

WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

**May 19, 2023**  
**Vol. 13, No. 12**  
**Honesdale, PA**



**IN THIS ISSUE**

LEGAL NOTICES . . . . .	5
SHERIFF'S SALES . . . . .	12
CIVIL ACTIONS FILED . . . . .	14
MORTGAGES & DEEDS . . . . .	20
COURT CALENDAR . . . . .	25
ATTORNEY DIRECTORY . . . . .	31

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

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*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.*

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

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

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

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

Incorporation Notices	\$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 L. Meagher, *Judge*

**Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
James Shook  
Jocelyn Cramer

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

**For information contact the WCBA  
Ronnie at [ronnie\\_fischer@hotmail.com](mailto:ronnie_fischer@hotmail.com).**

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Jane P. Clauss  
AKA Jane Clauss AKA Jane Paula Clauss

Late of Lake Township  
EXECUTOR

Robert James Clauss  
108 West Shore Drive  
Lake Ariel, PA 18436  
ATTORNEY

Patrick N. Coleman, Esquire  
Tellie & Coleman, P.C.  
310 East Drinker Street  
Dunmore, PA 18512

**5/19/2023 • 5/26/2023 • 6/2/2023**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of Albert Dennis Ryan, Sr., a/k/a Albert D. Ryan, a/k/a Albert Ryan, a/k/a Albert William Ryan, who died April 27, 2023, late resident of

Damascus Township, Wayne County, PA to Albert Dennis Ryan, Jr., a/k/a Albert Ryan, Jr. 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 Albert Dennis Ryan, Jr., a/k/a Albert Ryan, Jr., Administrator, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Attorney for the Estate

**5/19/2023 • 5/26/2023 • 6/2/2023**

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**ESTATE NOTICE**

Estate of Margaret Joan Murphy  
AKA Margaret J. Murphy AKA  
Margaret Murphy

Late of Lake Township  
CO-EXECUTOR

Daniel J. Murphy  
41 Wilson Terrace  
Livingston, NJ 07039  
CO-EXECUTRIX

Siobhan Megan Murphy  
1047 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY

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

**5/19/2023 • 5/26/2023 • 6/2/2023**

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**ADMINISTRATOR'S NOTICE**

ESTATE OF WILLIAM N. DUFF, a/k/a WILLIAM DUFF, late of Paupack Township, Wayne County, Pennsylvania, deceased.

Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to Jack William Duff, 85 Deer Park Lane, Hawley, PA 18428, or to his attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

**5/12/2023 • 5/19/2023 • 5/26/2023**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Linda C. Rusich a/k/a Linda Rusich, who died February 24, 2023, late resident of Damascus Township, Wayne County, PA to Carol-Lynne Rusich. 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 Carol-Lynne Rusich, Executrix, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Attorney for the Estate

**5/12/2023 • 5/19/2023 • 5/26/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of PATRICIA L. CARUTH, late of Sterling Township, Wayne County, PA., Date of death April 8, 2023. 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.

**5/12/2023 • 5/19/2023 • 5/26/2023**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Philip Louis Goyette, Jr., a/k/a Philip Goyette, a/k/a Philip Louis Goyette, a/k/a Philip L. Goyette, who died on March 4, 2023, late resident of Honesdale, Pennsylvania, to Judith Ann Goyette, a/k/a Judith A. Goyette, Executrix 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 Judith Ann Goyette, a/k/a Judith A. Goyette, Executrix, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**5/12/2023 • 5/19/2023 • 5/26/2023**

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**ESTATE NOTICE**

Estate of Virginia Lane  
AKA Virginia Young Lane AKA  
Virginia M. Lane  
Late of Lake Township  
ADMINISTRATRIX  
Tami Lynn Lane  
318 Odell Ave., 2nd Floor Apt.  
Endicott, NY 13760  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**5/12/2023 • 5/19/2023 • 5/26/2023**

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**ESTATE NOTICE**

Estate of Giuseppe Abate  
AKA Giuseppe Abate  
Late of Tennessee  
EXECUTOR  
Francesco Abate  
527 Bigelow Lake Road  
Pleasant Mount, PA 18453  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**5/5/2023 • 5/12/2023 • 5/19/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOAN ANN MCCORMICK, late of Hawley, PA., Date of death February 6, 2023. 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

Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**5/5/2023 • 5/12/2023 • 5/19/2023**

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**ESTATE NOTICE**

Estate of Alice M. Christopher  
AKA Alice Christopher AKA Alice M. Martin AKA Alice Martin  
Late of South Canaan Township  
EXECUTOR  
Edward J. Christopher  
185 Racht Road  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**5/5/2023 • 5/12/2023 • 5/19/2023**

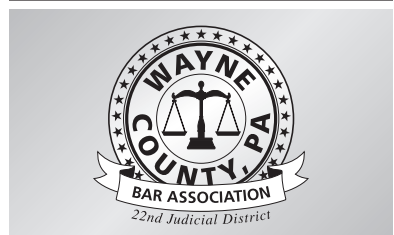
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**ESTATE NOTICE**

Estate of Gloria T. Grunn  
AKA Gloria Cooney Grunn  
Late of Damascus Township  
EXECUTOR  
Peter T. Grunn  
570 Braman Road  
Equinunk, PA 18417  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**5/5/2023 • 5/12/2023 • 5/19/2023**

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**ESTATE NOTICE**

Estate of Sharon F. Hadley  
AKA Sharon Hadley  
Late of Preston Township  
EXECUTOR  
Stanley B. Hadley  
406 Woods Road  
Lakewood, PA 18439  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

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**ESTATE NOTICE**

Estate of Rebecca E. DeReamer  
AKA Rebecca DeReamer  
Late of State of North Carolina  
ADMINISTRATRIX  
Janette L. Burkholder  
8 Dein Street  
Honesdale, PA 18431  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of James  
W. Johnson, who died on January  
3, 2023, late a resident of Cherry  
Ridge Township, to Christine  
Rechner, 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 Christine Rechner c/o

RECHNER LAW OFFICE,  
Attorneys for the Estate, at 924  
Church Street, Honesdale, PA  
18431.

RECHNER LAW OFFICE  
ATTORNEYS FOR THE ESTATE

5/5/2023 • 5/12/2023 • 5/19/2023

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**ESTATE NOTICE**

Estate of Mary J. Dishong  
AKA Mary Jane Dishong AKA  
Mary Dishong  
Late of Clinton Township  
CO-EXECUTOR  
John H. Dishong  
411 Martin Street  
Browndale, PA 18421  
CO-EXECUTRIX  
Nicole L. Dishong  
19 Firemans Lane  
Browndale, PA 18421  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

5/5/2023 • 5/12/2023 • 5/19/2023

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**OTHER NOTICES**

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**LEGAL NOTICE**

**NOTICE IS HEREBY GIVEN**  
that Articles of Incorporation for  
The Sixth Man Foundation were  
filed with the Department of State,  
Commonwealth of Pennsylvania on  
April 25, 2023. The Corporation  
has been incorporated under the  
provisions of the Nonprofit  
Corporation Law of 1988.



Ethan C. Wood, Esq.  
RUTHERFORD, RUTHERFORD  
& WOOD  
921 Court Street  
Honesdale, PA 18431

5/19/2023

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**NOTICE**

Court of Common Pleas  
Civil Division  
Wayne County

511 – CIVIL – 2022

Steven Duncan,  
Plaintiff,  
v.  
National Realty Investors  
Corporation  
Defendant.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You

may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED RATE OR NO FEE.

