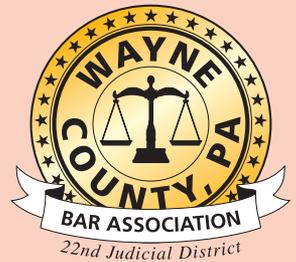


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



January 7, 2022
Vol. 11, No. 45
Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Janine Edwards, *President Judge*

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Linus H. Myers

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Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

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

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.

EXECUTOR NOTICE

Estate of Thomas D. Pollack
Late of Lake Township
EXECUTOR
Kurt T. Pollack
209 Boyds Mill Road
Beach Lake, PA 18405
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

1/7/2022 • 1/14/2022 • 1/21/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of LELAND ROSS MEGARGEL a/k/a L. ROSS MEGARGEL, late of Lake Ariel, PA., Date of death November 13, 2021. 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.

1/7/2022 • 1/14/2022 • 1/21/2022

EXECUTRIX NOTICE

Estate of Frederick L. Cipriano
AKA Frederick Cipriano AKA
Fred Cipriano
Late of Berlin Township
EXECUTRIX
Kathleen Borkowski
22 My Way Lane
Beach Lake, PA 18405
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/7/2022 • 1/14/2022 • 1/21/2022

**NOTICE OF DECEDENT'S
ESTATE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the Estate of Martin F. Dooley, Deceased, 63 South Shore Drive, Lake Ariel, Wayne County, Pennsylvania 18436, who died on October 30, 2021. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executor, Paul W. Kamor, or Michael N. Krisa, Attorney for the Estate, 3397

Scranton/Carbondale Highway,
Suite 4, Blakely, Pennsylvania
18447.

Michael N. Krisa, Esquire
KRISA & KRISA, P.C.

1/7/2022 • 1/14/2022 • 1/21/2022

EXECUTOR NOTICE

Estate of Shirley Mae Hendershot
AKA Shirley Hendershot AKA
Shirley Parks Hendershot
Late of Manatee County, FL;
Owning property in Lackawaxen
Township, PA.

EXECUTOR

Jay Albert Hendershot
193 Shepherd Lane
Swiftwater, PA 18370

ATTORNEY

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

1/7/2022 • 1/14/2022 • 1/21/2022

ADMINISTRATOR NOTICE

Estate of Roberta A. M. Sayers
AKA Roberta A. Sayers AKA
Roberta Sayers AKA Roberta Ann
Marie Sayers

Late of Preston Township
ADMINISTRATOR

Robert H. Sayers
814 Main Street
Dickson City, PA 18519
ATTORNEY

Robert H. Sayers, Esq.
814 Main Street
Dickson City, PA 18519

12/31/2021 • 1/7/2022 • 1/14/2022

EXECUTOR NOTICE

Estate of David Thorngren
Late of Salem Township
EXECUTOR
Joseph Thorngren
1147 Amber Ln.
Harrisburg, PA 17111

12/31/2021 • 1/7/2022 • 1/14/2022

EXECUTOR NOTICE

Estate of Jean Marie Anderson
AKA Jean M. Anderson AKA Jean
Anderson

Late of Bethany Borough
CO-EXECUTOR

William James Chyle
316 Gregor Way
State College, PA 16801
CO-EXECUTOR

Jack E. Chyle
1837 Great Bend Turnpike
Pleasant Mount, PA 18453
ATTORNEY

Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

12/31/2021 • 1/7/2022 • 1/14/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of
Gertrude Avis, a/k/a Gertrude A.
Moran, a/k/a Gertrude Avis Moran,
a/k/a E. Avis Moran, a/k/a Avis
Moran, a/k/a G. Avis Moran, a/k/a
Avis Gertrude Moran, a/k/a Avis G.
Moran, who died on November 1,
2021, late resident of Honesdale,
Pennsylvania, to Christopher J.
Moran, a/k/a Christopher Judge

Moran, Co-Executor of the Estate, and Edward J. Moran, a/k/a Edward John Moran, Co-Executor of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Christopher J. Moran, a/k/a Christopher Judge Moran, Co-Executor, and Edward I. Moran, a/k/a Edward John Moran, Co-Executor, c/o Law Offices of LEE C. KRAUSE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

LEE C. KRAUSE, ESQUIRE
ATTORNEY FOR THE ESTATE

12/24/2021 • 12/31/2021 • 1/7/2022

EXECUTRIX NOTICE

Estate of George E. Kragh
Late of Lake Township
EXECUTRIX
Susan Ann Young
113 Cardinal Lane
Lake Ariel , PA 18436
ATTORNEY
David M. Gregory
307 Erie Street
Honesdale, PA 18431

12/24/2021 • 12/31/2021 • 1/7/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to Thomas J. Hessling in the Estate of Michael R. Hessling, who died on November 4, 2021, late resident of 290 Terrace Street, Honesdale, Pennsylvania 18431. All persons indebted to said estate

are required to make payment and those having claims or demands are to present the same without delay to the law offices of KIMBERLY D. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

KIMBERLY D. MARTIN,
ESQUIRE
ATTORNEY FOR THE ESTATE

12/24/2021 • 12/31/2021 • 1/7/2022

EXECUTRIX NOTICE

Estate of Thomas Grella AKA
Thomas J. Grella
Late of Lake Township
EXECUTRIX
Vanessa Hamilton
449 George Street
Ridgewood, NJ 07450
ATTORNEY
Timothy B. Fisher II, Esquire
525 Main Street, PO Box 396
Gouldsboro, PA 18424

12/24/2021 • 12/31/2021 • 1/7/2022

ESTATE NOTICE

Estate of ANITA CRISPINO
a/k/a ANITA A. CRISPINO, late
of the Township of Paupack,
Wayne County, Pennsylvania,
deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to

the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixty-Fourth Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Todd Crispino, Executor

917 Cranford Avenue
Westfield, NJ 07090

Elizabeth Bensinger Weekes,
Esquire

Bensinger and Weekes, LLC

529 Sarah Street
Stroudsburg, PA, 18360

12/24/2021 • 12/31/2021 • 1/7/2022

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
JANUARY 26, 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 26th day of January, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Court-house in the Borough of Honesdale

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E: PAUL@MEAGHERAGENCY.COM

416 MAIN STREET
HONESDALE, PA 18431

570.253.0467

260 DALEVILLE HIGHWAY
MOSCOW, PA 18444

570.842.8373

the following property, viz:

