

WAYNE COUNTY BAR ASSOCIATION

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



December 27, 2019  
Vol. 9, No. 43  
Honesdale, PA



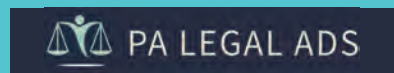
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### Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards  
*President Judge*

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



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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

**Submit advertisements to**  
**baileyd@ptd.net**

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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.

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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

**Judge of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Raymond L. Hamill, *Senior Judge*

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Linus H. Myers

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Patrick Robinson, Esq.

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**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

**ACCEPTING DONATIONS NOW!**

For Information call the Wayne County Bar Association: (570) 253-9556 or go to  
[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

District Attorney's Office — Press Release

## COUNTY DETECTIVES ARREST STEVEN ALBRECHT


December 18, 2019 — Wayne County District Attorney Patrick L. Robinson announced today the arrest of STEVEN ALBRECHT, age 56, originally of Lake Ariel. ALBRECHT is charged with ten (10) counts of Possession of Child Pornography, each count graded as a felony 3rd degree.

According to the Affidavit of Probable Cause filed by the Wayne County Detectives, on September 19, 2019, members of the Pennsylvania State Police Northeast Computer Crime Unit along with law enforcement officers from the Wayne County Sheriff's Department and Wayne County Detectives served a search warrant at Albrecht's residence at the time, 3257 Northgate Road in The Hideout, Lake Ariel, Pennsylvania, after the Wayne County Detectives received a cyber tip from the National Center for Missing and Exploited Children.

During the search of Albrecht's residence, Wayne County Detectives and Sheriff Deputies seized multiple electronic devices that were reviewed by the Pennsylvania State Police Computer Crime Unit. As a result of the search, Albrecht was found to be in possession of multiple images containing child pornography on his computer.

Albrecht was arraigned by Magisterial District Judge Ronald Edwards today and was released on bail. His next court date is scheduled for January 8, 2020 at 9:00 am.

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



The image shows the cover of the Wayne County Legal Journal. The cover features the title 'WAYNE COUNTY BAR ASSOCIATION OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA' at the top. Below the title is a circular seal of the Wayne County Bar Association. The main image on the cover is a photograph of a large, classical-style building, likely the county courthouse. Below the photograph, there is a section titled 'IN THIS ISSUE' with a list of articles. At the bottom of the cover, there is a small box with the text 'The Total Cost of Ownership of a Property is Not Just the Purchase Price'.

**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.

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**LEGAL NOTICES**

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

**ESTATE NOTICES**

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

**EXECUTOR NOTICE**

Estate of Pauline M. Brambrinck  
AKA Pauline Brambrinck  
Late of Hawley Borough  
EXECUTOR  
George John Brambrinck  
1113 Murfreesboro Rd.  
Franklin, TN 37064  
ATTORNEY  
John F. Spall, Esq.  
2573 Route 6  
Hawley, PA 18428

**12/27/2019 • 1/3/2020 • 1/10/2020**

**EXECUTRIX NOTICE**

Estate of Mae R. Davis AKA Mae Davis  
Late of Mount Pleasant Township  
EXECUTRIX  
Debra Czapnik  
230 Czapnik Road  
Lakewood, PA 18439  
ATTORNEY  
Nicholas A. Barna

831 Court Street  
Honesdale, PA 18431

**12/27/2019 • 1/3/2020 • 1/10/2020**

**EXECUTOR NOTICE**

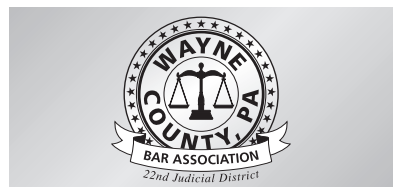
Estate of Charles S. Goodman  
Late of Bethany Borough  
EXECUTOR  
Reed Goodman  
30 Nobscot Road, #11  
Sudbury, MA 01776  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**12/27/2019 • 1/3/2020 • 1/10/2020**