**AVISO**

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted

pierda dinero o propiedad u otros derechos importantes para usted.

**USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.**

Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

Northern Pennsylvania Legal Services, Inc.  
Wayne County Courthouse  
Honesdale, PA 18431  
(877) 953-4250

TO: NATIONAL REALTY INVESTORS CORPORATION :  
TAKE NOTICE THAT THE Plaintiff, Steven Duncan, has filed a Complaint in Quiet Title against you as to the property located at 164 Nevin Road, Newfoundland,

PA 18445, Wayne County PIN #: 08-0-0019-0004.A and 08-0-0019-0005.A. To prevent a default judgment, you must take immediate action and respond to the Complaint within twenty (20) days of the date that this Notice is published. Plaintiff is represented by Hoegen & Associates, P.C., William L. Byrne, Esquire, 152 South Franklin Street, Wilkes-Barre, PA 18701, (570) 820-3332.

5/19/2023

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for Analytics to the 21st Power, Inc. were filed with the Department of State, Commonwealth of Pennsylvania on December 2, 2022. The Corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

Ethan C. Wood, Esq.  
RUTHERFORD, RUTHERFORD & WOOD  
921 Court Street  
Honesdale, PA 18431

5/19/2023

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### NOTICE

**IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY, PENNSYLVANIA CIVIL DIVISION NO. 28 Civil 2023**

WILLIAM R. BREault and  
LISA J. BREault  
Plaintiffs

DOMINION REALTY CORP., a Pennsylvania corporation, its successors, assigns, parent companies, subsidiaries, estate, heirs, executors, and all persons and entities, claiming any right title and interest in the land described in Complaint as 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113  
Defendants

**NOTICE TO: DOMINION REALTY CORP., a Pennsylvania corporation, its successors, assigns, parent companies, subsidiaries, estate, heirs, executors, and all persons and entities, claiming any right title and interest in the land described in Complaint as 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113**

You have been named as Defendants in a civil action initiated by Plaintiffs, who allege that they are the owners of 1023 Cheyenne Trail, Gouldsboro, PA 18424-8078, Wayne County, Property Identification Number 14-0-0032-0113 and bring this quiet title action to terminate your rights, title and interest to same. The legal description is:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 23, Section 10B, Cheyenne Trail,

as shown on Final Map of Pocono Springs Estates, Inc., on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book No. 14 at Page 189. TAX MAP NO. 14-0-0032-0113

You are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered against you, requiring you to take such actions as may be ordered by the Court within thirty (30) days after the entry of such order in default of which final judgement shall be entered.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. If you fail to do so the case may proceed without you and a judgment may be entered against you without further notice. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE. PLEASE CALL THE NUMBER BELOW.**

WAYNE BAR ASSOCIATION,  
922 Church St, Honesdale, PA  
18431, (570) 253-0556

**5/5/2023 • 5/12/2023 • 5/19/2023**

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

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

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**SHERIFF'S SALE  
JUNE 14, 2023**

By virtue of a writ of Execution instituted by: Rocket Mortgage, LLC f/k/a Quicken Loans, 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 14th day of June, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land, situate in the Township of Preston, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at the point on the centerline of the road leading from Lakewood to Lake Como; thence North 19 ½ degrees West 28 ½ feet to an iron stake; thence South 73 degrees West 148.8 feet to an iron stake; thence South 14 degrees East 206 feet to an iron stake; thence North 77 degrees East 21 ½ feet to an iron stake; thence South 5 degrees East 93 1/2 feet to the centerline of the aforesaid public road; thence in a northeasterly

direction along the centerline of thee said road 158 ½ feet to the place of beginning/ Containing one and one one hundredths acres of land, be the same more or less.

THE above description includes all of the above mentioned parcel of land and is take from a survey of the land made by F.L. Benscoter, C.E., on June 27, 1935.

Tax Map No.: 20-0-0010-0031.-

ALL that certain piece or parcel of land situate in the Township of Preston, Wayne County, Pennsylvania, bounded and descried as follows, to wit:

BEGINNING at a point in the center line of the Lake Como Road, the southeast corner of lands of the Lakewood Methodist Episcopal Church; thence north fourteen degrees and thirty minutes west ninety-three and five tenths feet along the eastern line of the said church property and passing west of the wall of a large spring; thence north seventy-seven degrees thirty minutes east twenty-seven and one half feet along land now or formerly of N.C. Phillips; thence south twelve degrees thirty minutes east ninety-three and five tenths feet along said Phillips; thence south twelve degrees thirty minutes east ninety-three and five tenths feet along said Phillips land to the center of the aforementioned Lake Como Road; and thence in a westerly direction along the center of the said road about twenty-seven and one half feet to the place of

Beginning. Containing 2,571 square feet of land.

Tax Map No.: 20-0-0010-0030.-

BEING KNOWN AS: 1471 CROSTOWN HIGHWAY, LAKEWOOD, PA 18439

PROPERTY ID NUMBER: 20-0-0010-0031.- and 20-0-0010-0030.-

BEING THE SAME PREMISES WHICH WILLIAM P. MCGRAW AND BEVERLY A. MCGRAW, HIS WIFE BY DEED DATED 11/5/1993 AND RECORDED 11/9/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 871 AT PAGE 70, INSTRUMENT #009832, GRANTED AND CONVEYED UNTO WILLIAM R. LLEWELLYN AND MARIUM LLEWELLYN, HIS WIFE.

Seized and taken in execution as property of:  
Marium Llewellyn 230 Williams Street HAWK SPRINGS WY 82217  
William R. Llewellyn 230 Williams Street HAWK SPRINGS WY 82217

Execution No. 169-Civil-2020  
Amount \$56,896.92 Plus additional costs

March 20, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

Danielle DiLeva Esq.

