a New Penn Financial d/b/a Shellpoint Mortgage Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of June, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All those certain tracts of land situate in the Salem Township, Wayne County, Pennsylvania, known and described as Lot Number 342 in Section 2, Indian Rocks, on a Subdivision Plan recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania, on August 5, 1971 in Map Book Volume 16 at page 103.

**EXCEPTING AND RESERVING**  
unto the Grantor, its successors and

assigns, forever, an easement measuring Ten (10') feet in width across the entire front width, along both side Lengths and the rear of the lots described above, said easement to be for the installation, maintenance, repair, replacement and removal of utilities and drainage facilities; provided, however, that the reservation of the Ten (10') foot wide easement along any side length shall not apply if the owner of the lots hereby conveyed shall also be the owner at the other lots adjoining said side length and shall build his dwelling house across the common side lot line or length.

UNDER AND SUBJECT to the Protective covenants, Exceptions and Reservations recorded in the Recorder of Deeds Office in and for Wayne County, Pennsylvania in Miscellaneous Book Volume 350 at page 183 to 202, and an amended as of October 3, 1979 in Volume 351 at pages 1148 to 1166, and amended as of December 8, 1978, in Volume 354, page 505.

Commonly known as 8 Hawk Mew, Lake Ariel, PA 18436 f/k/a 342 Hawk Mew Circle, Salem Township aka Greentown, PA 18426

Parcel ID # 22-0-0028-0132

TITLE TO SAID PREMISES IS VESTED IN Anthony Papapietro, Rocco Papapietro and Joseph Papapietro as tenants in common, by deed from John A. Kramer and Wanda E. Kramer, his wife, dated 10/13/88 recorded 11/4/88, in book 498, page 41.

Seized and taken in execution as property of:  
Rocco Papapietro 40 Orange Avenue  
STATEN ISLAND NY 10302  
Anthony Papapietro 48 Orange Avenue  
STATEN ISLAND NY 103022038  
Joseph Papapietro 8 Hawk Mew ,  
LAKE ARIEL PA 18436

Execution No. 332-Civil-2017  
Amount \$281,592.18 Plus additional costs

April 4, 2022  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

**5/27/2022 • 6/3/2022 • 6/10/2022**

---

**SHERIFF'S SALE  
JULY 6, 2022**

By virtue of a writ of Execution instituted by: Mortgage Asset Management, 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 6th day of July, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF WAYNE, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE TOWNSHIP OF CHERRY RIDGE, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, AS LAID OUT AND PLOTTED UPON A MAP ENTITLED "CHERRY ACRES, UNISTRUCTURE, INC., CHERRY RIDGE TOWNSHIP, WAYNE COUNTY, PENNA." BEARING THE NAME AND SEAL OF HARRY F. SCHOENAGEL, R.S., BEARING DATE JANUARY 7, 1972 WHICH MAP IS RECORDED IN WAYNE COUNTY MAP BOOK 22, AT PAGE 29, AND WHICH PREMISES IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EDGE OF A PRIVATE

ROADWAY OF SAID TRACT, KOWN AS CHERRY LANE, SAID POINT OF BEGINNING BEING A COMMON CORNER OF LOTS NO. 1 AND 2; THENCE SOUTH FIFTY-ONE (51) DEGREES ELEVEN (11) MINUTES FIFTY (50) SECONDS EAST TWO HUNDRED NINETY-TWO AND FIFTY-THREE ONE-HUNDREDTHS (292.53) FEET ALONG THE COMMON LINE OF SAID LOTS A CORNER; THENCE SOUTH THIRTY-EIGHT (38) DEGREES FIFTY-FOUR (54) MINUTES FORTY-TWO (42) SECONDS WEST ONE HUNDRED SEVENTY-FIVE AND THIRTY-NINE ONE HUNDREDTHS (175.39) FEET TO A CORNER ON THE EDGE OF THE FIRST MENTIONED PRIVATE ROADWAY; THENCE NORTH FIFTY-FIVE (55) DEGREES TWELVE (12) MINUTES NO (00) SECONDS WEST ONE HUNDRED FORTY-ONE AND EIGHTY-ONE ONE-HUNDREDTHS (141.81) FEET; THENCE AROUND A COARNER TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED FIFTY AND THREE HUNDRED NINETY-TWO ONE-THOUSANDTHS (150.392) FEET AND AN ARC DISTANCVE OF TWO HUNDRED THIRTY-SIX AND TWENTY-FOUR ONE-HUNDREDTHS (236.24) FEET; THENCE NORTH THIRTY-EIGHT (38) DEGREES FORTY-EIGHT (48) MINUTES TEN (10) SECONDS EAST TWENTY-FIVE (25) FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING FORTY-SIX THOUSAND FOUR HUNDRED TWEN-

TY-FOUR (46,424) SQUARE FEET, BE THE SAME MORE OR LESS.

BEING LOT NO. 1 OF THE TRACT KNOWN AS CHERRY ACRES (WOODLYN RESIDENCES)

UNDER AND SUBJECT TO CONDITIONS, EASEMENTS AND RESTRICTIONS AS MORE FULLY SET FORTH IN THE "DECLARATION OF RESTRICTIONS, CHERRY ACRES, UNISTRUTURE, INC.", DATED SEPTEMBER 1, 1973, AND ENTERED IN THE OFFICE OF THE RECORDER OF DEEDS IN WAYNE COUNTY DEED BOOK 300, AT A PAGE 1153, ON OCTORBER 29, 1973, WHICH DECLARATION OF RESTRICTIONS IS BY REFERENCE MADE A PART HEREOF AND AN "ADDENDUM TO RESTRICTIONS" DATED FEBRUARY 20, 1974, RECORDED IN DEED BOOK 312, PAGE 409.

