

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



January 14, 2022
Vol. 11, No. 46
Honesdale, PA



IN THIS ISSUE

LEGAL NOTICES	5
SHERIFF'S SALES	7
CIVIL ACTIONS FILED	19
MORTGAGES & DEEDS	21
COURT CALENDARS	27
CUSTODY CALENDAR	28
ATTORNEY DIRECTORY	30

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.



© 2022 *Legal Journal of Wayne County*

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

Christine Rechner, Esq., Editor
rechncr@ptd.net

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

Bonnie L. Carney
Ronald J. Edwards
Linus H. Myers

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, 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'S NOTICE

ESTATE OF MICHAEL JOSEPH JACKSON, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Veronica Corrigan O'Sullivan, 140 Riverside Boulevard, Apt. 730, New York, New York, 10069. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

1/14/2022 • 1/21/2022 • 1/28/2022

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Michael Patrick Meeker and Matthew William Meeker, Co-Executors of the Estate of Michael James Meeker, a/k/a Michael J. Meeker, late of Wayne County, Milanville, PA 18443, who died on November 9, 2021. All persons indebted to said Estate are required

to make payment and those having claims or demands to present the same without delay to the Co-Executors, Michael Patrick Meeker and Matthew William Meeker, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

1/14/2022 • 1/21/2022 • 1/28/2022

EXECUTRIX NOTICE

Estate of Ray E. Derman, Jr. AKA Ray Derman, Jr. AKA Ray E. Derman
Late of Damascus Township
EXECUTRIX
Nancy G. Derman
212 Chicopee Road
Damascus, PA 18415
ATTORNEY
Nicholas A. Barna
207 Tenth Street
Honesdale, PA 18431

1/14/2022 • 1/21/2022 • 1/28/2022

EXECUTRIX NOTICE

Estate of Vatherine Thonnesen
Late of Canaan Township
EXECUTRIX
Margaret Murphy AKA Margaret Thonnesen Murphy
ATTORNEY
Brendan R. Ellis
1018 Church Street
Honesdale, PA 18431

1/14/2022 • 1/21/2022 • 1/28/2022

EXECUTRIX NOTICE

Estate of Rita E. Hazen
Late of Manchester Township
EXECUTRIX
Patricia Hessmiller AKA Patricia
Yvonne Hessmiller
ATTORNEY
Brendan R. Ellis
1018 Church Street
Honesdale, PA 18431

1/14/2022 • 1/21/2022 • 1/28/2022

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

**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 Courthouse in the Borough of Honesdale 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.

SUBJECT 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 3.4 acres. Surveyed January 3, 1973 by M.R. Zimmer & Associ-

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 Bests Insurance Company Rating Guide.

www.OlsommerClarke.com

ates, 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 PAYMENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)**

**DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN PAYMENT.**

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 Frederick Market fifty feet; and Southward by land sold by Stephen Tor-

rey 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 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: 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 Courthouse 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 Pennsylvania, 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: lkhsinvLLC, 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 Line; 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 Development, 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 the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land located in the Town-

ship 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 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

12/31/2021 • 1/7/2022 • 1/14/2022

**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 the 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 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.

Kyle Krajcovich Esq.