5/19/2023 • 5/26/2023 • 6/2/2023

WAYNE COUNTY BAR ASSOCIATION



[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

## CIVIL ACTIONS FILED

*FROM APRIL 22, 2023 TO APRIL 28, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2005-20902	DULAY ERIC JOHN	4/27/2023 3:17	SATISFACTION	—
2010-20019	ALI JOSEPH	4/27/2023 2:26	SATISFACTION	1,056.22
2010-20019	ALI BERNICE	4/27/2023 2:26	SATISFACTION	1,956.22
2010-20093	COLANTONIO GARY R	4/25/2023 9:37	SATISFACTION	1,837.46
2010-20094	MANUEL AMADEO PAPA	4/25/2023 10:12	SATISFACTION	1,242.44
2010-20094	MANUEL NANCY BORDANADO	4/25/2023 10:12	SATISFACTION	1,242.44
2010-20197	SAHARIG ROBERTO	4/25/2023 9:37	SATISFACTION	1,253.14
2010-20197	SAHARIG JUANA	4/25/2023 9:37	SATISFACTION	1,253.14
2010-20298	UR REHMAN INAM.	4/27/2023 2:26	SATISFACTION	642.80
2010-20326	BELOGUROV DENNIS	4/27/2023 3:11	SATISFACTION	1,493.10
2010-20358	SPERRY TITLE ABSTRACT LLC	4/25/2023 9:37	SATISFACTION	637.88
2010-20359	SPERRY TITLE ABSTRACT LLC	4/27/2023 12:27	SATISFACTION	637.88
2010-20364	SARA JAMES ENTERPRISES LLC	4/28/2023 2:05	SATISFACTION	495.20
2010-20372	PABLO INVESTMENTS LLC	4/28/2023 2:05	SATISFACTION	953.48
2010-20395	KATCAM PROPERTIES LLC	4/25/2023 10:13	SATISFACTION	606.01
2010-20398	MENA OSCAR	4/28/2023 2:05	SATISFACTION	1,073.72
2010-20398	MENA EDNA	4/28/2023 2:05	SATISFACTION	1,073.72
2010-20603	SPERRY HOMES LLC	4/27/2023 12:08	SATISFACTION	2,453.76
2010-20632	SPERRY HOMES LLC	4/25/2023 9:37	SATISFACTION	2,445.30
2010-20658	BELOGUROV, DENNIS	4/27/2023 3:11	SATISFACTION	1,773.25
2010-20663	BUSINESS VACATION CONCEPTS INC	4/27/2023 12:27	SATISFACTION	414.83
2010-20668	PHILLIPS DENNIS	4/27/2023 2:46	SATISFACTION	284.90
2010-20668	BERRY JOHN H	4/27/2023 2:46	SATISFACTION	284.90
2010-20671	BELOGUROV DENNIS	4/27/2023 2:46	SATISFACTION	1,651.58
2010-20672	RRC CAPITAL CONSTRUCTION CORP INC'	4/23/2023 2:46	SATISFACTION	481.82
2010-20676	RRC CAPITAL CONSTRUCTION CORP INC	4/25/2023 9:37	SATISFACTION	481.32
2010-20681	MILLENDER CINDY L	4/25/2023 10:13	SATISFACTION	539.81
2010-20681	MILLENDER CHARLES H	4/25/2023 10:13	SATISFACTION	539.81
2010-20691	TRUESDELL CYNTHIA	4/27/2023 12:27	SATISFACTION	522.19
2010-21694	PRUS KEVIN	4/27/2023 2:46	SATI-FACTION	351.29
2010-21698	MOUSCARDY STEPHEN P	4/28/2023 2:05	SATISFACTION	352.94
2010-21702	BARTON JOHN	4/27/2023 1:56	SATISFACTION	351.29
2010-21702	BARTON SUSAN	4/27/2023 1:56	SATISFACTION	351.29
2010-21717	HIGHLAND HOME BUILDERS LLC	4/27/2023 3:11	SATISFACTION	682.25
2010-21731	MANUEL AMADEO PAPA	4/25/2023 10:13	SATISFACTION	453.08
2010-21731	MANUEL NANCY BORDANADO	4/25/2023 10:13	SATISFACTION	453.08
2010-21774	SARA JAMES ENTERPRISES LLC	4/27/2023 3:11	SATISFACTION	513.91
2010-21775	BELOGUROV DENNIS	4/27/2023 3:11	SATISFACTION	431.34

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

2010-21787	UR REHMAN INAM	4/27/2023 2:26 SATISFACTION	522.45
2010-21787	INAM REHMAN UR	4/27/2023 2:26 SATISFACTION	522.45
2010-21792	SARA JAMES ENTERPRISE LLC	4/28/2023 2:06 SATISFACTION	513.84
2010-21949	KHAN RAFIQA	4/25/2023 10:13 SATISFACTION	693.50
2011-20210	MENA OSCAR	4/28/2023 2:32 SATISFACTION	744.43
2011-20210	MENA EDNA	4/28/2023 2:32 SATISFACTION	744.43
2011-20220	MILLENDER ,CINDY L	4/25/2023 10:13 SATISFACTION	585.45
2011-20220	MILLENDER CHARLES H	4/25/2023 10:13 SATISFACTION	585.45
2011-20221	PABLO INVESTMENTS LLC	4/28/2023 2:06 SATISFACTION	734.20
2011-20228	PHILLIPS DENNIS	4/27/2023 2:46 SATISFACTION	522.92
2011-20228	BERRY JOHN H	4/27/2023 2:46 SATISFACTION	522.92
2011-20231	RRC CAPITAL CONSTRUCTION CORP INC	4/25/2023 9:37 SATISFACTION	537.22
2011-20232	RRC CAPITAL CONSTRUCTION CORP INC	4/25/2023 9:37 SATISFACTION	537.22
2011-20236	BUSINESS VACATION CONCEPTS INC	4/27/2023 12:27 SATISFACTION	555.58
2011-21035	RIZZO GUY T	4/27/2023 2:26 SATISFACTION	516.35
2011-21040	TRANS CON CONSTRUCTION LLC	4/27/2023 12:27 SATISFACTION	392.04
2011-21158	MOUSCARDY STEPHEN P	4/28/2023 2:06 SATISFACTION	695.52
2011-21170	PRUS KEVIN	4/27/2023 2:46 SATISFACTION	699.84
2011-21303	KAC PROPERTIES LLC	4/27/2023 3:11 SATISFACTION	390.15
2011-21311	OLIVIERO ROSE MARIE	4/28/2023 2:32 SATISFACTION	402.71
2011-21312	KAC PROPERTIES LLC	4/28/2023 2:32 SATISFACTION	390.15
2011-21318	DAVID WARONKER FAMILY TRUST	4/27/2023 12:27 SATISFACTION	447.65