**EXECUTOR NOTICE**

Estate of Roger Ellis  
Late of Oregon Township  
EXECUTOR  
Warren Schloesser, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
ATTORNEY  
Warren Schloesser, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**12/20/2019 • 12/27/2019 • 1/3/2020**



**EXECUTOR NOTICE**

Estate of Lewis R. Horner AKA  
Lewis Horner AKA Red AKA  
Cousinit  
Late of Texas Township  
EXECUTOR  
Michael Tate  
103 Chestnut St.  
Bridgewater, NJ 08807

**12/20/2019 • 12/27/2019 • 1/3/2020**

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**EXECUTRIX NOTICE**

Estate of Timothy E. O'Connell  
Late of Berlin Township  
EXECUTRIX  
Judith A. O'Connell  
51 O'Connell Drive  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna  
831 Court Street  
Honesdale, PA 18431

**12/20/2019 • 12/27/2019 • 1/3/2020**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that  
Letters of Administration have been  
granted in the estate of JOANNE  
MARIE PERRY, late of Honesdale,  
PA. Date of death NOVEMBER 8,  
2019. 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 Matthew L.  
Meagher, Esquire, 1018 Church  
Street, Honesdale, PA 18431.

**12/20/2019 • 12/27/2019 • 1/3/2020**

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**EXECUTOR NOTICE**

Estate of Christine M. Tyler AKA  
Christine Mary Tyler  
Late of Township of Lake  
EXECUTOR  
Michael J. Tyler  
234 Persimmon Lane Lane  
Elizabethtown, PA 17022  
ATTORNEY  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**12/13/2019 • 12/20/2019 • 12/27/2019**

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**EXECUTRIX NOTICE**

Estate of Katherine L. Coons  
Late of Texas Township  
EXECUTRIX  
Karen Jackson  
172 Pine Mill Rd.  
Honesdale, PA 18431

**12/13/2019 • 12/20/2019 • 12/27/2019**

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**ADMINISTRATOR NOTICE**

Estate of Beatrice A. Pinero AKA  
Beatrice Pinero  
Late of Damascus Township  
ADMINISTRATRIX  
Cynthia L. Kielar  
135 Highland Drive  
Hawley, PA 18428  
ATTORNEY  
Warren Schloesser, Esq.  
214 Ninth Street  
Honesdale, PA 18431

**12/13/2019 • 12/20/2019 • 12/27/2019**

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**EXECUTRIX NOTICE**

Estate of Thomas Charles Cully  
Late of Hawley Borough  
EXECUTRIX  
Christine Cully  
513 Rocky Run Rd.  
Hawley, PA 18428  
ATTORNEY  
Campbell Law Offices  
922 Church Street  
Honesdale, PA 18431

12/13/2019 • 12/20/2019 • 12/27/2019

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**OTHER NOTICES**

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**NOTICE**

COURT OF COMMON PLEAS  
OF WAYNE COUNTY, PA

No. 0814-2006 - Judgment

North Pocono School District

vs.

Seiji Kanamura

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2005 real estate taxes for property located at TP # 14-0-0020-0038, Lehigh Township, PA, Tax Map No. 14-0-0020-0038. A Writ of Scire Facias for \$508.03 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file

your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

North Penn Legal Services  
925 Court St.  
Honesdale, PA 18431  
877.515.7465

Portnoff Law Assoc., Ltd.  
P.O. Box 391  
Norristown, PA 19404  
866.211.9466

12/27/2019 • 1/3/2020 • 1/10/2020

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**NOTICE**

COURT OF COMMON PLEAS  
OF WAYNE COUNTY, PA

No. 0983-2015 Judgment

North Pocono School District

vs.