1/7/2022 • 1/14/2022 • 1/21/2022

CIVIL ACTIONS FILED

*FROM DECEMBER 18, 2021 TO DECEMBER 24, 2021
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2017-20433	TEBBENHOFF ROBERT	12/20/2021	SATISFACTION	—
2018-20967	CALVACCA ROSEMARIE	12/20/2021	SATISFACTION	—
2018-20967	PERKINS MARY	12/20/2021	SATISFACTION	—
2019-20096	STINSON MARK N	12/20/2021	SATISFACTION	—
2019-20096	STINSON MINDY A	12/20/2021	SATISFACTION	—
2019-20287	CURRIE ROBERT J	12/21/2021	SATISFACTION	—
2019-20287	CURRIE ROBERT J	12/21/2021	DISCONTINUANCE	—
2019-20593	STINSON MARK N	12/20/2021	SATISFACTION	—
2019-20593	STINSON MINDY A	12/20/2021	SATISFACTION	—
2019-20707	BOLLI JOHN MICHAEL	12/20/2021	SATISFACTION	—
2019-21190	CALVACCA ROSEMARIE	12/20/2021	SATISFACTION	—
2019-21190	PERKINS MARY	12/20/2021	SATISFACTION	—
2020-00357	WHITFIELD CARRIE A	P 12/22/2021	JDGMT BY COURT ORDER	—
2020-20386	ROY GENEVIEVE	12/21/2021	SATISFACTION	—
2020-20422	BOLLI JOHN MICHAEL	12/20/2021	SATISFACTION	—
2020-20485	STINSON MARK N	12/20/2021	SATISFIED	—
2020-20485	STINSON MINDY A	12/20/2021	SATISFIED	—
2020-20529	MCARDLE PAUL J	12/20/2021	SATISFACTION	—
2020-20529	MCARDLE TERRY A	12/20/2021	SATISFACTION	—
2020-20730	SINGER GROUP LLC THE	12/20/2021	SATISFACTION	39,104.32
2020-20730	THE SINGER GROUP LLC	12/20/2021	SATISFACTION	39,104.32
2021-00319	DEMMERLE CHRISTOPHER W	12/20/2021	DEFAULT JUDGMENT	2,153.35
2021-00333	GRABHER WARREN	12/20/2021	DEFAULT JUDGMENT	772.51
2021-00445	KOVALESKI GREG	12/20/2021	DEFAULT JUDGMENT	43,365.07
2021-20016	SINGER GROUP LLC THE	12/20/2021	SATISFACTION	20,263.97
2021-20016	THE SINGER GROUP LLC	12/20/2021	SATISFACTION	20,263.97
2021-20280	BOLLI JOHN MICHAEL	12/20/2021	SATISFACTION	—
2021-20351	THE SINGER GROUP LLC	12/20/2021	SATISFACTION	4,041.60
2021-20351	SINGER GROUP LLC THE	12/20/2021	SATISFACTION	4,041.60
2021-20509	HNATKO ROBERT	12/20/2021	SATISFACTION	—
2021-20635	HONESDALE NATIONAL BANK GARNISHEE	12/20/2021	SATISFACTION	—
2021-20765	ROCHA LINO C	12/20/2021	JP TRANSCRIPT	6,933.43
2021-20766	LAABS TIMOTHY	12/20/2021	JP TRANSCRIPT	10,501.32
2021-20767	COCA SERGIO R	12/20/2021	JP TRANSCRIPT	2,007.51
2021-20768	SEQUOYA AKIVA BARUCH	12/20/2021	JUDGMENT	1,843.25
2021-20769	HIGHHOUSE DUSTIN LYLE	12/20/2021	JUDGMENT	4,089.25
2021-20770	RICHARD CHRISTOPHER G	12/21/2021	JUDGMENT	648.75
2021-20771	PIER MICHAEL RUSSEL	12/21/2021	JUDGMENT	12,352.61
2021-20772	WASHBURN SHEN NYMAN	12/21/2021	JUDGMENT	12,414.11
2021-20773	MEYERS MELISSA	12/22/2021	JP TRANSCRIPT	3,732.53