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2011-21319	KAC PROPERTIES LLC	4/27/2023 3:11 SATISFACTION	390.15
2011-21427	PERRIKOS.JAMES	4/27/2023 2:46 SATISFACTION	533.21
2011-21427	PERRIKOS MARY	4/27/2023 2:46 SATISFACTION	533.21
2011-21900	BRHUTTA SHAN MAHMOOD	4/28/2023 2:06 SATISFACTION	356.03
2011-21909	GILL RICHARD	4/25/2023 10:13 SATISFACTION	354.10
2012-00499	COLE MICHAEL L	4/24/2023 11:27 WRIT OF EXECUTION	16,961.81
2012-00499	THE DIME BANK	4/24/2023 11:27 WRIT EXEC/GARNISHEE	—
2012-20593	MILLENDER CINDY L	4/25/2023 10:13 SATISFACTION	860.99
2012-20593	MILLENDER CHARLES H	4/25/2023 10:13 SATISFACTION	860.99
2012-20598	BRUSEGARD TOBIAS	4/27/2023 1:56 SATISFACTION	867.10
2012-20603	PHILIPS DENNIS	4/27/2023 2:46 SATISFACTION	828.92
2012-20603	BERRY JOHN H	4/27/2023 2:46 SATISFACTION	828.92
2012-20605	PRUS KEVIN	4/27/2023 2:46 SATISFACTION	485.48
2012-20606	RRC CAPITAL CONSTRUCTION CORP INC	4/25/2023 9:33 SATISFACTION	848.38
2012-20607	RRC CAPITAL CONSTRUCTION CORP INC	4/25/2023 9:37 SATISFACTION	854.13
2012-20620	UR REHMAN INAM	4/27/2023 2:26 SATISFCTION	1,068.83
2012-20620	INAM REHMAN UR	4/27/2023 2:26 SATISFCTION	1,068.83
2012-20636	MOUSCARDY STEPHEN P	4/28/2023 2:06 SATISFACTION	176.63
2012-20637	MENA OSCAR	4/28/2023 2:32 SATISFACTION	925.99
2012-20637	MENA EDNA	4/28/2023 2:32 SATISFACTION	925.99
2012-20659	DAVID WARONKER FAMILY TRUST	4/27/2023 12:27 SATISFACTION	614.59
2012-20659	WARONKER DAVID FAMILY TRUST	4/27/2023 12:27 SATISFACTION	614.59
2012-20661	PERRIKOS JAMES	4/27/2023 2:46 SATISFACTION	616.34
2012-20661	PERRIKOS MARY	4/27/2023 2:46 SATISFACTION	616.34
2012-20664	OLIVIERO ROSE MARIE	4/28/2023 2:32 SATISFACTION	609.39
2012-20675	RIZZO GUY T	4/27/2023 2:26 SATISFACTION	795.95
2012-21308	HMS TENTS LLC	4/27/2023 2:26 SATISFACTION	426.39
2012-21311	ONE THREE ZERO ONE JACKSON ST LLC	4/27/2023 1:56 SATISFACTION	462.65
2012-21713	TOMEIO ERIC	4/28/2023 2:32 SATISFACTION	623.61
2013-21010	HMS TENTS LLC	4/27/2023 2:26 SATISFACTION	848.75
2013-21031	TOMEIO ERIC	4/28/2023 2:32 SATISFACTION	664.89
2013-21045	ONE THREE ZERO ONE JACKSON ST LLC	4/27/2023 1:56 SATISFACTION	851.85
2013-21200	HOPKINS GUY W	4/27/2023 1:56 SATISFACTION	458.67
2013-21200	HOPKINS KATHLEEN K	4/27/2023 1:56 SATISFACTION	458.67
2013-21201	WILLIAMS ABRAHAM	4/27/2023 12:08 SATISFACTION	458.67
2013-21201	JONES RACHEL	4/27/2023 12:08 SATISFACTION	458.67
2013-21207	KUNG YAO HAU,	4/25/2023 10:13 SATISFACTION	458.67
2013-21539	SMOAK LINDA	4/28/2023 2:32 SATISFACTION	570.33
2014-20459	FREETHY SCOTT P'	4/27/2023 3: 17 SATISFACTION	—
2014-20633	HOPKINS GUY W	4/27/2023 1:56 SATISFACTION	740.55
2014-20633	HOPKINS KATHLEEN K	4/27/2023 1:56 SATISFACTION	740.55
2014-20643	KUNG YAO HAU	4/25/2023 10:13 SATISFACTION	740.55
2014-20770	MENDOZA RUFINO A II	4/27/2023 2:26 SATISFACTION	695.53
2014-20771	CORDERO RONALD SR	4/27/2023 2:26 SATISFACTION	693.35
2014-20771	CORDERO RONALD JR	4/27/2023 2:26 SATISFACTION	693.35
2014-20772	FERGUSON,JOANNE	4/25/2023 9:37 SATISFACTION	612.52



2014-21049	MACHADO ORLANDO D	4/28/2023 2:06	SATISFACTION	662.31
2014-21309	RIJOS DOROTHY	4/28/2023 2:32	SATISFACTION	517.02
2014-21309	RIJOS JOSE	4/28/2023 2:32	SATISFACTION	517.02
2015-20194	SHIELDS JOHN C	4/27/2023 3:11	SATISFACTION	509.32
2015-20194	SHIELDS TERESA F	4/27/2023 3:11	SATISFACTION	509.32
2015-20197	LUIGI KAPAJ	4/27/2023 12:27	SATISFACTION	532.70
2015-20352	MENDOZA RUFINO A II	4/27/2023 2:26	SATISFACTION	595.92
2015-20354	CORDERO RONALD SR	4/27/2023 2:46	SATISFACTION	595.76
2015-20355	FERGUSON JOANNE	4/25/2023 9:37	SATISFACTION	591.67
2015-20356	MACHADO,ORLANDO D	4/28/2023 2:06	SATISFACTION	562.67
2015-20781	RIJOS DOROTHY	4/28/2023 3:32	SATISFACTION	804.03
2015-20781	RIJOS JOSE	4/28/2023 3:32	SATISFACTION	804.03
2015-21227	SHIELDS JOHN C	4/27/2023 3:11	SATISFACTION	860.11
2015-21227	SHIELDS TERESA F	4/27/2023 3:11	SATISFACTION	860.11
2015-21231	LUIGI KAPAJ	4/27/2023 12:28	SATISFACTION	853.95
2016-20861	AARON RUDOLPH A	4/27/2023 1:56	SATISFACTION	635.20
2016-21123	DULAY ERIC JOHN	4/27/2023 3:17	SATISFACTION	—
2016-21124	DULAY ERIC JOHN	4/27/2023 3:17	SATISFACTION	—
2017-20070	SHIELDS JOHN C	4/27/2023 3:11	SATISFACTION	1,530.53
2017-20070	SHIELDS TERESA F	4/27/2023 3:11	SATISFACTION	1,530.53
2017-20400	AARON RUDOLPH A	4/27/2023 1:56	SATISFACTION	937.05
2017-20571	JL HARTLEY ,INC A CORPORATION	4/25/2023 12:20	SATISFACTION	23,411.32
2017-20641	COVELLO GERALD	4/27/2023 12:08	SATISFACTION,	635.29
2017-20641	COVELLO ELIZABETH	4/27/2023 12:08	SATISFACTION	635.29
2017-20644	HUCKABEE HENRY	4/27/2023 1:56	SATISFACTION	862.92
2017-20644	HUCKABEE JEANETTE	4/27/2023 1:56	SATISFACTION	862.92
2017-21251	AARON RUDOLPH A	4/27/2023 1:56	SATISFACTION	753.40
2018-20238	COVELLO GERALD	4/27/2023 12:08	SATISFACTION	959.13
2018-20238	COVELLO ELIZABETH	4/27/2023 12:08	SATISFACTION	959.13
2018-20878	HUNT CASEY JONES	4/27/2023 3:16	SATISFACTION	—
2018-20879	HUNT CASEY JONES	4/27/2023 3:16	SATISFACTION	—
2018-20912	DULNEY STEVEN M	4/27/2023 1:56	SATISFACTION	1,381.61
2019-20252	DULNEY STEVEN M	4/27/2023 1:56	SATISFACTION	1,047.57
2019-20412	CHOIR BOYZ CLUB INC	4/27/2023 12:08	SATISFACTION	636.92
2019-21014	DULNEY STEVEN M	4/27/2023 12:08	SATISFACTION	2,874.22
2020-00066	ZGRINSKIC DORIANO	4/25/2023 3:59	DEFAULT JUDGMENT	51,791.88
2020-00066	MATHEWS DEVI A/K/A	4/25/2023 3:59	DEFAULT, JUDGMENT	51,791.88
2020-00066	ZGRINSKIC DEVIS IN HIS CAPACIT AS KNOWN HEIR DEVISEE AND/OR	4/25/2023 3:59	DEFAULT JUDGMENT	51,791.88
2020-00066	RUNKO NATALIE A/K/A	4/25/2023 3:59	DEFAULT JUDGMENT	51,791.88
2020-00066	RUNKO NATILIE IN HER CAPACITY KNOWN HEIR DEVISEE AND/OR	4/25/2023 3:59	DEFAULT JUDGMENT	51,791.88
2020-00066	UNKNOWN HEIRS SUCCESSORS AND ASSIGNS & ALL PERSONS FIRMS OR	4/25/2023 3:59	DEFAULT JUDGMENT	51,791.88
2020-20283	CHOIR BOYZ CLUB INC	4/27/2023 12:08	SATISFACTION	1,242.40
2020-20617	DULNEY STEVEN M	4/27/2023 12:08	SATISFACTION	747.61