FIRST PROPERTY - PARCEL
#15-0-0004-0036.-

ALL that certain piece or parcel of land situated in Manchester Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINING at a 1/2" rebar set, at the edge of a private road "Harrison Drive" (Quarry Trail) in the line of lands of Reflection Lakes Association (Deed Book 617 Page 18); thence along Reflection Lakes Association, the following three (3) courses and distances:

- 1) North 85 degrees 09 minutes 12 seconds West 249.59 feet, to a point;
- 2) South 08 degrees 22 minutes 32 seconds East 5.85 feet, to a 1/2" rebar set; and
- 3) South 82 degrees 02 minutes 28 seconds West 482.95 feet, to a 1/2" rebar set;

THENCE through lands of the grantor, Edward Orthouse (Deed Book 500 Page 363, the following two (2) courses and distances:

- 1) North 07 degrees 57 minutes 32 seconds West 125.00 feet, to a 1/2" rebar set; and
- 2) North 82 degrees 02 minutes 28 seconds East 482.04 feet, to a 1/2" rebar set, in the line of lands of Reflection Lakes Association (Deed Book 617 Page 18);

THENCE along Reflection Lakes Association, the following two (2) courses and distances:

- 1) South 08 degrees 22 minutes 32 seconds East 18.15 feet, to a point; and
- 2) South 86 degrees 39 minutes 12 seconds East 272.55 feet, to a 1/2" rebar set, on the edge of the previously mentioned private road "Harrison Drive";

THENCE along Harrison Drive, on a curve to the right, having a radius of 666.82 feet for an arc distance of 17.46 feet to a point on tangency, the chord subtending said arc being, South 04 degrees 04 minutes 18 seconds West 17.46 feet; thence South 04 degrees 50 minutes 48 seconds West 88.00 feet, along said Harrison Drive, to the point or place of beginning.

CONTAINING 2.00 acres of land, as shown on a survey map titled Lands of Orthouse, dated September 28, 2009 and recorded in Wayne County Map Book 113 at Page 103.

SUBJECTt to any rights, exceptions, or reservations, as contained in the chain of title.

BEING the same premises conveyed to Edward Douglas Orthouse by deed of Edward Douglas Orthouse dated February 24, 2010 and recorded in Wayne County Recorder of Deeds Office in Book 3968 Page 342.

ADDRESS BEING KNOWN AS:
24 Quarry Trail, Equinunk, PA
18417

SECOND PROPERTY - PARCEL
#15-0-0165-0067.-

ALL that certain lot, piece or parcel of land lying, situate and being in the Township of Manchester, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINING at a nail in the center of pavement of Pennsylvania Highway 191 at a point where the same is intersected by the center of Township Road T-748' thence along the center of Township Road T-748, north 51 degrees 56 minutes 15 seconds west 252.55 feet to a spike, north 56 degrees 13 minutes 55 seconds west 363.13 feet to a spike, north 49 degrees 28 minutes 20 seconds west 67.27 feet, north

42 degrees 58 minutes 30 west 90.17 feet and north 38 degrees 20 minutes west 114.00 feet to a spike on line of land of John Smith (Deed Book 224 Page 255);

THENCE along land of John Smith, passing a pipe set on the side of the road, north 59 degrees 00 minutes east, passing an iron pin at the side of the road, 312.93 feet to the center of Pennsylvania Highway 191; thence along the center of Pennsylvania Highway 191, south 31 degrees 00 minutes east 344.00 feet, south 30 degrees 18 minutes 15 seconds east 346.17 feet to a nail and south 27 degrees 15 minutes 35 seconds east 139.59 feet to the point or place of beginning.

CONTAINING within the bounds

YOUR HOMETOWN INSURANCE FRIENDS

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3.4 acres. Surveyed January 3, 1973 by M.R. Zimmer & Associates, Honesdale, PA with bearing magnetic as of October 20, 1954.

SUBJECT to right of way for so much of Pennsylvania Route 191 and Township Route T-748 as lies within the description of the above premises and public utility easements appearing of record or which an inspection of the premises would disclose.

Seized and taken in execution as property of:
Edward Douglas Orthouse 114
Mud Pond Road, EQUINUNK PA
184173336

Execution No. 272-Civil-2017
Amount \$136,262.38 Plus additional costs

November 10, 2021
Acting 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.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN PAY-
MENT.**

James T. Shoemaker Esq.

12/31/2021 • 1/7/2022 • 1/14/2022

**SHERIFF'S SALE
JANUARY 26, 2022**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of January, 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, situated and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Bounded Westward by the Eastern line of Spring Street, now known as Westside Avenue, fifteen feet; northward by a line at right angles to said eastern line of Spring Street, now known as Westside Avenue, one hundred twenty-five feet; Eastward by a line parallel with one hundred and twenty-five feet eastward from said Eastern line of Spring Street, now known as Westside Avenue, being by land sold by Stephen Torrey to Freder-

ick Market fifty feet; and Southward by land sold by Stephen Torrey to Peter Weichel one hundred and twenty-five feet.

BEING Parcel No. 11-0-0003-0126 and Control No. 012495

BEING known as 1311 West Side Avenue, Honesdale, PA.

BEING THE SAME PREMISES which Federal Home Mortgage Corporation by Francis S. Hallinan, Attorney in fact by Power of Attorney, by Deed dated May 24, 2007 and recorded June 13, 2007 in the Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania in Book 3314, Page 130 as Instrument Number 200700006191, granted and conveyed unto Loise M. Johnson, in fee

Seized and taken in execution as property of:
Loise M. Johnson 1311 West Side Avenue HONESDALE PA 18431

Execution No. 177-Civil-2019
Amount \$68,449.95 Plus additional costs

November 10, 2021
Acting Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Christopher DeNardo Esq.

12/31/2021 • 1/7/2022 • 1/14/2022

**SHERIFF'S SALE
JANUARY 26, 2022**

By virtue of a writ of Execution instituted by: David Jezercak and Barbara A. Jezercak issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of January, 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 pieces or parcels of land situated in the Borough of Prompton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

FIRST: BEGINNING at the northeast corner of land, now or formerly owned by Floyd Bennett and

Thelma Bennett, his wife; thence along the northerly line of Bennett's land, North seventy-four (74) degrees West a distance of one hundred (100) feet to a corner a stone wall, said wall being on the westerly line of Bennett's land; thence along the stone wall, North seven (7) degrees West a distance of twenty-three (23) feet to a corner in the intersection of two stone walls; thence North eighty-eight (88) degrees forth five (49) minutes East a distance of one hundred (100) feet to a corner; thence South zero (0) degrees a distance of fifty-three (53) feet to the northeast corner of Bennett's land, the place of BEGINNING. Containing three thousand Eight hundred (3,800) square feet, be the same more or less.