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

2021-20774	FAATZ VALERIE A	12/22/2021	JUDGMENT	5,441.58
2021-20775	FAATZ EARL NORMAN JR	12/22/2021	JUDGMENT	2,915.75
2021-20776	FAATZ EARL NORMAN JR	12/22/2021	JUDGMENT	1,788.25
2021-20777	NAGY JOSEPH	12/22/2021	JUDGMENT	3,545.25
2021-40079	MORRIS MARGARET H OWNER P	12/22/2021	STIP VS LIENS	—
2021-40079	HIRSCH HOME SERVICES CONTRACTOR	12/22/2021	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00536	WELLS GARGO BANK N A	PLAINTIFF	12/21/2021	—
2021-00536	MOSER CAROL A	DEFENDANT	12/21/2021	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00535	ACCELERATED INVENTORY MANAGEM	PLAINTIFF	12/21/2021	—
2021-00535	IVOSEVIC CHRISTOPHER	DEFENDANT	12/21/2021	—
2021-00537	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/21/2021	—
2021-00537	DEC JOHN W	DEFENDANT	12/21/2021	—
2021-00539	CITIBANK N A	PLAINTIFF	12/21/2021	—
2021-00539	HENKEL JOSEPH SR	DEFENDANT	12/21/2021	—
2021-00541	DISCOVER BANK	PLAINTIFF	12/23/2021	—
2021-00541	HOPKINS AMY A/K/A	DEFENDANT	12/23/2021	—
2021-00541	HOPKINS AMY L	DEFENDANT	12/23/2021	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00538	TRINITY FINANCIAL SERVICES	PLAINTIFF	12/21/2021	—
2021-00538	GIBBONS MICHELE AKA	DEFENDANT	12/21/2021	—
2021-00538	GIBBONS MICHELE E	DEFENDANT	12/21/2021	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2021-00534	CASEY JAMES M JR	PLAINTIFF	12/20/2021	—
2021-00534	CASEY ROSARIA	PLAINTIFF	12/20/2021	—
2021-00534	CHERRY RIDGE VETERINARY CLINIC PC	DEFENDANT	12/20/2021	—
2021-00534	RUTLEDGE DAVID M DR VMD	DEFENDANT	12/20/2021	—
2021-00534	TRAYES RICHARD C DR VMD	DEFENDANT	12/20/2021	—
2021-00534	UNIDENTIFIED FEMALE	DEFENDANT	12/20/2021	—
2021-00540	PROGRESSIVE SPECIALTY INSURANC COMPANY	PLAINTIFF	12/23/2021	—
2021-00540	PALMISANO MICHAEL	DEFENDANT	12/23/2021	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 3, 2022 TO JANUARY 7, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Schoeller Mark S	Mortgage Electronic Registration Systems Rocket Mortgage	Cherry Ridge Township	125,000.00
Brady Christopher	PNC Bank	Lehigh Township	
Brady Julie M	P N C Bank		380,000.00
Bienvenue Richard J Jr	Mortgage Electronic Registration Systems	Paupack Township	
Bienvenue Patricia	Family First Funding LLC Family First Funding L L C		164,000.00
Olash Felix Albert Jr By Af Olash Olivia K Af Olash Olivia K	Raymond James Bank	Cherry Ridge Township	135,000.00
Mapletoft Kim	Mortgage Electronic Registration Systems	Honesdale Borough	
Lovaglio Jayne	Summit Mortgage Corporation		175,200.00
Mayes Ryan	Mortgage Electronic Registration Systems	Salem Township	
Mayes Sara	Rocket Mortgage		346,655.00
Rodriguez Francisco	Three Seven Six Burns LLC	Clinton Township	
Rodriguez Maria	Three Seven Six Burns L L C		680,000.00
Hoot Kimberly A Hoot James V Jr	Dime Bank	Paupack Township	309,400.00
Geddis George T	Navy Federal Credit Union	Honesdale Borough	185,000.00
Jennings Zachary R Kowalczyk Kara	Pa State Employees Credit Union	Texas Township	244,000.00
Torres Mariano C	Mortgage Electronic Registration Systems Rocket Mortgage	Salem Township	133,303.00
Corey Nelson	ABC Bail Bonds Inc Tr Lexington National Insurance Corporation	Clinton Township	
Aurora Business Center	Credit Union One	Hawley Borough	990,000.00
Antler Ridge Holdings LLC Antler Ridge Holdings L L C	Honesdale National Bank	Honesdale Borough	280,000.00
Cardell Katherine J	Mortgage Electronic Registration Systems	Lake Township	
Cardell George B	Summit Mortgage Corporation		109,000.00
Edwards Taylor J	Sanchez Randy M Sr Lash Deborah A	Salem Township	215,000.00

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

Greve Christine	Mortgage Electronic Registration Systems	Lake Township	
	Crosscountry Mortgage		259,200.00
McLeod Andrew James	Fairway Independent Mortgage Corporation	Lake Township	
McLeod Kristy Elizabeth	Mortgage Electronic Registration Systems		218,469.00
Rosario Jose	Wells Fargo Bank	Salem Township	
Rosario Maria			200,000.00
Wilhelm Steven Seville	Hometown Lenders Inc Mortgage Electronic Registration Systems	Berlin Township	
			150,350.00
Rarick Darryl L Sr	Peoples Security Bank & Trust Co	Sterling Township	
Rarick Ruth K			310,000.00
Asay Derek L	Mortgage Electronic Registration Systems	Paupack Township	
Asay Jennifer L	Finance Of America Mortgage LLC Finance Of America Mortgage L L C		347,000.00
Phillips Brian P	E Mortgage Capital Inc	Dyberry Township	
Tetzlaff Eve	Mortgage Electronic Registration Systems		625,000.00
Cahill Edward J	Embrace Home Loans Inc	Lehigh Township	
Cahill Frances A	Mortgage Electronic Registration Systems		131,000.00
Obiurka Stanley Philip	Rocket Mortgage Mortgage Electronic Registration Systems	Salem Township	
			111,925.00
Sargent Frank R Jr	Dime Bank	Clinton Township	238,000.00
Lockwood James	Bank Of America	Lehigh Township	
Lockwood Christine	Mortgage Electronic Registration Systems		111,000.00
Mandeville Matthew	Honesdale National Bank	Berlin Township	
Mandeville Annette M			80,000.00
Berwanger John G	Honesdale National Bank	Mount Pleasant Township	
Berwanger Donna J			25,000.00
ODoherty Gary	Wells Fargo Bank	Lake Township	
ODoherty Michelle M			75,100.00
Mikels Nicole E	Mortgage Electronic Registration Systems	Lake Township	
	Village Capital & Investment LLC Village Capital & Investment L L C		95,754.00
Cottrell Earl Ernest Jr AKA	PSECU	Mount Pleasant Township	
Cottrell Earl Jr AKA	P S E C U		50,000.00
Manley Christopher Michael AKA Manley Christopher AKA			