2021-20142	ROMAN KRYSTAL	4/25/2023 10:13	SATISFACTION	678.73
2021-20142	MOSS SAMANTHA	4/25/2023 10:13	SATISFACTION	678.73
2021-20474	KREIDLER KARISSA LISLE	4/27/2023 3:17	SATISFACTION	—
2021-20487	BATES TERESA	4/27/2023 11:42	SATISFACTION	—
2021-20528	GRIFFIN MATTHEW CHARLES	4/27/2023 3:16	SATISFACTION	—
2022-00228	HIGHHOUSE ROBERT C	4/27/2023 11:03	REASSESS DAMAGES	92,510.41
2022-00434	HOFFNER THOMAS HIS HEIRS	4/27/2023 3:21	FI~AL JUDGMENT	—
	ASSIGNS ADMINISTR & EXECUTORS			
2022-00481	SEXTON JACOB	4/26/2023 10:38	CONSENT JUDGMENT	2,572.70
2022-20133	DULNEY STEVEN M	4/27/2023 12:08	SATISFACTION	3,259.21
2022-20149	MELGAREJO NATALIA VERONICA	4/28/2023 2:32	SATISFACTION	588.71
2022-20152	CHE TAL ROHIT	4/27/2023 12:08	SATISFACTION	655.20
2022-20337	ALTERNATE POWER SOLUTIONS INC	4/27/2023 9:05	WRIT OF EXECUTION	95,189.31
2022-20337	RELIABLE ELECTRIC OF NYC	4/27/2023 9:05	WRIT,OF EXECUTION	95,189.31
	D/B/A			
2022-20337	CURRIE ROBERT	4/27/2023 9:05	WRIT OF EXECUTION	95,189.31
2022-20337	CURRIE ROBERT	4/2-7/2023 9:05	WRIT OF EXECUTION	95,189.31
2022-20378	WARNOTT CHARLES STEWART	4/27/2023 3:i7	SATISFACTION	—
2022-20619	DULNEY STEVEN M	4/27/2023 12:08	SATISFACTION	1,422'95
2022-20661	DEGROOT ADAM M	4/27/2023 3:16	SATISFACTION'	—
2022-20692	BRADY JONATHAN NICHOLAS	4/27/2023 3:16	SATISFACTION	—
2023-20181	CSI SECURITY SYSTEMS INC	4/25/2023 12:20	FEDERAL TAX LIEN	18,091.01
	A CORPORATION			
2023-20182	MANDSAUR DYNAMIC SOLUTIONS	4/26/2023 2:04'	MUNICIPAL LIEN	327.58
2023-20183	WESTBROOK JOAN T	4/26/2023 2:04	MUNICIPAL LIEN	768.06
2023-20184	POLLACK DAVID J	4/26/2023 2:04	MUNICIPAL LIEN	456.53
2023-20185	WILMINGTON SAVINGS AND FUND	4/26/2023 2:04	MUNICIPAL LIEN	384.36
2023-20186	IRWIN MARY M	4/26/2023 3:54	JP TRANSCRIPT	884.90
2023-20186	IRWIN MARY M	4/26/2023 3:56	WRIT OF EXECUTION	1,543.77
2023-20187	RAUSHMEIER NICOLE	4/27/2023 8:54	JP TRANSCRIPT	2,224.61
2023-20187	HARRISON REBECCA	4/27/2023 8:54	JP TRANSCRIPT	2,224.61
2023-40018	SIMMONS FRANCIS WILLIAM OWNER P	4/28/2023 1:18	STIP VS LIENS	—
2023-40018	SIMMONS EMILY MARY CATHERINE P	4/28/2023 1:18	STIP VS LIENS	—
	OWNER			
2023-40018	SHUTTLE CONSTRUCTION	4/28/2023 1:18	STIP VS LIENS	—
	CONTRACTOR			

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00209	CAVALRY SPV I LLC	PLAINTIFF	4/25/2023	—
2023-00209	SZWAYKA PAUL	DEFENDANT	4/25/2023	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00207	MILLER ROSE MARY	PLAINTIFF	4/24/2023	—
2023-00207	COVER YOUR WORLD FLOORING INC	DEFENDANT	4/24/2023	—

**PETITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00210	ALVAREZ KIM	PETITIONER	4/25/2023	—
2023-00210	KEMERY DANIEL	RESPONDENT	4/25/2023	—
2023-00213	1976 BENDIX MOBIL HOME VIN-28GFS1591	PETITIONER	4/27/2023	—
2023-00213	KOWALCZYK DARLENE	PETITIONER	4/27/2023	—

**REAL PROPERTY — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00211	SULITKA ROBERT	PLAINTIFF	4/26/2023	—
2023-00212	RIDER LANA	PLAINTIFF	4/26/2023	—

**REAL PROPERTY — PARTITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00208	SCHAIBLE ALLISON	PLAINTIFF	4/24/2023	—
2023-00208	OLSON AMY	PLAINTIFF	4/24/2023	—
2023-00208	BUNDY ABBY	DEFENDANT	4/24/2023	—
2023-00214	ROSTKOWSKI ANDREW J	PLAINTIFF	4/28/2023	—
2023-00214	ROSTKOWSKI SHARLENE P	PLAINTIFF	4/28/2023	—
2023-00214	SNYDER CHRISTOPHER L	DEFENDANT	4/28/2023	—
2023-00214	SNYDER KENDRA L	DEFENDANT	4/28/2023	—



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**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 8, 2023 TO MAY 12, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
MELICK KELLY	FIGURE LENDING LLC	PAUPACK TOWNSHIP	
MELICK ROBERT	FIGURE LENDING L L C		104,437.80
POPE TODD M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
	FEDERAL SAVINGS BANK		200,000.00
PHILLIPS LESLIE	SUMMIT MORTGAGE CORPORATION	LAKE TOWNSHIP	
LOPEZ JACOB VAQUERO	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		197,910.00
PALAZZOLA WAYNE	CULOTTA SALVATORE	LAKE TOWNSHIP	80,000.00
FIVE NINE ZERO REALTY GROUP LLC	CENEDELLA DAVID S	PAUPACK TOWNSHIP	
FIVE NINE ZERO REALTY GROUP L L C	CENEDELLA LINDA W		150,000.00
HANEY DONALD L	DIME BANK	DAMASCUS TOWNSHIP	112,500.00
HANF DAVID	DIME BANK	HAWLEY BOROUGH	
HANF LINDA		HAWLEY BORO & BERLIN TWP BERLIN TOWNSHIP BERLIN TWP & HAWLEY BORO	170,000.00 170,000.00
BARNES GERARD	WAYNE BANK	PAUPACK TOWNSHIP	55,000.00
PKYUS WILLIAM L	WAYNE BANK	LEBANON TOWNSHIP	346,000.00
KEMMCORP LLC	WAYNE BANK	PRESTON TOWNSHIP	
KEMMCORP L L C			75,000.00
BASSETT JENNIFER S	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	
SHERMAN MERRILL			184,800.00
TYLER MATTHEW DAVID	SUMMIT MORTGAGE CORPORATION	BERLIN TOWNSHIP	
TYLER TIFFANY ANN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		71,250.00
BRONSON JAMES A JR	WAYNE BANK	CHERRY RIDGE TOWNSHIP	130,000.00
HARLESS EDWARD LEE JR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
HARLESS JENNIFER	MORTGAGE RESEARCH CENTER VETERANS UNITED HOME LOANS		197,600.00
WARFIELD KENNY A	WAYNE BANK	MANCHESTER TOWNSHIP	150,000.00
STINE TALITHA A	DIME BANK	LAKE TOWNSHIP	120,000.00
WATERFRONT PROPERTIES	BOUZA ANTHONY S	PALMYRA TOWNSHIP	48,000.00
RAU LAYMAN E III	CROSSCOUNTRY MORTGAGE	LEHIGH TOWNSHIP	
RAU BONNIE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		232,703.00
EISELE ERIC J	P S E C U PSECU	BERLIN TOWNSHIP	25,000.00
BRYANT KATHERINE M	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	
BRYANT R ZACHARY			100,000.00