SECOND: BEGINNING at a point at a corner of a stone wall and line of land conveyed in Parcel 1 above; thence along the center of said stone wall, North ten (10) degrees twenty-four (24) minutes West two hundred thirty-one and one-tenth (231.1) feet to a corner of State Highway US. Route 6; thence South eighty-one (81) degrees East along center of said Highway, twenty-five (25) feet; thence South ten (10) degrees twenty-four (24) minutes East two hundred thirty-one (231) feet to line of lands in Parcel 1; thence South eighty-eight (88) degrees forty-five (45) minutes West twenty-five (25) feet to the place of BEGINNING.

BEING a strip of land twenty-five

(25) feet in width running from land of the Bennett's to the public highway.

THIRD: BEGINNING in the center of Clarksville Turnpike Road; thence northerly along land formerly of John Jenkins estate and now owned by W.F. Taylor one hundred (100) feet; thence westerly along land of W.F. Taylor and John Bartron one hundred (100) feet; thence South by land of John Bartron one hundred (100) feet to the said turnpike road; thence along said road to the place of BEGINNING. CONTAINING ten thousand (10,000) square feet of land.

BEING KNOWN AS: 131 Church Street, Prompton, PA 18456

Seized and taken in execution as property of:
Brian Acker 131 Church Street
PROMPTON PA 18456
Leslie Ann Gorel nka Leslie Acker
131 Church Street PROMPTON
PA 18456

Execution No. 202-Civil-2021
Amount \$65,406.21 Plus additional costs

November 9, 2021
Acting 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.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN PAY-
MENT.

Kimberly D. Martin Esq.

12/31/2021 • 1/7/2022 • 1/14/2022

**SHERIFF'S SALE
JANUARY 26, 2022**

By virtue of a writ of Execution instituted by: Newrez LLC 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 26th day of January, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Court-house in the Borough of Honesdale the following property, viz:

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

BEGINING at an iron stake in the southeast corner of lands of Susie Kilgallon; thence north along line

of land of Susie Kilgallon one hundred thirty-two (132) feet to an iron stake in Forest Sheet; thence east forty-five (45) feet to an iron stake in Forest Street; thence south one hundred thirty-two (132) feet along other lands of George Stiles to an iron state; thence west along the line of lands of Mrs. Carr forty-five (45) feet to the place of beginning. Containing five thousand nine hundred forty (5,940) square feet, more or less.

PREMISES BEING KNOWN AS:
114 Forest Street, Honesdale Penn-
sylvania, 18431

TAX MAP NUMBER: 11-0-0009-
0083.-

Seized and taken in execution as
property of:

Daniel J. Hyland 32 Garreston
Avenue STATEN ISLAND NY
10304

James J. Hyland 9 Coral Drive
HOWELL NJ 07731-1445

Frank V. Mazzotta, III 114 Forest
Street HONESDALE PA 18431

Execution No. 277-Civil-2020
Amount \$71,525.60 Plus additional
costs

November 8, 2021

Acting 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.

Jonathan M. Etkowicz Esq.

12/31/2021 • 1/7/2022 • 1/14/2022

**SHERIFF'S SALE
JANUARY 26, 2022**

By virtue of a writ of Execution instituted by: IkhsinvLLC, a Limited Liability Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of January, 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 lot or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled "Map Showing Lands of Wayne Carnall and Shirley Carnall & Locust Grove Co." last revised June 7, 2007, bearing the name and seal of

William F. Schoenagel, PLS, which map is duly recorded in Wayne County Map Book 109, at Page 64, which premises is more particularly bounded and described as follows:

BEGINNING at a point in the Pennsylvania Power and Light Company Project Boundary Line, said point be South thirty-seven (37) degrees nineteen (19) minutes West eighty-six and sixty-six hundredths (86.66) feet from Monument 529 in said Boundary Linc; thence along said Boundary Line South thirty-seven (37) degrees nineteen (19) minutes West seventy-five and three tenths (75.3) feet to a corner of Lot No 318; thence along the northerly line of said Lot No. 318 North sixty-two (62) degrees twenty (20) minutes fifty-six (56) seconds West one hundred five and fifty-six hundredths (106.56) feet to the easterly side of Lakeside Road; thence along the easterly side of Lakeside Road North thirty-one (31) degrees twenty-eight (28) minutes East ninety-nine and forty-two hundredths (99.42) feet to a corner; thence South forty-nine (49) degrees forty-four (44) minutes seventeen (17) seconds East one hundred fourteen and thirty-four hundredths (114.34) feet to the point and place of BEGINNING.

CONTAINING 0.22 acres more or less and BEING LOT NO. 317R; formerly Lot No. 317, the southerly one-half of Lot no. 316 and Parcel A in the Locust Grove Section of Sandy Shore Develop-

ment, as outlined in said Schoenagel map recorded in Book No. 109, at Page 64 on July 24, 2007, and approved by the Paupack Township Board of Supervisors on July 12, 2007.

BEING a combination of (1) premises which Olli Jason, by his deed October 12, 2006 and recorded October 17, 2006 in Wayne County Record Book 3154, page 93 and (2) premises which Locust Grove Company, by its deed dated July 19, 2007 and recorded July 24, 2007 in the Wayne County Record Book 3341 at page 102. both granted and conveyed unto Wayne and Shirley Carnall, in fee.

BEING the same premises which Wayne Carnall and Shirley Carnall by Deed dated September 26, 2011, and recorded in Wayne County on October 31, 2011, in Book 4295 Page 4, granted conveyed unto Shirley Carnall, in fee.

TAX PARCEL NO.: 19-0-0010-0240.-

BEING KNOWN AS: 101 Lakeside Road, Lakeville, PA, 18438

Seized and taken in execution as property of:
Robert Currie 101 Lakeside Road,
Sandy Shores Development,
LAKEVILLE PA 18438
Francis X. Mayo 40 Keating Street
STATEN ISLAND NY 10309

Execution No. 328-Civil-2021
Amount \$360,352.90 Plus additional costs

November 10, 2021
Acting 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.

Kimberly D. Martin Esq.