BEING KNOWN AS: 1014 WOODLYN LN N HONESDALE, PA 18431

MAP NO: 05-0-0004-0001

TITLE TO SAID PREMISES IS VESTED IN ELIZABETH M. LLOYD, WIDOW BY DEED FROM PAUL F. LLOYD AND MARY R. LLOYD, HIS WIFE DATED 02/25/2008 RECORDED 02/25/2008 IN BOOK NO. 3470 PAGE 255.

Seized and taken in execution as

property of:  
Elizabeth M. Lloyd  
1014 Woodlyn Lane North HONESDALE PA 18431

Execution No. 24-Civil-2022  
Amount \$242,143.25  
Plus additional costs

April 7, 2022  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

**6/10/2022 • 6/17/2022 • 6/24/2022**

**SHERIFF'S SALE  
JULY 6, 2022**

By virtue of a writ of Execution instituted by: Cascade Funding Mortgage Trust HB4 issued out of the Court of Common Pleas of Wayne County, to me directed, there

will be exposed to Public Sale, on Wednesday the 6th day of July, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania more particularly described as follows:

LOT 85, Section 1, as shown on Plan of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page, 117, said map being incorporated by reference herewith as if attached hereto.

SUBJECT TO the same conditions, exceptions, and reservations as contained in prior deeds forming the chain of title and subject to the further restrictions as are set forth in Deed dated July 1, 1999 and recorded August 2, 1999 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book Volume 1541 at page 25.

Parcel ID: 19-0-0029-0035

BEING the same premises which Frank Rizzuto and Rosaria Rizzuto, by Frank Rizzuto, Attorney-in-Fact, by deed dated July 1, 1999 and recorded recorded August 2, 1999 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book Volume

1541 at page 25, granted and conveyed unto Thomas J. Boyle, in fee.

ADDRESS BEING KNOWN AS:  
21 Lakeland Drive, Lake Ariel, PA  
18436

Seized and taken in execution as property of:  
Thomas J. Boyle 21 Lakeland Drive  
LAKE ARIEL PA 18436

Execution No. 374-Civil-2020  
Amount \$175,603.94  
Plus additional costs

April 13, 2022

Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:

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

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN PAY-  
MENT AT DATE OF SALE. BAL-  
ANCE DUE THIRTY (30) DAYS  
FROM DATE OF SALE. FAIL-  
URE TO PAY BALANCE WILL  
FORFEIT DOWN PAYMENT.  
Samantha Gable Esq.

**6/10/2022 • 6/17/2022 • 6/24/2022**



## Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email Address \_\_\_\_\_ @ \_\_\_\_\_

### Subscription Options and Rates

Mailed copy ONLY \$100 per year

Emailed copy ONLY Free

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to [baileyd@ptd.net](mailto:baileyd@ptd.net)

---

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email [baileyd@ptd.net](mailto:baileyd@ptd.net)

## CIVIL ACTIONS FILED

FROM MAY 14, 2022 TO MAY 20, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2006-20263	LOWE BRANDON EDWARD	5/18/2022 1:51	SATISFACTION	.00
2006-20328	OPALEK CHRISTOPHER JAMES	5/18/2022 1:51	SATISFACTION	.00
2006-20815	KANAMURA SEIJI	5/16/2022 2:24	REIS/WRITSCIREFACIAS	.00
2006-20952	MURRAY SAMUEL JERRY	5/18/2022 1:52	SATISFACTION	.00
2006-21132	PANNELL ANTONIO	5/18/2022 1:51	SATISFACTION	.00
2008-21375	KANAMURA SEIJI	5/16/2022 2:24	REIS/WRITSCIREFACIAS	.00
2009-20859	KANAMURA SEIJI	5/16/2022 2:24	REIS/WRITSCIREFACIAS	.00
2011-20366	URSICH JOSEPH THOMAS	5/18/2022 1:51	SATISFACTION	.00
2011-21457	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2012-20792	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2013-20565	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2014-20726	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2015-20846	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2016-20327	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2017-20725	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2018-20485	KANAMURA SEIJI	5/16/2022 2:25	REIS/WRITSCIREFACIAS	.00
2018-20881	KRESGE JOHN ELMER	5/18/2022 1:51	SATISFACTION	.00
2019-00171	WHITFIELD CARR+~ A	5/18/2022 10:54	SATISFACTION	.00
2019-20328	SHELLEY MARK ANTHONY	5/18/2022 1:50	SATISFACTION	.00
2019-21087	SCHRATT ADAM	5/16/2022 12:59	SATISFACTION	70,960.69
2019-21087	SCHRATT ALEXANDRIA	5/16/2022 12:59	SATISFACTION	70,960.69
2020-00434	ADAMS ROBERT W	5/19/2022 12:49	SATISFACTION	.00
2020-20358	MULLINS DIANNA.:M	5/18/2022 1: 51	SATISFACTION	.00
2020-20364	URSICH JOSEPH THOMAS	5/18/2022 1:51	SATISFACTION	.00
2020-20514	AZEVEDO MARJORY C NAWROCKI	5/16/2022 3:32	DEFAULT JUDG/IN REM	1,001.03
2020-20514	NAWROCKI MARJORY C AZEVEDA	5/16/2022 3:32	DEFAULT JUDG/IN REM	1,001.03
2021-00212	PETERSON COREY	5/16/2022 2:06	SATISFACTION	.00
2021-00223	TATE MELISSA A	5/19/2022 8:18	WRIT OF EXECUTION	93,909.75
	A/K/A			
2021-00223	TATE MELISSA ANN	5/19/2022 8:18	WRIT OF EXECUTION	93,909.75
2021-00223	TATE BRIAN L	5/19/2022 8:18	WRIT OF EXECUTION	93,909.75
	A/K/A			
2021-00223	TATE BRIAN LONDON	5/19/2022 8:18	WRIT OF EXECUTION	93,909.75
2021-00223	THE UNITED STATES OF AMERICA	5/19/2022 8:18	WRIT OF EXECUTION	93,909.75
2021-20341	NBT BANK	5/17/2022 2:49	GARNISHEE/SATISFIED	.00
	GARNISHEE			
2022-00025	ROGALI ANDREW J	5/20/2022 3:21	DEFAULT JUDGMENT	4,303.99
2022-00041	BOULANGER HELEN	5/20/2022 9:45	DEFAULT JUDGMENT	9,399.48
2022-00112	S FASIG CHARTER LLC	5/16/2022 2:18	WRIT OF EXECUTION	530,589.72
2022-20242	KNIGHT JERMAINE	5/17/2022 11:11	JP TRANSCRIPT	1,059.77
2022-20243	UNITED NORTHERN MORTGAGE BANKER (A CORPORATION)	5/20/2022 1:06	TAX LIEN	1,685.74