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

TOP OF THE LAKE	SWINGLE SCOTTIE SWINGLE YANA	LAKE TOWNSHIP	300,000.00
BERMAN OLGA	DIME BANK	SALEM TOWNSHIP	250,500.00
THOMAS MATTHEW	UNION HOME MORTGAGE CORP	LEHIGH TOWNSHIP	
THOMAS ANN BY AGENT	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
THOMAS MATTHEW AGENT			455,383.00
DENOIE BAYARD J	CITIZENS SAVINGS BANK	HONESDALE BOROUGH	
DENOIE JERYLA			15,600.00
ANTIDORMI DOMINICK J	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
ANTIDORMI CARLA A			50,000.00
HENSHAW FRANK J	DIME BANK	CLINTON TOWNSHIP	35,000.00
WREN PATRICK	BNY MELLON	SALEM TOWNSHIP	
WREN TONI	B N Y MELLON		508,000.00
ELLCOTT MARTIN J	SUMMIT MORTGAGE CORPORATION	LAKE TOWNSHIP	
ELLCOTT LUCYNA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		159,920.00
DENOIE ROLAND	FIDELITY DEPOSIT & DISCOUNT BANK	HONESDALE BOROUGH	18,673.00
PUKAS EUGENE J	SUMMIT MORTGAGE CORPORATION	LAKE TOWNSHIP	
PUKAS SUSAN J SIROTA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		196,000.00
U S BANK TRUST NATIONAL ASSOCIATION TR	WELLS FARGO BANK	MOUNT PLEASANT TOWNSHIP	
SMITH JESSICA			87,203.00
BOICE AUSTIN	ORION LENDING	PRESTON TOWNSHIP	
SAMPSON COURTNEY	AMERICAN FINANCIAL NETWORK INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		137,464.00
CLARK GERMAIN RIVER	DIME BANK	BERLIN TOWNSHIP	52,000.00
BADZIO JOANNA	NATIONWIDE MORTGAGE BANKERS INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STARRUCCA BOROUGH	288,000.00



**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
GRAHAM GARY	GOOTMAN JENNIFER D HOGE JOHN SHERMAN JOSH	DAMASCUS TOWNSHIP	
MCLEAR THOMAS P	MCLEAR THOMAS P MCLEAR DOMENICA	BERLIN TOWNSHIP	
SMAKA S M A K A	KRUKOWSKI MARY ANN KNAB HENRY GEORGE JR	SCOTT TOWNSHIP	
NEWELL HARRY E III NEWELL MARY ANN	PHILLIPS LESLIE LOPEZ JACOB VAQUERO	LAKE TOWNSHIP	LOT 2659
DEROSA NEIL	PALAZZOLA WAYNE	LAKE TOWNSHIP	
CENEDELLA DAVID S CENEDELLA LINDA W BY AF CENEDELLA DAVID S AF	FIVE NINE ZERO REALTY GROUP LLC FIVE NINE ZERO REALTY GROUP L L C	PAUPACK TOWNSHIP	
MARQUES FERNANDO V MARQUES RACHAEL M	MARQUES CARLOS M MARQUES SUZANNE M	LAKE TOWNSHIP	
THALL MELANIE	SARSAMA PEDRO JULLIAN ANDREWS KEELY JENNIFER	SOUTH CANAAN TOWNSHIP	LOT 56
HUNT SALLY JO	HUNT MICHELLE BERTIE	SCOTT TOWNSHIP	
LEWIS WAYNE F EST AKA LEWIS WAYNE FREDERICK EST AKA LEWIS WAYNE EST AKA LEWIS JEFFREY W EXR AKA LEWIS JEFFREY WAYNE EXRAKA	LEWIS JEFFREY W	LEBANON TOWNSHIP	
PANG SUSAN CHRISTINE	BASSETT JENNIFER SHERMAN MERRILL	DAMASCUS TOWNSHIP	
BAYLY CHARLES E	TYLER MATTHEW DAVID TYLER TIFFANY ANN	BERLIN TOWNSHIP	
SANGUEDOLCE BEVERLY A BY AGENT	HARLESS EDWARD LEE JR	PAUPACK TOWNSHIP	
SANGUEDOLCE JOSEPH D AGENT	HARLESS JENNIFER		LOT 200
FULLER KENNETH G FULLER KAREN R	ISBITSKI DANIEL P SR ISBITSKI LINDA G	PAUPACK TOWNSHIP	PARCEL 9
DRAPKIN VADIM DREPKIN IDA	PREVOSTO GARY C PREVOSTO MARIA L	SALEM TOWNSHIP	LOT 2536
BROWN ROBERT	WITHOUT A PADDLE LLC WITHOUT A PADDLE L L C	DREHER TOWNSHIP	PARCEL A
SANTANGELO JERRY SANTANGELO RUTH A	RUSS DAWN RUSS FRANK MICHAEL JR	PAUPACK TOWNSHIP	LOT 119
WEIDNER PATRICIA L WEIDNER SAMANTHA MOLLY	WEIDNER PATRICIA L	TEXAS TOWNSHIP	
PAGANO MICHAEL PAGANO LINDA	CAMPOS DANIELA PADILLA	DREHER TOWNSHIP	
CARR JOSEPH SCOTT CARR GAYLYNNE	EARLY RISER RETREAT LLC EARLY RISER RETREAT L L C	BUCKINGHAM TOWNSHIP	
OSMUN JENNIFER YANDOLI CHRISTOPHER	OSMUN JENNIFER TR YANDOLI CHRISTOPHER TR OSMUN REVOCABLE LIVING TRUST YANDOLI REVOCABLE LIVING TRUST	SALEM TOWNSHIP	LOT 365
VINCI YVETTE	POCONO LODGING LLC POCONO LODGING L L C	LAKE TOWNSHIP	LOT 532