12/31/2021 • 1/7/2022 • 1/14/2022

**SHERIFF'S SALE
JANUARY 26, 2022**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of January, 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 lot, piece or parcel of land located in the Township of Damascus, County of Wayne, and Commonwealth of Pennsylvania, and being known as Lot B on a survey map by Edward T. Harsch, PLS, dated June 1, 2004, recorded in Wayne County Map Book, 104 at Page 23, and being bound and described as follows:

BEGINNING at a point located in the center of the cartway of Pennsylvania Legislative Route 63029 – State Route 1002 Calkins Road, being the southwest corner of the premises herein conveyed and being the Southeast corner of lands of Nettie Hansen-Else (Deed Book 336 at Page 16; Map Book 34 at Page 53); thence, departing from said road and along the line of lands of Nettie Hansen-Else North 28 degrees 16 minutes 15 seconds East a distance of 677.28 feet to an iron pin corner set; thence, through the lands of the Grantor (Warnott) South 51 degrees 50 minutes 55 seconds East a distance of 388.99 feet to an iron pipe corner found in the western line of lands now or formerly of Judith Warnott (Deed Book 339 at Page 579; Map Book 35 at page 75); thence, along the same South 34 degrees 39 minutes 45 seconds West a distance of 352.61 feet to an iron corner set; thence through the lands of the Grantor (Warnott) South 35 degrees 18 minutes 33 seconds west a distance of 138.41 feet to an iron pin corner set, North 42 degrees 01 minutes 51 seconds West a distance of 294.22 feet to

an iron pin corner set and South 28 degrees 16 minutes 15 seconds west a distance of 227.84 feet to a point or corner located in the center of the cartway of the aforementioned Pennsylvania Legislative Route 63029; thence along the center of the aforementioned road North 50 degrees 03 minutes 37 seconds west a distance of 16.63 feet and North 57 degrees 23 minutes 10 seconds west a distance of 33.81 feet to the point or place of BEGINNING.

BEING Lot B as shown on the subdivision survey map hereinafter referred to and containing 4.105 acres of land inclusive of that area occupied by all utilities and right of way.

THE foregoing described is in accordance with a survey made by Edward T. Harsch, Professional Land Surveyor in June of 2004. Bearings in the above described parcel are referenced to the magnetic meridian of 1973 (Map Book 35 at Page 75). An approved subdivision map depicting this parcel of land is recorded in Wayne County Map Book 104 at page 23.

SUBJECT TO the use of the public that portion of Pennsylvania Legislative Route 63029/State Road 1002/Calkins Road, that lies within the premises herein described, as shown on the aforesaid map.

BEING KNOWN AS: 237
CALKINS ROAD, HONESDALE,
PA 18431

TAX MAP #07-0-0047-0023.-
CONTROL #115586

BEING THE SAME PREMISES WHICH CHARLES S. WARNOTT, AN ADULT INDIVIDUAL BY DEED DATED 8/30/2007 AND RECORDED 9/18/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3375 AT PAGE 293, GRANTED AND CONVEYED UNTO CHARLES S. WARNOTT, AN ADULT INDIVIDUAL AND THERESA A. DEVRIEZE, AN ADULT INDIVIDUAL.

Seized and taken in execution as property of:
Theresa A. Devrieze 237 Calkins Road HONESDALE PA 18431
Charles Stewart Warnott a/k/a Charles S. Warnott 237 Calkins Road HONESDALE PA 18431

Execution No. 498-Civil-2019
Amount \$172,095.26 Plus additional costs

November 9, 2021
Acting 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 there-

after. 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.

Stephanie A. Walczak

12/31/2021 • 1/7/2022 • 1/14/2022

**SHERIFF'S SALE
JANUARY 19, 2022**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, 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 19th day of January, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point in the center of Township Route 396, said point being a common corner of Lots 6 and 7; thence along the common division line between Lots 6 and 7, South twenty-two (22) degrees East

a distance of two hundred thirty-six (236) feet to a point, said point being a common corner of Lots 6 and 7 in line of land now or formerly of Frisbie; thence along line of lands of Frisbie, North fifty-four (54) degrees zero (00) minutes East a distance of two hundred (200) feet to a point; thence North twenty-two (22) degrees West and a long line of lands formerly of Crane; the Ruffed Grouse Ridge, Inc., a distance of two hundred fifty-two and fifteen one-hundredths (252.15) feet to a point in the center of Township Route 396; thence along the center of Township Route 396 the following two courses and distances: South forty-seven (47) degrees forty-eight (48) minutes West one hundred three and four-tenths (103.4) feet; thence South fifty-one (51) degrees twenty-seven (27) minutes West one hundred one and two-tenths (101.2) feet to the point and place of BEGINNING. BEING all of Lot 7 and containing 47,028 square feet.

The aforesaid description being taken from a revision of a survey by Georgia Ferris, R.S., dated June 2, 1967, as drawn by M.R. Zimmer Associates, dated December 12th, 1972. The aforesaid map is recorded in Wayne County Map Book 39 at page 29.

Map and Parcel ID: 19-0-0304-0106.-

Being known as: 122 Crane Road, Lakeville, Pennsylvania 18438.

Title to said premises is vested in Charles F. Lind Jr and Karen L.

Lind by deed from Ronald W. Bednar and Lisa A. Bednar dated May 6, 2015 and recorded June 3, 2015 in Deed Book 4865, Page 200.

Seized and taken in execution as property of:

Charles F. Lind, Jr. 122 Crane Road LAKEVILLE PA 18438
Karen L. Lind 122 Crane Road, LAKEVILLE PA 18438

Execution No. 613-Civil-2016
Amount \$219,072.10 Plus additional costs

October 21, 2021
Acting 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.

Christine L. Graham, Esq.

12/24/2021 • 12/31/2021 • 1/7/2022

SHERIFF'S SALE JANUARY 19, 2022

By virtue of a writ of Execution instituted by: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of January, 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 lot, piece or parcel of land lying, situate and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in Township Road No. T-382, said point being the northwesterly corner of the premises herein conveyed; thence along the center of Route No. T-382, North eighty-three (83) degrees eighteen (18) minutes forty-four (44) seconds East one hundred forty and twenty-five hundredths (140.25) feet to a point in the center of Township Road No. T-357; thence partly along center of said Township Road No. T-357 and part of the way along the westerly line of said Road, South fifty-five (55) degrees fifty-six (56) minutes and sixteen (16) seconds East, one hundred ninety-eight (198.0) feet to a point; thence still continuing along the Westerly line