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

2022-20244	GARVEY NEELY ALISON	5/20/2022 1:48	JUDGMENT	2,815.75
2022-20245	DELISE DARI A	5/20/2022 2:45	JP TRANSCRIPT	1,471.49
2022-20246	EVANS JUDY	5/20/2022 3:02	JP TRANSCRIPT	2,338.27
2022-40042	WYLLIE BRYAN DOWNER	5/16/2022 1:25	STIP VS LIENS	.00
2022-40042	WYLLIE KATIE N OWNER	5/16/2022 1:25	STIP VS LIENS	.00
2022-40042	OUTLOOK DESIGN & CONSTRUCTION INC CONTRACTOR	5/16/2022 1:25	STIP VS LIENS	.00
2022-40042	OUTLOOK DESIGN D/B/A CONTRACTOR	5/16/2022 1:25	STIP VS LIENS	.00
2022-40043	ROJAS MICHAEL A OWNER	5/19/2022 10:46	WAIVER OF LIENS	.00
2022-40043	ROJAS VANESSA L OWNER	5/19/2022 10:46	WAIVER OF LIENS	.00
2022-40043	TIMBERCREST BUILDERS LLC CONTRACTOR	5/19/2022 10:46	WAIVER OF LIENS	.00

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00202	CITIBANK N A	PLAINTIFF	5/17/2022	.00
2022-00202	DAVIS MICHAEL J	DEFENDANT	5/17/2022	.00
2022-00203	CITIBANK N A	PLAINTIFF	5/17/2022	.00
2022-00203	DERRICK HAROLD R	DEFENDANT	5/17/2022	.00

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00204	KARL EDMUND	PLAINTIFF	5/17/2022	.00
2022-00204	KARL MARILYN	PLAINTIFF	5/17/2022	.00
2022-00204	SCHLOESSER LAURA	PLAINTIFF	5/17/2022	.00
2022-00204	PROJAN PROFESSIONAL CLEANING AND RESTORATION INC	DEFENDANT	5/17/2022	.00
2022-00209	BOCK KEVIN	PLAINTIFF	5/19/2022	.00
2022-00209	MAIOCCO LENNY	DEFENDANT	5/19/2022	.00
2022-00210	DUROCHER KENNETH	PLAINTIFF	5/20/2022	.00
2022-00210	DUROCHER DEBORAH	PLAINTIFF	5/20/2022	.00
2022-00210	SHAFFER FAMILY IRREVOCABLE TRUST	DEFENDANT	5/20/2022	.00
2022-00210	SIMONS JOY SHAFFER	DEFENDANT	5/20/2022	.00
2022-00210	WALKER MICHAEL D	DEFENDANT	5/20/2022	.00
2022-00210	WALKER & WALKER PC	DEFENDANT	5/20/2022	.00
2022-00210	SLEDZINSKI JOSEPH	DEFENDANT	5/20/2022	.00
2022-00210	SELECT GROUP LLC	DEFENDANT	5/20/2022	.00

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00200	KNOROWSKI KAREN	PETITIONER	5/16/2022	.00

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00201	BOAT TRAILER	PETITIONER	5/17/2022	.00
2022-00201	BELLO ROBERT	PETITIONER	5/17/2022	.00
2022-00201	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	5/17/2022	.00

**REAL PROPERTY – MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00205	U S BANK NATIONAL ASSOCIATION SUCCESSOR IN INTEREST	PLAINTIFF	5/17/2022	.00
2022-00205	ANY AND ALL KNOWN & UNKNOWN HEIRS ETC /EST OF DAVID SEDORA	DEFENDANT	5/17/2022	.00
2022-00205	SEDORA DAVID L ESTATE OF	DEFENDANT	5/17/2022	.00
2022-00205	SEDORA DAVID DECEASED	DEFENDANT	5/17/2022	.00

**TORT – MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00199	RITE TEMP GROUP LTD	PLAINTIFF	5/16/2022	.00
2022-00199	COLE RICHARD	DEFENDANT	5/16/2022	.00
2022-00206	REXHEPI GANXHE	PLAINTIFF	5/18/2022	.00
2022-00206	HOPKINS SAM P	DEFENDANT	5/18/2022	.00
2022-00206	HOPKINS EUGENE L	DEFENDANT	5/18/2022	.00
2022-00206	HOPKINS COURTNEY	DEFENDANT	5/18/2022	.00