CANNATA ANTHONY P	CANNATA VINCENT	DAMASCUS TOWNSHIP	
CAROL JOY HOLDINGS	RAU LAYMAN E III RAU BONNIE	LEHIGH TOWNSHIP	LOT 9
SWINGLE SCOTTIE	TOP OF THE LAKE	LAKE TOWNSHIP	
SWINGLE YANA			
OLOVYANNIKOV YAROSLAV	TIERNAN YEUGENIYA TR	PAUPACK TOWNSHIP	
OLOVYANNIKOV OLGA	OLOVYANNIKOV ALEKSEY TR YOYA FAMILY IRREVOCABLE TRUST		
LOCH MICHELLE EXR	CAMERON LAWRENCE	LAKE TOWNSHIP	
DRUTHEROSKY LOIS JEST			
MCMANUS ERIN E EXR	MCMANUS ERIN E	LAKE TOWNSHIP	
DIETER ERIN E EXR			
HEAL RUTH E EST AKA			
HEAL RUTH EST AKA			
OAKLEY ARLENE F	OAKLEY CHARLES OAKLEY CANDICE	DREHER TOWNSHIP	LOT 297
OAKLEY ARLENE F	OAKLEY CHARLES OAKLEY CANDICE	DREHER TOWNSHIP	LOT 296
OAKLEY ARLENE F	OAKLEY CHARLES OAKLEY CANDICE	DREHER TOWNSHIP	
COMBS CRAIG S EST	COMBS PATRICE MARIE	BUCKINGHAM TOWNSHIP	
COMBS PATRICE MARIE EXR			
COMBS PATRICE MARIE			
COMBS BRIEN C			
COMBS PATRICE MARIE	LOMBARDI KIMBERLY DUGGAN BRITTANY	BUCKINGHAM TOWNSHIP	
HENSHAW MARGARET AKA BY AF	HENSHAW FRANK J	CLINTON TOWNSHIP	
HENSHAW MARGARET A AKA BY AF			
FIRMSTONE KAREN A AF			
LIBRIZZI JOSEPH D	ARSENault KRISTEN	PALMYRA TOWNSHIP	
NEFF SCOTT A	RINI ANTHONY III	LAKE TOWNSHIP	
CRUZ KIMBERLEE A			
NEFF KIMBERLEE A	RINI LISA M		LOT 3157
CLARK KENNETH J	CLARK KENNETH J	STERLING TOWNSHIP	
CLARK MICHELE	CLARK MICHELE		LOT 9R
HUGHES RYAN L	WREN PATRICK	SALEM TOWNSHIP	
HUGHES TARA C MCNAMEE	WREN TONI		LOT 563
KOHLMANN JEFFREY	STRAUSS FREDERICK W III	PAUPACK TOWNSHIP	
KOHLMANN LYNNE T	STRAUSS BARBARA		PARCEL 24
SANTULLI EMILY EXR	ELLCOTT MARTIN J	LAKE TOWNSHIP	
SANTULLI DEBRA EST AKA	ELLCOTT LUCYNA		LOT 1240
SANTULLI DEBRA J EST AKA			
RICHARDS RANDY JR	RICHARDS NICHOLAS	SALEM TOWNSHIP	LOT 2
FLORINAT LLC	PUKAS EUGENE J	LAKE TOWNSHIP	
FLORINAT L L C	PUKAS SUSAN J SIROTA		LOT 2319
STONEGATE HOLDINGS	HICKORY BRANCH INC	CHERRY RIDGE TOWNSHIP	
BATES KENNETH B	BATES KATHRYN E	MANCHESTER TOWNSHIP	
BATES JOANN			
U S BANK TRUST NATIONAL ASSOCIATION TR SELENE FINANCE	SMITH JESSICA J	MOUNT PLEASANT TOWNSHIP	

BAKER ARTHUR DEANE	BAKER ARTHUR DEANE	LAKE TOWNSHIP	
BAKER BONNIE	BAKER BONNIE		LOT 1
DOWNES MITCHELL B AKA	SARDELLA MARCELO	LEBANON TOWNSHIP	
DOWNES MITCHELL AKA	LIND THEODORE		
DOWNES RICHARD B JR AKA			
DOWNES RICHARD AKA			
SHOOKOWSKY LORI ALICE EXR	KORESH KAREN	LEHIGH TOWNSHIP	
OSTAPCHUK WILLIAM EST	KORESH NIR		
LONG CHRISTINE			
KORESH KAREN			
SHOOKOWSKY LORI ALICE			LOT 74
MINIEN FRANCIS	WALSH MICHAEL	LEHIGH TOWNSHIP	
	WALSH MARGE		
SAMPSON ALICE M	BOICE AUSTIN	PRESTON TOWNSHIP	
	SAMPSON COURTNEY		
UJLAKY KAREN A	UJLAKY KAREN A	DAMASCUS TOWNSHIP	
	UJLAKY BRETT M		
PHILLIPS ZACHARIAS PHILLIPS	PHILLIPS ZACHARIAS PHILLIPS	DREHER TOWNSHIP	
AMERICAN LEGION	AMERICAN LEGION		
MCFALLS KEVIN	WILGIS KATHLEEN	LEHIGH TOWNSHIP	LOT 131
LODINI THOMAS C	MORELLI JAMES	LAKE TOWNSHIP	
LODINI THOMAS V			LOT 3
SCHWARTZ ALEXANDER	MAKSUD DIDARUL	LEHIGH TOWNSHIP	LOT 29
LAVROVA OLGA	SETTA GINO	MANCHESTER TOWNSHIP	
KHOROSHEV SERGEY	SETTA SARA		
RJR	BADZIO JOANNA	STARRUCCA BOROUGH	
R J J R			LOT 1R





**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*May 22, 2023–May 26, 2023*

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**Tuesday, May 23, 2023**

8:45 AM  
Shevlin v. Calluccio 490-2019-DR  
Primary Custody Hearing  
Mincer/Campbell

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1:00 PM  
DR-Contempt  
Golden v Enzana 424-2021-DR

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1:00 PM  
DRO-Bench Warrant return  
Sharlene Cummings 248-2020-DR- Turning herself in

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1:30 PM  
De Novo Hearings  
Patten v Patten 605-2022-DR; 606-2022-DR Martin/Bugaj  
Skelton v. Skelton 48-2023-DR Ellis/Pro Se  
Paukovitch v. Trunk 374-2022-DR Pro Se/ Pro se

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2:00 PM  
Dippel v. Swingle & Burton 32-2019-DR  
Sanctions Hearing  
Pro se/Pro se

**Wednesday, May 24, 2023**

9:00 AM  
Pizzo v. Pizzo 77-2011-DR  
Pre-Trial Conference  
Bugaj/Campbell

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9:00 AM  
Central Court 3rd Floor Courtroom

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9:15 AM  
Gold v. Gold 448-2022-DR  
Custody Pre-Trial  
Bugaj/Campbell

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9:30 AM  
Lanza v. Martin 72-2021-DR  
Custody Hearing  
Pro Se/ Pro Se

12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

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2:00 PM  
Edwards v. Edwards 116-2019-DR  
Primary Custody Hearing  
Williams/Campolieto

**Thursday, May 25, 2023**

8:45 AM  
Extradition -USP  
Kile Hilliard 73-2023-MD

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9:00 AM  
Commonwealth Matters  
Sentencing 45-2023-CR Scibelli, Nicholas Munley  
Sentencing 26-2023-CR Heberling, Kevin Martin II  
Sentencing 37-2023-CR Heberling, Quinton Martin II  
Sentencing 355-2019-CR Watson, Elijah Collins  
ICC 59-2023-MD Slutter, Matthew Martin II  
Probation Violation 131-2022-CR Mondak, Michael Messoline  
Modify Bail 135-2023-CR Eldred, Kyle Burlein  
Modify Bail 129-2023-CR Wallen, Alexzander Burlein  
Sentencings 61-2023-CR and 58-2023-CR Klavora, Frank Lenahan  
Parole Violation 140-2022-CR Miszler, Daniel Zimmerman  
Mtn to Revoke Bail 63-2022-CR; 66-2023-CR Erickson, John Martin II  
Mtn to Revoke Bail 114-2023-CR Barillo, Ronald Parkins