of Route No. T-357, South thirty-five (35) degrees twenty-six (26) minutes sixteen (16) seconds East three hundred ninety-six and no tenths (396.0) feet to a point and South thirty-one (31) degrees fifty-six (56) minutes sixteen (16) seconds East eight and fifty-six hundredths (8.56) feet to a point in the center of Township Road No. T-357, the southeasterly corner of the lot herein conveyed; thence along the northerly line of Route No. 191 the following courses and distances: North eighty-two (82) degrees thirteen (13) minutes twenty-one (21) seconds West seventy and thirty-one hundredths (70.31) feet to a point; South six (6) degrees twenty-seven (27) minutes West twenty (20.00) feet to a point; North eighty-eight (88) degrees three (03) minutes West two hundred thirty-five and two hundredths (235.02) feet; South two (2) degrees thirty-three (33) minutes West twenty-five (25.0) feet to a point and South eighty-four (84) degrees twenty-six (26) minutes fifty-nine (59) seconds West one hundred fifty-four and fifteen hundredths (154.15) feet to the southwesterly corner of the lot herein conveyed; thence North eight (8) degrees thirty-three (33) minutes West four hundred seventy-two and ninety-two hundredths (472.92) feet to the place of BEGINNING. COMPRISING within said boundaries three and forty-seven hundredths (3.47) acres as shown on map of Lands of Joan A. Fowler and Verlo R. McGinnis, made by Karl A. Hennings, R.S. dated January, 1973.

EXCEPTING AND RESERVING thereout and therefrom the one-half width of Route No. T-382 and that portion of Route No. T-357 as lies within the bounds of the above description.

Being Parcel II which Frank J. Casale granted and conveyed his one-half interest to Clyde L. Dexheimer and Julia Dexheimer, his wife, by deed dated May 20, 1979, and recorded in Wayne County Deed Book 359 at page 4.

Also being Parcel II which Antoinette Casale granted and conveyed her one-half interest to Clyde L. Dexheimer and Julia Dexheimer, his wife, by deed dated May 30, 1979 and recorded in Wayne County Deed Book 359 at Page 8.

BEING KNOWN AS: 2023 LAKE ARIEL HIGHWAY, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-0292-0022.0003

Seized and taken in execution as property of:
Unknown Heirs of Julia Dexheimer
2023 Lake Ariel Highway LAKE ARIEL PA 18436
Angela Dexheimer Known Surviving Heir of Julia Dexheimer 50 Hidson Avenue CAYCE SC 29033
Billy Dexheimer Known Surviving Heir of Julia Dexheimer 2023 Lake Ariel Highway LAKE ARIEL PA 18436
Clyde Dexheimer Known Surviving Heir of Julia Dexheimer 1567

Ledgesdale Road LAKE ARIEL PA 18436
Victoria Jagers Known Surviving Heir of Julia Dexheimer 19 Rose Lane HONESDALE PA 18431
Daina Seale, Known Surviving Heir of Julia Dexheimer 2023 Lake Ariel Highway LAKE ARIEL PA 18436

Execution No. 309-Civil-2020
Amount \$146,053.13 Plus additional costs

November 17, 2021
Acting 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.

Stephanie A. Walczak

12/24/2021 • 12/31/2021 • 1/7/2022

**SHERIFF'S SALE
JANUARY 19, 2022**

By virtue of a writ of Execution instituted by: M&T Bank AKA Manufacturers and Traders Trust Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of January, 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 Pauspack, County of Wayne, Commonwealth Of Pennsylvania, More Particularly Described As Follows To Wit:

Lot 67 Section 7, 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.

Subject To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

BEING KNOWN AS: 1017 SKI BLUFF TERRACE, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: TAX PARCEL/CONTROL #: 19-0-0036-0180.-

BEING THE SAME PREMISES WHICH ADVANCED MARKETING SYSTEMS, INC. BY DEED DATED 8/21/1989 AND RECORDED 8/23/1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0511 AT PAGE 0825, GRANTED AND CONVEYED UNTO JUAN J. GARCIA AND ROSE M. GARCIA, HIS WIFE.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:

Juan J. Garcia 1017 Ski Bluff Terrace LAKE ARIEL PA 18436
Rose M. Garcia 1017 Ski Bluff Terrace LAKE ARIEL PA 18436

Execution No. 36-Civil-2020
Amount \$43,401.29 Plus additional costs

October 22, 2021
Acting 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.

Stephanie A. Walczak

12/24/2021 • 12/31/2021 • 1/7/2022

**SHERIFF'S SALE
JANUARY 19, 2022**

By virtue of a writ of Execution instituted by: The Bank of New York Mellon as Trustee for Saxon Asset Securities Trust 1999-5, Mortgage Loan Asset Backed Certificates, Series 1999-5 c/o PHH Mortgage Cop., as servicer for Mortgage issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of January, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain lot, piece or parcel of land situated in the Township of Salem, Wayne County, and Commonwealth of Pennsylvania known and Identified as Lot Number 2, as more particularly set forth on a Survey Map filed in the Wayne County Recorder's Office in Plat Book Volume 78 at Page 56.

Containing 2.74 acres, more or less

ALSO KNOWN AS 254 Cemetery

Road f/k/a Rural Route 5 Box 5335, Moscow, PA 18444

PARCEL ID 22-0-0037-0009

BEING the same premises which William T. Wehrmann and Wendy H. Wehrmann, his wife by Deed dated July 28, 1997 and recorded in the Office of Recorder of Deeds of Wayne County on August 5, 1997 at Book 1268, Page 0106 granted and conveyed unto Raymond William LaMonica.

Seized and taken in execution as property of:
Raymond William LaMonica 254 Cemetery Road MOSCOW PA 18444

Execution No. 38-Civil-2021
Amount \$134,388.50 Plus additional costs

October 22, 2021
Acting Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

ANY SUCCESSFUL BIDDER

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

Andrew J. Marley Esq.

12/24/2021 • 12/31/2021 • 1/7/2022

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

By virtue of a writ of Execution instituted by: Robert J. McGinnis issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of February, 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, lot or parcel of land lying, situate, and being in the Borough of Hawley, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit;

BEING Lot numbered Two (2) as laid out and plotted upon a map of lands formerly of David Bishop, deceased, by Marshall Wheeler. Said Lot having a frontage on the Southeasterly side of Sixteenth, now church Street, of sixty (60) feet and extending at right angles to said Street a depth of one hundred twenty (120) feet.

Being the same premises which Mary Margaret Evans, Robert J. McGinnis, Michael J. McGinnis and Martha Ann Webb, by deed dated June 11, 2019 and recorded in Wayne County Record Book 5499, Page 153 on July 23, 1019, granted and conveyed unto Henry Meyer and Dana Brink, as joint tenants with the right of survivorship.