**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 31, 2022 TO JUNE 3, 2022  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
RUTLEDGE BRUCE E	DIME BANK	DAMASCUS TOWNSHIP	
RUTLEDGE MELISSA			80,000.00
WEBBE BRIAN S	LOANDEPOT COM	LEHIGH TOWNSHIP	
WEBBE ASHLEY M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		179,080.00
JACKMAN DAVID	CITIZENS SAVINGS BANK	TEXAS TOWNSHIP	12,000.00
ELTZ BRIAN	HONESDALE NATIONAL BANK	MOUNT PLEASANT TOWNSHIP	
ELTZ HEATHER			30,000.00
WALTER JONATHAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	
OCCHIPINTI JORDYN	MID AMERICA MORTGAGE INC		
WALTER MARK E JR			256,500.00
HRITZ ANDREW	HONESDALE NATIONAL BANK	CHERRY RIDGE TOWNSHIP	200,000.00
NASELLA TIMOTHY	DIME BANK	DREHER TOWNSHIP	
TOMB ROBERTA			285,000.00
LEONE GLORIA	JPMORGAN CHASE BANK J P MORGAN CHASE BANK	SALEM TOWNSHIP	196,800.00
SEDEHIZADEH KATAYOUN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ROCKET MORTGAGE	LAKE TOWNSHIP	140,000.00
WOODS LISA ROBIN	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	
WOODS BRIAN C			
ROBINWOODS LISA			200,000.00
NOTA ZAHEER R	CEFCU	DAMASCUS TOWNSHIP	
FEIL KATRINA L	C E F C U		31,300.00
GALLAGHER MICHELE	FAIRWAY INDEPENDENT MORTGAGE CORPORATION	SOUTH CANAAN TOWNSHIP	
BELAVITZ THOMAS J JR	HOMEFINITY		193,325.00
HECTOR MARESSA	JEFF BANK	MANCHESTER TOWNSHIP	
SMITH BRANDY			100,000.00
EARLEE PROPERTIES	WAYNE BANK	HONESDALE BOROUGH	120,000.00
WOROBAY BRIAN	WAYNE BANK	PRESTON TOWNSHIP	145,000.00
WOROBAY BRIAN	WAYNE BANK	PRESTON TOWNSHIP	100,000.00
MEYER ANN E	WAYNE BANK	DAMASCUS TOWNSHIP	
THOMAS ANN E			75,000.00
ULSH CAROLYN	WAYNE BANK	PAUPACK TOWNSHIP	
ULSH RICHARD			75,000.00
TALBOTT WENDY	ARDENT FEDERAL CREDIT UNION	PAUPACK TOWNSHIP	
TALBOTT JAMES			140,000.00

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

FICARROTTA ANGELO MARIO	COLACINO FAMILY TRUST	LAKE TOWNSHIP	
COLACINO ANNA RITA	CAMPISI LAURA CATHERINE TR DIANA MARIA TONIA COLACINO TR COLACINO FRANCESCO A TR		120,000.00
SNYDER JOHN J	FIDELITY DEPOSIT & DISCOUNT BANK	SCOTT TOWNSHIP	130,000.00
PAHLS GEORGE D	DIME BANK	DYBERRY TOWNSHIP	
PAHLS KATHRYN M			617,500.00
TRINGALI JOHN	FENIMORE BRUCE A	PALMYRA TOWNSHIP	
TRINGALI LINDA M			325,000.00
PAESE JOSEPH	WAYNE BANK	PAUPACK TOWNSHIP	
PAESE ERICA			236,000.00
PASS ELIZABETH ANNA	SIMON PHILIP E SR	SALEM TOWNSHIP	
PASS ERIC MATHEW	SIMON LUCIA		130,000.00
SEMMLINGER MICHAEL	BANK OF AMERICA	LAKE TOWNSHIP	
SEMMLINGER AMBER			100,000.00
HUNT ELAINE K	HUNT KAREN	BERLIN TOWNSHIP	
HUNT LESLIE M			
FARRELL SHANE M	HORST WALTER H	TEXAS TOWNSHIP 3	45,500.00
BOZYM CHRISTOPHER J	CITIZENS SAVINGS BANK	LAKE TOWNSHIP	
BOZYM REBECCA A			283,050.00
HEFFELFINGER TODD P	LEHIGH COUNTY EMPLOYEES FEDERAL CREDIT	PAUPACK TOWNSHIP	50,200.00
HEFFELFINGER SANDRA L			
LAWRENCE MARK	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS SUMMIT MORTGAGE CORPORATION	HONESDALE BOROUGH	85,500.00
JOHNSON BENJAMIN J	MORTGAGE RESEARCH CENTER VETERANS UNITED HOME LOANS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	200,000.00
CARDONE STEPHEN F	WELLS FARGO BANK	PAUPACK TOWNSHIP	80,000.00
CARDONE SHEILA			
CASTELLAR IRMA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
CASTELLAR ERIC	CROSSCOUNTRY MORTGAGE		212,000.00
CAMPO JAMES E	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP CHERRY RIDGE TOWNSHIP	85,000.00
MULLER EDWARD	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	TEXAS TOWNSHIP	93,945.00
CAMPBELL TROY S	MORTGAGE AMERICA INC	SALEM TOWNSHIP	
CAMPBELL ROSE N COLEMAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		178,175.00
WETHERILL ROBERT L	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	216,500.00
MILLER DEBORAH S	HOUSING & URBAN DEVELOPMENT	TEXAS TOWNSHIP	14,323.89
WOODBRIDGE ROBERT D JR			
BANNON JAMES W AKA	OPEN MORTGAGE	CANAAN TOWNSHIP	
BANNON LORRAINE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		304,500.00
BANNAN JAMES W AKA			