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1:00 PM  
Commonwealth Matters

4-2023 Endriss, Kevin ARD Martin  
361-2022-CR Burpo, Nancy Mtn to Amend Sentence Martin II  
71-2023-CR Swasey, Bradley GP Martin II  
102-2023-CR Kay, Nathaniel ARD Farrell

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2:00 PM  
Commonwealth v. Keith Grosspietsch 278-2022-CR  
Non-Jury Trial  
DA/Burlein

**Friday, May 26, 2023**

9:00 AM  
PFA  
155-2023-DR Pysner v. Silva  
170-2023-DR Razny v. Razny  
168-2023-DR Shehadi v. Cardona  
Petition to Extend PFA 310-2020-DR Boltz v. Lasco  
Petition to Modify PFA 170-2023-DR Ranzy v. Ranzy Muir/Martin II

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9:30 AM  
Eldred v Eldred 454-2018-DR  
Mtn for sale of property  
Rechner/

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10:00 AM  
Wargo v Wargo 334-2022-DR  
Mtn to Approve Stip  
Bugaj/Pro se

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10:30 AM  
Schaeffer v. Schaeffer 489-2018-DR  
Contempt  
Ellis/Pro Se

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11:00 AM  
WWSO v WWSA 151-2023-CV  
Pet. to Vacate Arb Award, Mtn to strike record  
Spry/Husisian



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

*May 22, 2023–May 26, 2023*

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**Monday, May 22, 2023**

9:00 AM

Status Conferences

9:00 349-2022-CV Sunrise Terrace Management v. Central Wayne Regional Authority Schranghamer/Magnotta

9:15 304-2022-CV Blessinger v. Thomas Newell/Ontko/Masselli

9:30 317-2022-CV O'Rourke v. Sompel Munley/Balch/Reilly

9:45 339-2022-CV Vidov-Vakirlis v. Ward Nealon/Brady

10:00 160-2022-CV Lentini v. Mario's Contracting Henry/Havran

10:15 392-2022-CV Estate of Bullis v. Dufton Leeson/Pro Se

10:30 205-2020-CV Rancz v. Sullum Rydzewski/Namey

10:45 529-2022-CV Greene v. Jantz Campbell/ Pro Se

11:00 533-2022-CV Wiegand v. Tractor Supply Bather/Cummins

11:15 19-2022-OCD Higgins-Lee v. Woodland Bugaj/McNulty

11:30 421-2021-CV

422-2021-CV Ribaud v Petersen;

Ribaud v O'Brien Eisenmann/Pro se

Eisenmann/Pro se

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9:30 AM

Estate of Card 34-2023-OCD

Settlement of a Small Estate

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10:00 AM

In re: J.A. 28-2023-OCD

Review Hearing

Henry/Schloesser

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10:30 AM

Roskowski v Black 628-2019-CV

Mtn to Withdraw as counsel

Stofko/Martin

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1:30 PM

IN Re: M.R. 2-2023-JV

Contested Adjudication hearing

DA/Bugaj

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**Tuesday, May 23, 2023**

9:00 AM

Dependency

9:00 30-2021-DP Permanency Review S.G Moulton/Ellis/Burlein/Martin II

9:30 31-2022-DP Permanency Review M.M Moulton/Collins/Henry/J.Ellis

10:00 10-2022-DP Permanency Review T.D Henry/Martin II

10:30 25 & 26-2019-DP Permanency Review J.K & I.K Moulton/Collins

1:00 6-2022-DP Mtn to Withdraw as counsel K.

SMoulton/Farrell/Collins/Martin II

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1:00 PM  
In Re: A.K. 3-2023-AD  
Involuntary TPR-DAD  
Moulton/Campbell

**Wednesday, May 24, 2023**

9:00 AM  
Nationwide v Wallenpaupack Lake Estates 415-2020-cv  
Non-Jury Trial  
Martin/Terreri

1:30 PM  
Reflection Lakes Property v. Parella & Petersen 259-2019-CV  
Civil Rule (Peterson) Non-Jury (Farella)  
Bugaj/Pro Se

2:00 PM  
Civil Rule

314-2020-CV Bank of NY Mellon v. Dexheimer Nixon/  
372-2020-CV O'Neill v. Vacation Candy Pro Se/ Pro Se  
53-2021-CV Capone v. Didonna & Farrachi  
62-2021-CV Findeis v. Alante & Keller

**Thursday, May 25, 2023**

9:00 AM  
Com v Barretto 2 ICC matters

9:00 AM  
Scavron v. Doborjginidze & Narsavidze 387-2022-CV  
Non-Jury Trial  
Lalley/Martin

1:00 PM  
Marici v. Tomczyk 575-2022-CV  
Ejectment  
Martin/Katsock

**Friday, May 26, 2023**

9:00 AM  
Residential Tax Assessment  
504-2022-CV Buehler v. Assessment Pro Se/Kay  
497-2022-CV Gombert v. Assessment Howell/Kay  
505-2022-CV McFarland v. Assessment Pro Se/ Kay  
506-2022-CV Brooks v. Assessment Ellis/Kay  
507-2022-CV Fret v. Assessment Ellis/Kay  
508-2022-CV Jones v. Assessment Ellis/Kay  
512-2022-CV Serniak v. Assessment, Western Wayne School District & South  
Canaan Ellis/Martin/Kay

1:00 PM  
In Re: Z.T. 4-2023-JV  
Motion in Limine & Contested Finding of Fact Hearing  
DA/Katsock

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## CUSTODY CALENDAR

*May 22, 2023–May 26, 2023*

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### Monday, May 22, 2023

1:00 PM  
Wormuth v. Wormuth 630-2017-DR  
Custody hearing (Zimmerman)  
T.Farley/Ellis

### Tuesday, May 23, 2023

2:00 PM  
Dutton v. Dutton 608-2021-DR  
Divorce Conference (Zimmerman)  
Martin/Cali

### Wednesday, May 24, 2023

11:30 AM  
Hickey v. Hickey 354-2019-DR  
Divorce Settlement Conference (Zimmerman)  
McCambridge/Farrell

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1:00 PM  
Rutledge v. Rutledge 407-2021-DR  
Divorce Conference (Zimmerman)  
Ferrario/McDonald

### Friday, May 26, 2023

9:30 AM  
Wright v. Wright 304-2022-DR  
Divorce Hearing (Zimmerman)  
Rechner/Campbell

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1:00 PM  
Greenley v. Lafy 630-2008-DR  
Custody Hearing (Zimmerman)  
Campbell/DeCosmo

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---

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Litigation, Wills & Estates, Protection  
from Abuse Litigation*

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Divorce, Protection from Abuse,  
Support, Personal Injury, Property  
Owners Associations*

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Title Insurance, Children & Youth  
Matters, PennDOT Appeals,  
Department of State/Licensing  
Appeals, Appellate Practice before  
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