Wallingford Property Holdings Dime Bank		Cherry Ridge Township	
Wallingford Builders		Cherry Ridge & Texas	
		1 & 2 Twp	180,000.00
		Texas Township 1 & 2	
		Texas 1 & 2 & Cherry	
		Ridge Twp	180,000.00
McCord Makayla	Dime Bank	Salem Township	164,020.00
Ruppert Mark	Heritage Financial Credit Union	Salem Township	265,500.00
Corbett Keith M	United Nations Federal		
	Credit Union	Lake Township	
Corbett Elicia A			84,000.00
Clark Jesse	Housing & Urban Development	South Canaan Township	45,859.32
Rosenberg Michael	Wells Fargo Bank	Lehigh Township	
Rosenberg Ellen			105,300.00
Five Zero Industrial Park LLC	Congressional Bank	Sterling Township	
Five Zero Industrial Park L L C			80,000,000.00
Brower Diana L	FNCB Bank	Clinton Township 2	
Brower Zane G	F N C B Bank		67,000.00
Novobilski Joseph David	FNCB Bank	Cherry Ridge Township	
	F N C B Bank		71,000.00

DEEDS

LSRMF MH Master			
Participation Trust II	Bienvenue Richard J Jr	Paupack Township	
L S R M F M H Master			
Participation Trust II	Bienvenue Patricia		Lot 39
U S Bank Trust			
Hudson Homes			
Management LLC			
Hudson Homes			
Management L L C			
Olash Felix Albert Jr By Af	Olash Felix Albert Jr	Cherry Ridge Township	
Olash Olivia K	Olash Olivia K		
Olash Olivia A			
Olash Olivia K Af			
Krukowski Mary Ann	Krukowski Mary Ann	Scott Township	
	Knab Henry George Jr		
Bonner John	Lovaglio Jayne	Honesdale Borough	
	Mapletoft Kim		
Wendt Kevin J	Mayes Ryan	Salem Township	
Wendt Karl J	Mayes Sara		Lot A
David Jeyaraj	Santangelo Anthony D	Lehigh Township	
David Shantha	Santangelo Jennifer M		
Young Randy	Dennis Clinton Paul Jr	Buckingham Township	
Young Annette			
Nieves Jose	Abel Keshia	Lehigh Township	
	Wilson Domonique		