BANNON JAMES W AKA BANNON LORRAINE BANNAN JAMES W AKA	FEDERAL HOUSING COMMISSIONER	CANAAN TOWNSHIP	304,500.00
KLETKIN ALLEN JOSEPH AKA MELAMED SOFIA KLETKIN ALLEN AKA	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	240,000.00
KAPPLER KEVIN F KAPPLER KAREN D DIMURO PETER	HONESDALE NATIONAL BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PRESTON TOWNSHIP PAUPACK TOWNSHIP	126,000.00
DIMURO CONCETTA GRAVELL STEPHANIE MARIE	FREEDOM MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	70,000.00
	NEWREZ LLC NEWREZ L L C		127,777.00
STROH JAMES STROH JESSICA	CITIZENS & NORTHERN BANK	PAUPACK TOWNSHIP	175,785.00
SEYMOUR BARBARA A	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DYBERRY TOWNSHIP	184,000.00
HARMUTH DANIEL HARMUTH RACHEL	NATIONSTAR MORTGAGE LLC NATIONSTAR MORTGAGE L L C MR COOPER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	380,000.00
MASKER LINDSAY MASKER LEVI	WELLS FARGO BANK	DREHER TOWNSHIP	404,000.00
BAUSERMAN JACOB A BAUSERMAN MARY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ROCKET MORTGAGE	DREHER TOWNSHIP	227,920.00
SKUSE DAVID SKUSE AMY	WAYNE BANK	DAMASCUS TOWNSHIP	285,000.00

---

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
RUTLEDGE AMOS F RUTLEDGE JUDITH C	RUTLEDGE BRUCE E RUTLEDGE MELISSA	DAMASCUS TOWNSHIP	
CARTER JEFFREY	CARTER MEAGAN A TR CARTER MICHAEL J TR PA CARTER IRREVOCABLE TRUST	PRESTON TOWNSHIP MOUNT PLEASANT TOWNSHIP	
CARTER JEFFREY	CARTER MEAGAN A TR CARTER MICHAEL J TR PA CARTER IRREVOCABLE TRUST	PRESTON TOWNSHIP MOUNT PLEASANT TOWNSHIP	

MCKENNA CHRISTOPHER B EXR	MCKENNA CAROL D TR	LAKE TOWNSHIP	
MCKENNA CHRISTOPHER B TR	MCKENNA STEVEN TR		
BENTLEY DONALD L EST DONALD L BENTLEY REVOCABLE TRUST	LAKE PROPERTY TRUST		
MCKENNA CHRISTOPHER B EXR	MCKENNA CAROL D TR	LAKE TOWNSHIP	
MCKENNA CHRISTOPHER B TR	MCKENNA STEVEN TR		
BENTLEY DONALD L EST DONALD L BENTLEY REVOCABLE TRUST	LAKE PROPERTY TRUST		
MCKENNA CHRISTOPHER B EXR	MCKENNA CAROL D TR	LAKE TOWNSHIP	
MCKENNA CHRISTOPHER B TR	MCKENNA STEVEN TR		
BENTLEY DONALD L EST DONALD L BENTLEY REVOCABLE TRUST	LAKE PROPERTY TRUST		
WEBBE BRIAN S AKA WEBBE BRIAN AKA	WEBBE BRIAN S WEBBE ASHLEY M	LEHIGH TOWNSHIP	
FREITAS PROPERTIES LLC FREITAS PROPERTIES L L C	TRAPANESE RICHARD JAMES JR	LAKE TOWNSHIP	LOT 3205
BUERKLI MICHAEL	BUERKLI ISOLDE TR	STERLING TOWNSHIP	
BUERKLI CHRISTOPHER	ISOLDE BUERKLI LIVING TRUST		
BUERKLI MICHAEL	BUERKLI ISOLDE TR	STERLING TOWNSHIP	
BUERKLI CHRISTOPHER	ISOLDE BUERKLI LIVING TRUST		LOT 35
BUERKLI ISOLDE	BUERKLI MICHAEL BUERKLI CHRISTOPHER	STERLING TOWNSHIP	LOT 41
SCHILLER RAYMOND ALLMAN	SCHILLER JOYCE	LAKE TOWNSHIP	
BUERKLI ISOLDE	BUERKLI MICHAEL BUERKLI CHRISTOPHER	STERLING TOWNSHIP	LOT 39
KNAZ DONALD JOSEPH	OCCHIPINTI JORDYN WALTER JONATHAN WALTER MARK E JR	HONESDALE BOROUGH	
HRITZ ANDREW HRITZ MELISSA	HRITZ ANDREW	CHERRY RIDGE TOWNSHIP	
REPLOGLE MELISSA ANN			LOT 33
SIMON ANNE ORIENTE JENNY ANNE SIMON	VASQUEZ JOSE SANCHEZ FABIO	MANCHESTER TOWNSHIP	
HALPIN WILLIAM JOSEPH EST AKA HALPIN WILLIAM EST AKA HALPIN BILL EST AKA HALPIN WILLIAM J EST AKA STANLEY PATRICIA EXR	CRESTA DUSTIN	PAUPACK TOWNSHIP	LOT 324