Known as 718 Church Street, Hawley, PA 18428

Tax Map # 10-0-0005-0142.-

Seized and taken in execution as property of:

Henry Meyer 718 Church Street
HAWLEY PA 18428

Dana Brink 718 Church Street
HAWLEY PA 18428

Execution No. 441-Civil-2020
Amount \$43,787.16 Plus additional costs

November 29, 2021

Acting 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 there-

after. 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.

Kyle Krajcovich Esq.

1/7/2022 • 1/14/2022 • 1/21/2022

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

CIVIL ACTIONS FILED

*FROM DECEMBER 11, 2021 TO DECEMBER 17, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2016-00439	COLLINS RAYMOND A	12/13/2021	SATISFACTION	—
2019-20287	CURRIE ROBERT J	12/15/2021	SATISFACTION/DISCONT	—
2019-40049	KALTSCHITZ WILLIAM OWNER	12/15/2021	STRICKEN/CRT ORDER	—
2020-20236	CURRIE ROBERT	12/14/2021	VACATED	—
2020-20236	CURRIE ROBERT	12/14/2021	VACATED	—
2021-00060	SEPE JOSEPH IN HIS CAPACITY AS CO-ADMIN & HEIR OF THE ESTATE	12/13/2021	DEFAULT JUDG IN REM	136,892.37
2021-00060	CHAYA JESSICA IN HER CAPACITY AS CO-ADMIN & HEIR OF ESTATE	12/13/2021	DEFAULT JUDG IN REM	136,892.37
2021-00060	SEPE JONATHAN IN HIS CAPACITY AS HEIR OF JANICE COMPTON	12/13/2021	DEFAULT JUDG IN REM	136,892.37
2021-00060	B C A MINOR IN HER CAPACITY AS HEIR OF JANICE COMPTON	12/13/2021	DEFAULT JUDG IN REM	136,892.37
2021-00060	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS FIRMS	12/13/2021	DEFAULT JUDG IN REM	136,892.37
2021-00060	SEPE JOSEPH IN HIS CAPACITY AS CO-ADMIN & HEIR OF THE ESTATE	12/13/2021	WRIT OF EXECUTION	136,892.37
2021-00060	CHAYA JESSICA IN HER CAPACITY AS CO-ADMIN & HEIR OF ESTATE	12/13/2021	WRIT OF EXECUTION	136,892.37
2021-00060	B C A MINOR IN HER CAPACITY AS HEIR OF JANICE COMPTON	12/13/2021	WRIT OF EXECUTION	136,892.37
2021-00060	UNKNOWN HEIRS SUCCESSORS ASSIGNS & ALL PERSONS FIRMS	12/13/2021	WRIT OF EXECUTION	136,892.37
2021-00276	STRADA TIA	12/13/2021	WRIT OF EXECUTION	4,979.36
2021-00276	WAYNE BANK GARNISHEE	12/13/2021	WRIT EXEC/GARNISHEE	—
2021-00296	KENNEDY WILLIAM AKA	12/13/2021	SATISFACTION	—
2021-00296	KENNEDY WILLIAM M	12/13/2021	SATISFACTION	—
2021-00296	TWIN DRAGONS MARTIALARTS LLC	12/13/2021	SATISFACTION	—
2021-00396	HANCE JENNIFER A	12/17/2021	DEFAULT JUDGMENT	6,866.38
2021-00431	ALLEN DAWN AKA	12/17/2021	DEFAULT JUDGMENT	19,613.51
2021-00431	ALLEN DAWN M	12/17/2021	DEFAULT JUDGMENT	19,613.51
2021-00529	KARMIK INC	12/16/2021	QUIET TITLE	—
2021-20466	CORRIGAN DANIEL	12/17/2021	SATISFACTION	—
2021-20466	CORRIGAN JESSICA	12/17/2021	SATISFACTION	—

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

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00533	WAYNE BANK	PLAINTIFF	12/17/2021	—
2021-00533	BRINK'S USA DIVISION OF BRINK'S INCORPORATED	DEFENDANT	12/17/2021	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00523	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/15/2021	—
2021-00523	KULLEN KENNETH	DEFENDANT	12/15/2021	—
2021-00527	MIDLAND CREDIT MANAGMENT	PLAINTIFF	12/16/2021	—
2021-00527	BREYMEIER MARIE	DEFENDANT	12/16/2021	—
2021-00530	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/16/2021	—
2021-00530	EISENHAUER SUSAN	DEFENDANT	12/16/2021	—
2021-00532	CITIBANK N A	PLAINTIFF	12/16/2021	—
2021-00532	COUNTERMAN CLANCY	DEFENDANT	12/16/2021	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00522	PORTFOLIO RECOVER ASSOCIATES	PLAINTIFF	12/15/2021	—
2021-00522	SIMMONS JEFFREY W SR	DEFENDANT	12/15/2021	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00524	PRESS CHRISTINE PETITIONER	PETITIONER	12/15/2021	—
2021-00524	JACKSON WILSON PRESS	PETITIONER	12/15/2021	—
2021-00526	PIZZO ALEXIS LORELLE	PETITIONER	12/15/2021	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00525	JPMORGAN CHASE BANK N A	PLAINTIFF	12/15/2021	—
2021-00525	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS/ DEBRA G SCHULTZ	DEFENDANT	12/15/2021	—
2021-00525	LOHER AMY KNOWN HEIR OF DEBRA SCHULTZ DECEASED	DEFENDANT	12/15/2021	—
2021-00525	SCHULTZ PAUL KNOWN HEIR OF DEBRA SCHULTZ DECEASED	DEFENDANT	12/15/2021	—
2021-00525	SCHULTZ DAVID S KNOWN HEIR OF DEBRA SCHULTZ DECEASED	DEFENDANT	12/15/2021	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00529	KDG REAL ESTATE LP	PLAINTIFF	12/16/2021	—
2021-00529	KARMIK INC	DEFENDANT	12/16/2021	—