Renner E Scane	Geddis George	Honesdale Borough	
Renner Cindy Anne			
Dutton Archie E	Kalix Tanya C	Damascus Township	
Dutton Cynthia E			
Dutton Archie E	Dutton Adam A	Damascus Township	
Dutton Cynthia E			
Uchic Steven	Travis Douglas	Lehigh Township	
Cole Kenneth S	Travis Victoria		
Meholic David			
Vallillo Michael R	Rosito Irrevocable Trust	Lehigh Township	
Vallillo Josephine	Rosito Joseph J Tr		Lot 176
Wayne County Tax Claim Bureau	Lenino Leslie	Lehigh Township	
Zavatoski Thomas A Jr			
Cocodrilli Curt Exr	Cocodrilli Chris	South Canaan Township	
Cocodrilli Chuck P Est AKA			
Cocodrilli Chuck Est AKA			
Grecco Joseph P	Grecco Joseph A	Mount Pleasant Township	
Grecco Lori A			
Hawley DG	Aurora Business Center LLC	Hawley Borough	
Hawley D G	Aurora Business Center L L C		
Pratt Gerald S III	Antler Ridge Holdings	Honesdale Borough	
Pratt Krina E			
Mindek Douglas M	Pastrano Jorge P	Lehigh Township	
Mindek Constance B			
Esposito Steven	Esposito Steven J	Lake Township	
Anderson Jeffrey J	Sipe Ryan T	Manchester Township	
Owens Susan M	Sipe Tyler R		
Anderson Jeffrey J	Sipe Ryan T	Manchester Township	
	Sipe Tyler R		
Crosby Jonathan S	Ayrik Bulent	Lake Township	Lot 780
Tabatabai Colleen I	WP RE Ventures One LLC	Sterling Township	
	W P R E Ventures One L L C		Lot 4
Blencowe Anthony	Blencowe Anthony	Salem Township	
	Blencowe Annika		
Hawley Debra	Hawley Debra Tr	Paupack Township	
	Debra Hawley Revocable Trust Agreement		
Stillwell Michael Sr	Cardell Katherine J	Lake Township	
Stillwell Barbara	Cardell George B		
Sanchez Randy M Sr	Edwards Taylor J	Salem Township	
Lash Deborah A			
Kitson Deborah	Kitson Deborah	Salem Township	
Kitson Michael	Kitson Michael		Lot 463
Appel James			
Appel Gloria			
Appel Kevin			
Appel Kathie			
Appel Joseph			
Appel Theresa			
Jones Michael A Jr	HBC Rest Inc	Texas Township 3	
Jones Cora M	H B C Rest Inc		

Morales Maria L	Greve Christine	Lake Township	Lot 1914
Zeiler Edna E	Vitelli Steven A	Lake Township	
	Vitelli Tammy L		
Harris James B	McLeod Andrew James	Lake Township	
Harris Carrieann	McLeod Kristy Elizabeth		
Savage John B Jr	Wilhelm Steven Seville	Berlin Township	
Savage Jamie			
Topar David	Dombek Lawrence C	Lehigh Township	
Laird James M	Valente Nancie	Dreher Township	
Popelka Lois			Lot 193
Tigue William Joseph	Jimenez Jacqueline	Cherry Ridge Township	
Asay Derek Lee	Asay Derek L	Paupack Township	
Asay Jennifer Lynn	Asay Jennifer L		
Matches Keith J	Scherer Kym Matches	Mount Pleasant Township	
	Matches Michael		Lot A
Fritz Anthony P	Krepasky Joseph A	Texas Township 1 & 2	
Kohrs Timothy J	Krepasky Benjamin J		
Krepasky Joseph A	Krepasky Joseph A	Texas Township 1 & 2	
Krepasky Benjamin J	Krepasky Benjamin J		
Smith Steven K	Smith Zachery	Scon Township	Lot A
Burgess Robert By Sheriff	Federal National Mortgage Association	Hawley Borough	Lot 59
Thorne Randall A Jr	Regan Troy M	Damascus Township	
Regan Troy M			Lot 29
Cazola Miguel D	Aponte Julie	Lehigh Township	
Cazola Yvonne	Aponte Daniel		Lot 111
Land Of Land Inc	Araujo Widalin	Salem Township	
Haray Robert J	Robert Haray Irrevocable Family Trust	Damascus Township	
Haray Rebecca A	Rebecca Haray Irrevocable Family Trust		
Spangenberg Margot E	Jones Alan R	Preston Township	
	Jones Rebecca H		Lot H
Jones Alan R	Jones Alan R	Preston Township	
Jones Rebecca H	Jones Rebecca H		
Tenewitz Diane	Cooper Sandra	Honesdale Borough	
Dasilva Theresa	Friedman Laszlo	Paupack Township	Lot 86
Dracopoulos Glenn W	Mccord MAKAYla	Salem Township	
Dracopoulos Linda A			
Posastiuc Tiffanie M	Ruppert Mark	Salem Township	
Posastiuc Liviu Daniel			Lot 322
Santha Joseph Imre	Newman James D	Paupack Township	
Zelman Maddalena	Magliulo Theresa H		Lot 1
Kakarala Renuka	Kakarala Renuka	Lake Township	
Kodali Bhramarapura V			
By Agent	Kodali Bhramarapura V		Lot 4377
Kakarala Renuka Agent	Vemulapalli Manogna		
	Koneru Radhika		
Corbett Margaret H	Corbett Keith M	Lake Township	
	Corbett Elicia A		Lot 3286
Hargrave Michael Thomas AKA	Hargrave Michael Thomas	Paupack Township	
Hargrave Michael T AKA			Lot 62R