MYERS KERT W	KINSMAN GEORGE W KINSMAN NANCY R	CHERRY RIDGE TOWNSHIP	
FULKERSON GARY	FULKERSON GARY FULKERSON BONNIE J	TEXAS TOWNSHIP	
PICKEL JAMES E	SETTINERI FRANK	CLINTON TOWNSHIP 1	
METZLER LINDA A	SETTINERI SUSAN L		
DIACIK JUDITH	NASELLA TIMOTHY TOMB ROBERTA	DREHER TOWNSHIP	LOT 50
WACKER DAVID EXR	WACKER DAVID	PALMYRA TOWNSHIP	
WACKER DONALD GEORGE EST AKA		PAUPACK TOWNSHIP CHERRY RIDGE TOWNSHIP	
WACKER DONALD G EST AKA			
DIMMICK CATHY AKA	CIAMPA FRANK J	LAKE TOWNSHIP	
LARKIN CATHY AKA GALGANO CARYN GALGANO VINCENT DIMMICK MICHAEL DIMMICK KATHLEEN DIMMICK MARK			LOT 1389
CARRIZALES CARL	LEONE GLORIA	SALEM TOWNSHIP	LOT 21
HESLIN CHRISTINE	POCONO BIG HOUSE	PAUPACK TOWNSHIP	
HESLIN JOAN L EST AKA MOORE JOAN HESLIN EST AKA MOORE JOAN H EST AKA MUELLER BARBARA H			
OSECKI KAREN K	S OSECKSI HOMES	SALEM TOWNSHIP	
OSECKI STEFAN OSECKI JORDAN			
ALBANESE ALBINO	SEDEHIZADEH KATAYOUN	LAKE TOWNSHIP	
ALBANESE ANNAMAE			LOT 4213
PARRY DEBORAH LEE	PARRY JESSICA LEE	SALEM TOWNSHIP	
KOWALCZYK JOHN	JOYCE DANIEL G	PAUPACK TOWNSHIP	
KOWALCZYK KATHY			LOT 325
CASALINA JOSE	CASALINA PROPERTIES INC	LAKE TOWNSHIP	LOT 2959
MARKATOS HARRY	MARKATOS HARRY TR	LAKE TOWNSHIP	
MARKATOS SUSAN L	MARKATOS SUSAN L TR HARRY MARKATOS LIVING TRUST SUSAN L MARKATOS LIVING TRUST		LOT 3853
DISPENZA JOSEPH R	GATTO SAMANTHA	DREHER TOWNSHIP	LOT 1
ROPER CAROL	GULLIVER ERICA	HONESDALE BOROUGH	
LU JAMES	FICARROTTA ANGELO MARIO	LAKE TOWNSHIP	
LAU ALVIN CHEN JIAN CHEN ZHONG JIAN LAU CALVIN	COLACINO ANNA RITA		LOT 2120
SHAW KIMBERLY	SNYDER JOHN J	SCOTT TOWNSHIP	
HOWLEY KENDRA	SNYDER KAREN		
PITTELLI PATRICK P AGENT PITTELLI JARROD BY AGENT			

LNP ASSOCIATES LIMITED LIABILITY COMPANY	PASS ERIC MATHEW	SALEM TOWNSHIP	
L N P ASSOCIATES LIMITED LIABILITY COMPANY	PASS ELIZABETH ANNA		
GIANNOTTI JOSEPH	GIANNOTTI JOSEPH	LAKE TOWNSHIP	
GIANNOTTI AVIVA	GIANNOTTI AVIVA		
	GIANNOTTI MATTHEW SCOTT KANTOR		LOT 979
HUNT KAREN	HUNT ELAINE K	BERLIN TOWNSHIP	
	HUNT LESLIE M		
ERBACHER ALBERT	BOWLING RICHARD C JR	PALMYRA TOWNSHIP	
ERBACHER HELMTRAUD	BOWLING MELISSA L		LOT 55
HORST WALTER H	FARRELL SHANE M	TEXAS TOWNSHIP 3	
FIFE MIKE	REID SCOTT	SALEM TOWNSHIP	
	DELORENZO SAMANATHA		LOT 688
SCHERER KYM MATCHES	MATCHES KEITH J	MOUNT PLEASANT TOWNSHIP	
MATCHES MICHAEL			LOT A
HEVERLY RONALD	HEVERLY RONALD	PAUPACK TOWNSHIP	
HEVERLY JOANNE	HEVERLY JOANNE		LOT 28R
MALLOY NICOLE LYNNE	LAWRENCE MARK	HONESDALE BOROUGH	
BLACK JEAN A	JOHNSON BENJAMIN J	STERLING TOWNSHIP	LOT 53
PICO CATHLEEN	CASTELLAR IRMA	LAKE TOWNSHIP	
	CASTELLAR ERIC		LOT 2702
HARTER JAMES L JR	CAMPBELL TROY S	SALEM TOWNSHIP	
	CAMPBELL ROSE N COLEMAN		LOT 660
SEMIAN ROBERT W	HUMPHREY CAROL	PAUPACK TOWNSHIP	
SEMIAN STEPHEN W	MYDER LINDA		LOT 12
GRIFFITHS LEONARD B	SIMONS JOY	WAYMART BOROUGH	
GRIFFITHS JOLENE			
SUHSOSKY ROBERT J	RIDGETOP ANGUS FARMS LLC	TEXAS TOWNSHIP	
SUHSOSKY LINDA	RIDGETOP ANGUS FARMS L L C	CHERRY RIDGE TOWNSHIP	
GRASSIE GEORGE	POIRIER RICHARD G	LEHIGH TOWNSHIP	LOT 48
JOSWICK PATRICIA	DIDRIKSEN NEAL A	LEHIGH TOWNSHIP	
KONSTALID JOHN	CULLITON JOHN	PRESTON TOWNSHIP	
GRAVELL STEPHANIE MARIE	GRAVELL STEPHANIE MARIE	LAKE TOWNSHIP	
AKA			
GRAVELL STEPHANIE AKA			
GRAVELL PAUL			LOT 2196
HARMUTH DANIEL	HARMUTH DANIEL	PAUPACK TOWNSHIP	
HARMUTH RACHEL	HARMUTH RACHEL		
HARMUTH RACHELE			LOT 29
COLEMAN ROBERT A	WLR FAMILY LIMITED PARTNERSHIP	SCOTT TOWNSHIP	
COLEMAN DONNA C	W L R FAMILY LIMITED PARTNERSHIP		
MILLER ROBERT	MASKER LINDSAY	DREHER TOWNSHIP	
MILLER ASHLEY A	MASKER LEVI		LOT 11
GANEVICH VADIM	GANEVICH PAVEL	STERLING TOWNSHIP	LOT 5
SONG HWAJUN	BAUSERMAN JACOB A	DREHER TOWNSHIP	
	BAUSERMAN MARY		
ACKER CHARLES	HOLL LOGAN	PROMPTON BOROUGH	