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 27, 2021 TO DECEMBER 30, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Stivers Patrick	Amerisave Mortgage Corporation Mortgage Electronic Registration Systems	Damascus Township	97,000.00
Hammell Paula	Housing & Urban Development	Mount Pleasant Township	4,356.39
Sroka Stephen	Wayne Bank	Damascus Township	647,200.00
Sroka Kursten			
Angradi Kenneth D	Pennymac Loan Services	Lehigh Township	
Angardi Lynn	Mortgage Electronic Registration Systems		267,455.00
Reaser Lynn A			
Burns Francis R III	Wayne Bank	Lake Township	150,000.00
Burns Ashley M			
Washer Margaret	Mortgage Electronic Registration Systems	Damascus Township	141,000.00
	Arc Home LLC Arc Home L L C		
Hamlin Property LLC	Honesdale National Bank	Salem Township	664,000.00
Hamlin Property L L C			
Phillips Jason L	Honesdale National Bank	Paupack Township	100,000.00
Schleig Chad			
Hazen Elizabeth M	Honesdale National Bank	Manchester Township	160,000.00
Hazen James W			
Taninies Jeremy L	Honesdale National Bank	Oregon Township	235,000.00
Franklin Kaitlyn J		Oregon & Berlin Twps Berlin Township Berlin & Oregon Twps	235,000.00
Tucker Dawn	Housing & Urban Development	Lake Township	23,981.85
Tucker David AKA			
Tucker David Sr AKA			
Theisen Angela	Honesdale National Bank	Salem Township	181,600.00
Evanitsky Theron Chris	Honesdale National Bank	Preston Township	70,000.00
Evanitsky Jody			
Fronzaglia Jennifer Mary	Mortgage Electronic Registration Systems	Paupack Township	544,000.00
Fronzaglia Anthony	Hometown Lenders Inc		75,000.00
Martirano Jennifer	Wayne Bank	South Canaan Township	260,480.00
Panessa Andrew R	Loandepot Com Mortgage Electronic Registration Systems	Paupack Township	

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

Donaldson Gene L	Mortgage Electronic Registration Systems	Dyberry Township	
Donaldson Patricia	American Advisors Group		450,000.00
Donaldson Gene L	Housing & Urban Development	Dyberry Township	
Donaldson Patricia			450,000.00
Loeb Harvey	Rocket Mortgage Mortgage Electronic Registration Systems	Salem Township	
			236,000.00
Spencer Corle A	Lendage	Honesdale Borough	
Spencer Holly	Mortgage Electronic Registration Systems		48,500.00
Mackie James Jay	PNC Bank	Lake Township	
Oss Monica Elaine	P N C Bank		679,200.00
Terwilliger Danny L Jr	Summit Mortgage Corporation Mortgage Electronic Registration Systems	Damascus Township	
			213,069.00
Milanville Store Realty	Wayne Bank	Damascus Township	250,000.00
Rymeg International Inc	Wayne Bank	Buckingham Township	250,000.00
Cook Michael L	Mortgage Electronic Registration Systems	Mount Pleasant Township	
Cook Helen A	Mid Continent Funding Inc		227,920.00
Williams Rolland W Iv	Honesdale National Bank	South Canaan Township	
Williams Danielle M			225,000.00
Sekelsky Michael J	Honesdale National Bank	Paupack Township	
Sekelsky Cheryl L			1,600,000.00
Sekelsky Michael J	Lake Moc A Tek Inc	Paupack Township	
Sekelsky Cheryl L			240,000.00
Albano Alina	Mortgage Electronic Registration Systems	Lebanon Township	
Albano Michael	Morgan Stanley Private Bank		1,012,500.00
Miller Abby	Mortgage Electronic Registration Systems	Honesdale Borough	
Riley Gillian	Rocket Mortgage		201,480.00
Hannan Kathleen T	Mortgage Electronic Registration Systems	Lake Township	
Hannan John D	SWBC Mortgage Corp S W B C Mortgage Corp		382,500.00
Houser Adam	Consumers Credit Union	Paupack Township	
Matthew Priscilla			245,300.00
Cappie Thomas Robert Jr	Honesdale National Bank	Lake Township	180,000.00
Cantelmi Patrick	Mortgage Electronic Registration Systems	Paupack Township	
Miao Ellie	Citizens Bank		746,000.00
Scully Daniel	Mortgage Electronic Registration Systems	Salem Township	
	Movement Mortgage		377,330.00
Scully Teresa	Honesdale National Bank	Salem Township	457,000.00
Marine Investments			
Wolf Lisa H	Mortgage Electronic Registration Systems	Lake Township	
Wolf Michael E	Summit Mortgage Corporation		202,500.00

Allinson Pamela	Peoples Security Bank & Trust Company	Sterling Township	
Allinson Ricky			60,000.00
Feliciano Raymond	Valley National Bank	Lake Township	121,500.00
Cascio Thomas J III	Citizens Bank	Oregon Township	200,000.00
Diamond Towers IV LLC	Wilmington Trust Tr	Starrucca Borough	
Diamond Towers IV L L C			435,000,000.00
Pucilowski Michael J	Mortgage Electronic Registration Systems Caliber Home Loans Inc	Dreher Township	134,500.00
Posastiuc Tiffanie M	Mortgage Electronic Registration Systems	Preston Township	
Posastiuc Liviu Daniel	Guaranteed Rate Affinity		256,025.00

DEEDS

Adams Mary M	Roeckel Jeffrey	Clinton Township 2	Lot 8
Casper Gerald L	Hessling Susan M	South Canaan Township	
Casper Delores M			
Downton Trust	Downton Dennis H	Starrucca Borough	
Downton Dennis H Tr	Downton Florence H		
Downton Florence H Tr			
Wayne Memorial Hospital	Wayne County	Honesdale Borough	
Borough Of Starrucca	Highworks	Starrucca Borough	
Pesarcik Gary K	Hamlin Properties	Salem Township	
Pesarcik Alison H			
Zunno Peter J	Ruggiero Nikolas S	Sterling Township	Lot 42
Costello Darryl	Zunno Peter J	Lehigh Township	
Smith Nathan	Taninies Jeremy L	Oregon Township	
Smith Sheldon J	Franklin Kaitlyn J	Oregon & Berlin Twps	Lot 18
Smith Roxanne K		Berlin Township	
		Berlin & Oregon Twps	Lot 18
Braun Frank	Braun Alexander Tr	Cherry Ridge Township	
Braun Yvonne R	Braun Bianca Tr		
	Frank Braun Irrevocable Trust		
	Yvonne Braun Irrevocable Trust		
Thunell Nancy Exr	Farrell Ruthann	Lake Township	
Magnifico Jack G Est			Lot 2738
Gumble Todd	Theisen Angela	Salem Township	
Gumble Bonnie			
Grasso Margaret T Tr	Grasso Margaret T	South Canaan Township	
Declaration Of Trust			
By Margaret T Grasso			Lot 48
Declaration Of Trust			
By Leonard Grasso			
Sexton John T	Marshaberry Properties LLC	Lake Township	
	Marshaberry Properties L L C		Lot 2651
Mall Werner A	Fronzaglia Anthony	Paupack Township	
Mall Christine A	Fronzaglia Jennifer Mary		Lot 130