Kunz Donna M	Liu Wei Chang	Paupack Township
Kunz Donna M Exr	Lin Xiu Lan	
Drobnicki Marie A Est		
Drobnicki David J		
Ravino Owen J	Ravino Allan	Berlin Township
Ridolfi Frank Jr	Ridolfi Frank Jr	Paupack Township
Ridolfi Andrea	Ridolfi Andrea	Lot 19
Adams Gary	Adams Gary	Manchester Township
Adams Angela	Adams Angela	Lot 2
Ziembicki David	Adamsburian Jennifer	Lake Township
	Burian Jennifer Adams	
Malkinweber Melissa	Stonefly House	Damascus Township
Weber Melissa Malkin		
Malkin Devin		



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 or call 570-251-1512.



COURT CALENDAR — FOURTH FLOOR COURTROOM #2
January 17, 2022–January 21, 2022

Monday, January 17, 2022

Courthouse Closed-Martin Luther King JR. Day

Wednesday, January 19, 2022

10:00 AM
IN Re: L.L. 3-2022-DP
Adjudication
Rechner/

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
January 17, 2022–January 21, 2022

Monday, January 17, 2022

Courthouse Closed-Martin Luther King JR. Day

Wednesday, January 19, 2022

9:00 AM
Central Court

12:30 PM
Drug Court

Friday, January 21, 2022

8:45 AM
Carr v. Mayes 461-2021-DR
Custody Pre-Trial
Collins/Bugaj

9:00 AM
PFA

10:00 AM
Commonwealth v. Jordan Wilk 121-2021-MD
ICC Violation
DA/Jensen

CUSTODY CALENDAR
January 17, 2022–January 21, 2022

Monday, January 17, 2022

Courthouse Closed-Martin Luther King JR. Day

Friday, January 21, 2022

9:00 AM

Kahrs v. Spivak,Schroeder and Brennan 434-2016-DR
Conciliation Conference (Karam)
Pro Se / Pro Se/Martin II

9:30 AM

Holl v. Holl 500-2021-DR
Conciliation Conference (Karam)
Henry/Campbell

10:00 AM

Hardler v. Hardler a/k/a Smith 616-2021-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

10:30 AM

Foster n/k/a Maranilli v. Holbert 417-2019-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:00 AM

Zemanek v. Zemanek 219-2018-DR
Custody Conciliation (Karam)
Pro Se/ Pro Se

11:30 AM

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

1:00 PM

Vega v. Murphy 418-2021-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

1:30 PM

Chmelik v. Chmelik 9-2022-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

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

All Changes subject to artwork adjustment fee, call for details

Subscription Rates

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



© Kathleen Howoff

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, Corpo-
rate and Business Law, Criminal
Defense, Dependency, DUI, Estates,
Estate Planning, Family Law, Cus-
tody, Divorce, Protection From
Abuse, Support, Guardianship, Juve-
nile Law, Property Owners Associa-
tion, 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, Juve-
nile 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@hnbkbank.com
724 Main Street
Honesdale, PA 18431

Donna DeVita, Esq.

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

Jessica Ellis, Esq.

Court Administrator
Wyoming/Sullivan Counties
One Courthouse Square
Tunkhannock, PA 18657

Brendan R. Ellis, Esq.

Meagher Ellis Law, Inc.
570-253-5229
bellis@mmeagherlaw.com
www.mmeagherlaw.com
1018 Church Street
Honesdale, PA 18431
*Criminal Defense, Family Law, and
Juvenile Law*

Michael Farley, Esq.

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

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*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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*

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

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
leekrauseesq@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

Matthew Meagher, Esq.

Meagher Ellis Law, Inc.
570-253-5229
570-253-2025 (Fax)
matt@mmeagherlaw.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Estates, Business,
Municipal*

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

Kerin Podunajec, Esq.

570-352-7834
KerinPodunajec@gmail.com

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Christine Rechner, Esq.

Rechner Law Office
rechmerc@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

Albert G. Rutherford, II, Esq.

Rutherford, Rutherford & Wood
570-253-2500
agr.rutherfordlaw@verizon.net
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate Administra-
tion, Residential Real Estate*

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*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Jeffrey S. Treat, Esq.

570-253-1209
jstreat@ptd.net
926 Court 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 Insurance, Wills & Estates

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