STANTON DAVID M	NINE FOUR TWO MAIN LLC	HONESDALE BOROUGH	
STANTON FREDERICK G	NINE FOUR TWO MAIN L L C		
PRATT GERALD S III AKA			
PRATT GERALD III AKA			
STANTON DAVID M	NINE FOUR TWO MAIN LLC	HONESDALE BOROUGH	
STANTON FREDERICK G	NINE FOUR TWO MAIN L L C		
SANTOS CARMELO J	PARISI FRANCESCA	LAKE TOWNSHIP	
SANTOS LYDIA			LOT 1072
TOLSON DAVID B	SKUSE DAVID	DAMASCUS TOWNSHIP	
	SKUSE AMY		

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*June 13, 2022–June 17, 2022*

**Monday, June 13, 2022**

8:45 AM  
 Linde v LEI 348-2019-cv  
 Day 3 Non-Jury Trial  
 Byrne/Mulcahey

9:00 AM  
 Arbitrations- Rechner (Chair) Lehutsky/Zimmer

488-2021-CV Capital One v. Kozlansky Schuman/Kelley  
 493-2021-CV Geisinger v. Rodrigues & Marcel Piontek/Rydzewski  
 210-2020-CV Farmers v. Capiello Molczan/Pro Se  
 631-2019-CV Capital One v. Lynn Baroska/Ward  
 425-2021-cv Excell Homes v Smith Bugaj/Clause  
 273-2021-CV Koberlein v. Gregory Rydzewski/Bresset

**Tuesday, June 14, 2022**

8:45 AM  
 Bakker v. Bakker, Francis & Ervin 607-2018-DR  
 Custody Hearing  
 Devita/Lynott/Farrell

1:00 PM  
 Reed v. Rosetti & Muck 53-2014-DR  
 Primary Custody Hearing  
 Weed/Bugaj

**Wednesday, June 15, 2022**

9:00 AM  
 Central Court

12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

---

2:00 PM  
Bennett v. Farber 695-2016 Wyoming County Case  
Contempt  
Pro Se/Pro Se

### Thursday, June 16, 2022

9:00 AM  
Commonwealth Matters  
Sentencing 25-2022-CR Russell, Samantha Martin II  
Sentencing 407-2021-CR Rousseau, Leif OAG/Zimmerman  
Sentencing 48-2022-CR Montoro, Scott Martin II  
Summary Appeal 4-2022-SA Montoro, Scott Martin II

---

11:00 AM  
IN Re: D.C. 4-2022-JV  
Delinquency & Disposition  
DA/Zimmerman

---

1:00 PM  
Commonwealth Matters  
Rule-Contempt 569-2004-CR Delemarre, Edward Turlip, Laura

### Friday, June 17, 2022

8:30 AM  
Werkmeister v. Werkmeister 528-2020-DR  
Hearing in Petition for Contempt/Compel  
Lalley/Rechner

---

9:00 AM  
PFA  
132-2022-DR Lenahan Murphy v. Starks Pro Se/ Pro Se  
289-2022-DR Spencer v. Lamb Pro Se/ Pro Se

---

10:00 AM  
Peterson v Johnston 100-2021-CV  
NJ trial  
Rydzewski/Schaub

**ARBITRATION ROOM CALENDAR**

*June 13, 2022–June 17, 2022*

---

**Tuesday, June 14, 2022**

9:00 AM  
Dautch v. Dautch 412-2018-DR  
Divorce Settlement Conference (Zimmerman)  
Ellis/Bugaj

---

9:30 AM  
Palludan v. Dolecek 138-2017-DR  
Divorce Settlement Conference (Zimmerman)  
Campbell/Pierangeli

**Wednesday, June 15, 2022**

1:00 PM  
Haas v. Lamberton 454-2021-CV  
Partition (Rechner)  
Martin/Murphy

**Friday, June 17, 2022**

9:00 AM  
Szumski v. Romanczuk 261-2022-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

---

9:30 AM  
Gries v. Gries 555-2021-DR  
Conciliation Conference (Karam)  
Bugaj/Riccardo

---

10:00 AM  
Howell v Howell 558-2018-DR  
Custody Conciliation (Karam)  
Martin II/Farrell

---

10:30 AM  
Piazza v. Piazza 256-2022-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

---

11:00 AM  
Litzenbauer v. Litzenbauer 263-2022-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

11:30 AM  
Levens v. Salomon II 265-2022-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

---

1:00 PM  
Skelton v Skelton 90-2021-DR  
Custody Conciliation (Karam)  
Ellis/Campelito

---

1:30 PM  
Fotusky v. Foster 397-2016-DR  
Conciliation Conference (Karam)  
Pro Se/Ellis

---

2:00 PM  
Moser v. Hover 218-2022-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se



# Wayne County LEGAL JOURNAL

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

## 2022 LEGAL ADVERTISING RATES

**Incorporation Notices** \$45

*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

**Petition for Change of Name** \$45

*One (1) time insertion*

All other notices will be billed at \$1.90 per line.  
Certain restrictions and minimum insertion fees apply.