Wayne County Tax Claim Bureau Simeone Louis V	Eastern Overhawk LLC Eastern Overhawk L L C	Dreher Township	
Wayne County Tax Claim Bureau Walsh Edith M	Eastern Overhawk LLC Eastern Overhawk L L C	Paupack Township	
Nelson Martin	Sawickey Robert	Lehigh Township	
Nelson Nina	Sawickey Madalyn		Lot 161
Nelson Martin	Sawickey Robert	Lehigh Township	
Nelson Nina	Sawickey Madalyn		Lot 162
Nelson Martin	Sawickey Robert	Lehigh Township	
Nelson Nina	Sawickey Madalyn		Lot 163
Nelson Nina	Sawickey Robert	Lehigh Township	
	Sawickey Madalyn		Lot 164
Coffey Edward	Mackie James Jay Oss Monica Elaine	Lake Township	
Johannes Eric S Johannes Dawn M	Terwilliger Danny L Jr	Damascus Township	Lot 69
Burke Garry F	Burke Garry F	Dreher Township	
Degori Rocco Jr Degori Vanessa	Milanville Store Realty LLC Milanville Store Realty L L C	Damascus Township	
Dispoto Vincent	Dispoto Nicholas V	Salem Township	Lot 430
Dispoto Vincent	Dispoto Nicholas V	Salem Township	Lot 429
McKelvey James	Two Nine One Three Fairway LLC Two Nine One Three Fairway L L C	Lake Township	Lot 2913
Falletta Salvatore	Cook Michael L Cook Helen A	Mount Pleasant Township	
Stengel Michael S Stengel Elizabeth	Krempasky Richard Stanton Elizabeth A	Berlin Township	
Stengel Michael S Stengel Elizabeth	Stengel Michael S Stengel Elizabeth	Berlin Township	Lot 22B
Stengel Michael S Stengel Elizabeth	Stengel Michael S Stengel Elizabeth	Berlin Township	Lot 22B
Meilan Omar	Meilan Eli E	Berlin Township	Lot 14
Lake Moc A Tek Inc	Sekelsky Michael J Sekelsky Cheryl L	Paupack Township	
Sophia Pappas Family Trust	Albano Michael Albano Alina	Lebanon Township	Lot 42
Pappas Karyn L Pappas Mark	Albano Michael Albano Alina	Lebanon Township	Lot 16
Bryant Steven Bryant Jamie	Riley Gillian Miller Abby	Honesdale Borough	
Koerber Robert Koerber Susan	Hannan John D Hannan Kathleen T	Lake Township	Lot 3739
Gumble Sheryl Ann	Houser Adam Mathew Priscilla	Paupack Township	Lot 5
Cilurso Raymond Cilurso Linda	Ellis Andrew Ellis Latangelon	Dreher Township	
Nuriyev Yakov	Cappie Thomas Robert Jr	Lake Township	Lot 1867
Lasaponara Tony Lasaponara Michele	Bisono Apolinar Bisono Ramona	Paupack Township	Lot 179

Current Denise	Cantelmi Patrick Miao Ellie	Paupack Township	Lot 24
Rinkus Robert C	Scully Daniel	Salem Township	
Rinkus Wanda	Scully Teresa		
Gaffney John	Bender Eric Bender Marcus	Salem Township	
Ferguson Arthur F Tr	Ferguson John	Paupack Township	
Arthur F Ferguson Revocable Trust	Ferguson Evelyn		Lot 71
Kling Alicia Tr	Marine Investments	Salem Township	
Straka Joseph Tr			Lot 28
Davenport Karen Tr			
Elaine Straka Trust			
Culley William	Wolf Michael E	Lake Township	
Culley Eileen A	Wolf Lisa H		Lot 3154
Walsh James T	Stefansky Joseph	Buckingham Township	Lot 4
Land Of Land Inc	Basso Nathan	Lake Township	
Fiorelli John G	Fiorelli Michael	South Canaan Township	
Fiorelli Shari L	Fiorelli Nancy Darlene		Lot 2
Logan Mary Kay	Logans Country Inns Inc	Dreher Township	
Terrel Lois M	Terrel William S	Clinton Township 1	
Cavage Andrew S By Agent AKA	Cavage Barbara	Canaan Township	
Cavage Andrew By Agent AKA			
Cavage Andrew S Jr Agent			
Cavage Barbara			
Maggio Justin T	McClear Thomas P	Berlin Township	
Maggio Bonnie M			
Robberts Jason L	Posastiuc Liviu Daniel	Preston Township	
Robberts Angela A	Posastiuc Tiffanie M		
Gasoholics LLC	Pahls George D	Dyberry Township	
Gasoholics L L C	Pahls Kathryn M		Lot 2

COURT CALENDAR
January 10, 2022–January 14, 2022

Monday, January 10, 2022

9:00 AM
Trial Term-Jury Selection

Wednesday, January 12, 2022

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Friday, January 14, 2022

9:00 AM
PFA



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CUSTODY CALENDAR
January 10, 2022–January 14, 2022

Tuesday, January 11, 2022

9:00 AM
Raba v. Dimino 407-2018-DR
Custody Hearing (Zimmerman)
Campbell/Bugaj

1:00 PM
Donat v. Donat 344-2015-DR
Custody Hearing (Zimmerman)
Campbell/Bugaj

Thursday, January 13, 2022

9:00 AM
Gevaras v. Gevaras and Sevigny 220-2020-DR
Custody hearing (Zimmerman)
Thomas/Bugaj/Pro Se

Friday, January 14, 2022

9:00 AM
Haggerty v. Barry 531-2018-DR @ Monroe County
Hearing

9:00 AM
Skelton v. Skelton 90-2021-DR
Conciliation Conference (Karam)
Ellis/Martin II

9:30 AM
Cobb v. Jaggars 598-2021-DR
Conciliation Conference (Karam)
Mastri/Pro Se

10:00 AM
Pizzo v. Pizzo a/k/a Kmieczak 77-2011-DR
Conciliation Conference (Karam)
Bugaj/Campbell

10:30 AM
Shannon v. Bird 504-2021-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:00 AM
Morgan v. Langone 567-2019-DR
Conciliation Conference (Karam)
Martin/Farrell

11:30 AM
Pollok v. Fairlie 602-2021-CV
Conciliation Conference (Karam)
Baron/Pro Se

1:00 PM
Hall v. Robertson & Tucci 608-2015-DR
Conciliation conference
Pro Se/ Pro Se/Pro Se

1:30 PM
Latimer v. Latimer 607-2021-DR
Conciliation Conference (Karam)
Martin II/Pro Se



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