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

## General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement submitted camera-ready or via email in PDF or JPG format.

*Certain Restrictions Apply*

## The Wayne County Legal Journal

is published every Friday—52 issues per year.

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

## Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

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

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
<b>Full Page</b>	\$100	\$850	\$1,300	\$2,100
<b>Half Page</b>	\$75	\$525	\$795	\$1,265
<b>Quarter Page</b>	\$50	\$325	\$475	\$745
<b>Eighth Page</b>	\$35	\$195	\$275	\$435

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

## Subscription Rates

One Issue	\$5 per issue
Mailed Copy	\$100 per year
Emailed Copy	Free



Full Page:  
4"W X 7"H

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

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

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

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

**Leatrice Anderson, Esq.**

Spall, 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*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Tammy Lee Clause, Esq.**

570-676-5212  
atyclaus@ptd.net  
PO Box 241  
972 Main Street  
Newfoundland, PA 18445  
*Divorce, Custody, Wills, Estates,  
Real Estate, Civil Litigation, Corpo-  
rate Law, Breach of Contract, Com-  
munity Association Matters*

---

**Frances Clemente, Esq.**

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

---

**Jeff Clemente, Esq.**

845-252-3033  
fclemente@hvc.rr.com  
PO Box 12  
Narrowsburg, NY 12764

---

**Charles Curtin, Esq.**

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

---

**Michael Farley, Esq.**

570-267-5432  
mjfesquire@gmail.com  
51 Burrier Road  
Waymart, PA 18472  
*Real Estate, Estate Planning, Estate  
Administration, Elder Law, Depend-  
ency, Criminal Law*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**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, Per-  
sonal Injury, Social Security Disabil-  
ity, Real Estate Transactions, Con-  
tractor Lawsuits, Civil Litigation,  
Wills & Estates, Protection from  
Abuse Litigation*

---

**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 Associa-  
tion Law, Criminal Defense, Driver's  
License Issues, DUI, Family Law,  
Custody, Divorce, Protection from  
Abuse, Support, Personal Injury,  
Property Owners Associations*

---

**Tim Fisher, Esq.**

Fisher & Fisher Law Offices, LLC  
570-839-8690  
tbfisher2@hotmail.com  
3041 PA Rte 940  
Mt. Pocono, PA 18344

---

**David M. Gregory, Esq.**

570-251-9960  
dmglaw@ptd.net  
307 Erie Street  
Honesdale, PA 18431

---

**Nicholas D. Gregory, Esq.**

570-251-9960  
nicklaw@ptd.net  
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 Asso-  
ciations, 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*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

**A. G. Howell, District Attorney**

Wayne County Courthouse  
570-253-4912  
570-253-5902 (Fax)  
925 Court Street  
Honesdale, PA 18431

**Alfred J. Howell, Esq.**

Howell & Howell  
570-253-2520  
ajhowell@hhklawyers.com  
109 Ninth Street  
Honesdale, PA 18431

**Lothar C. Holbert, Esq.**

570-798-2257  
calkuni@verizon.net  
131 Pleasant Valley Road  
Starrucca, PA 18462

**Steve Jennings, Esq.**

Jennings & Jennings, LLC  
570-253-5161  
sjesq@ptd.net  
303 Tenth Street  
Honesdale, PA 18431

**Zachary Jennings, Esq.**

Jennings & Jennings, LLC  
570-253-5161  
zjesq@ptd.net  
303 Tenth Street  
Honesdale, PA 18431

**Lee C. Krause, Esq.**

570-253-2520  
leekrausesq@hotmail.com  
109 Ninth Street  
Honesdale, PA 18431  
*Criminal Law, Real Estate, Family  
Law (Divorce, Custody, Support)  
Estate Planning, Civil Litigation,  
Corporations*

**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

**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

---

**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 Forma-  
tion, Estate Planning*

---

**Hugh Rechner, Esq.**

Rechner Law Office

570-253-2200

rechnerh@ptd.net

924 Church St.

Honesdale, PA 18431

---

**Pat Robinson, Esq.**

District Attorney's Office

probinson@co.wayne.pa.us

925 Court Street

Honesdale, PA 18431

---

**Shelley Robinson, Esq.**

District Attorney's Office

srobinson@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

---

**Sally N. Rutherford, Esq.**

Rutherford, Rutherford & Wood

570-253-2500

snr.rutherfordlaw@verizon.net

921 Court Street

Honesdale, PA 18431

*Estate Planning, Estate Administra-  
tion, 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 Liti-  
gation, Commercial Litigation,  
Insurance Claims*

---

**Warren E. Schloesser, Esq.**

570-253-3745

whschloesser@hotmail.com

214 Ninth Street

Honesdale, PA 18431

*Business Formation, Real Estate,  
Wills and Estates, Quiet Title Actions*

---

**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*

---

**Jeffrey S. Treat, Esq.**

570-253-1209

jstreat@ptd.net

1018 Church Street

Honesdale, PA 18431

---

**Michael Walker, Esq.**

570-689-4007

wwpc@echoes.net

PO Box 747, Route 590

Hamlin, PA 18427

*Real Estate Settlement, Title Insur-  
ance, Wills & Estates*

---

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Pamela S. Wilson, Esq.**

psw.wilsonlaw@verizon.net

---

**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,  
Divorce, Real Estate and Estate  
Planning, Family Law and General  
Practice*

---

---

**Ashley Zimmerman, Esq.**

Weinstein, Zimmerman & Ohliger

570-296-7300

zimmerman@wzlawfirm.com

410 Broad Street

Milford, PA 18337

*Criminal Law, Family Law and Personal Injury*



**Legal Journal of Wayne County**  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431