Robert Alese, Darlene Alese &  
Catherine Lubell

Notice is given that the above were



named as Defendants in a civil action by Plaintiff to recover 2014-2017 real estate taxes for property located at 573 Main Street, Lehigh Township, PA, Tax Map No. 14-0-0371-0012. A Writ of Scire Facias for \$8,781.76 was filed You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

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

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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Portnoff Law Assoc., Ltd.  
P.O. Box 391  
Norristown, PA 19404  
866.211.9466

**12/27/2019 • 1/3/2020 • 1/10/2020**

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## LEGAL NOTICE

**NOTICE IS HEREBY GIVEN, PURSUANT** to the provisions of the “Fictitious Names Act” 1982, December 16, P.L. 1309, No. 295, that a Certificate for the conduct of business in Wayne County, Pennsylvania, was filed in the Office of the Secretary of Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 17, 2019, under the assumed or fictitious name, style of designation of **Honesdale Agway**, with its principal place of business at 35 Brown Street, Honesdale, Pennsylvania 18431. The name and address of the entity owning or interested in said business is: **Honesdale F & G Inc., 35 Brown Street, Honesdale, Pennsylvania 18431.**

Stephen Jennings, Esq.  
Jennings & Jennings, LLC  
Solicitor  
303 Tenth Street  
Honesdale, Pennsylvania 18431

**12/27/2019**

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## LEGAL NOTICE

**NOTICE IS HEREBY GIVEN, PURSUANT** to the provisions of the “Fictitious Names Act” 1982, December 16, P.L. 1309, No. 295, that a Certificate for the conduct of business in Wayne County, Pennsylvania, was filed in the Office of the Secretary of Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 21, 2019, under the assumed or fictitious name, style of

designation of **Watonka Outdoor Facilities**, with its principal place of business at 328 Wangaum Falls Road, Hawley, Pennsylvania 18428. The name and address of the entity owning or interested in said business is: Camp **Watonka, Inc.**, 328 Wangaum Falls Road, Hawley, Pennsylvania 18428

Stephen Jennings, Esq.  
Jennings & Jennings, LLC  
Solicitor  
303 Tenth Street  
Honesdale, Pennsylvania 18431

12/27/2019

**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 15, 2020**

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2020 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, parcel or lot of land situate, lying and being in the Township of Lake,

County of Wayne and State of Pennsylvania more particularly described as Lot No. 584, Chipmunk Trail, as shown on a Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for the County of Wayne in Map Book 29, page 83.

BEING the same premises which Great American Land Corp. granted and conveyed to Donald B. Petti and Joan P. Petti, his wife, by Corrective Deed dated August 6, 1976 and recorded August 17, 1976 in Wayne County Deed Book 329 at page 312.

ALSO BEING the same premises which Kevin Krowiak granted and conveyed to Donald B. Petti and Joan P. Petti, his wife, by deed dated August 24, 1994 and recorded August 25, 1994 in Wayne County Record Book 963, page 347.

TOGETHER WITH the rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in Wayne County Deed Book 329 at page 313.

Property address: 14 Chipmunk Trail, Hawley, PA 18428

Tax ID# 12-54-584

Fee Simple Title Vested in Donald B. Petti and Joan P. Petti, his wife by deed from Kevin Krowiak, all of that undivided two-thirds interest, dated 08/24/1994, recorded 08/25/1994, in the Wayne

County Clerk's Office in Deed Book 0963, Page 0347. Joan P. Petti has departed this life on 04/07/2013. Donald B. Petti has departed this life on 10/12/2018.

Seized and taken in execution as property of:  
Kathleen Ann Petti, Administrator to the Estate of Donald B. Pette 14 Chipmunk Trail HAWLEY PA 18428

Execution No. 354-Civil-2019  
Amount \$93,467.60 Plus additional costs

October 23, 2019  
Sheriff Mark Steelman

**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.**

Edward J. McKee Esq.

**12/20/2019 • 12/27/2019 • 1/3/2020**

**SHERIFF'S SALE  
JANUARY 15, 2020**

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of January, 2020 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, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania more particularly described as follows:

Lot 65, Section 2, as shown on Plan of Lots, Wallenpaupack Lake Estates, Dated March 23, 1971 by Vep & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said Map being incorporated by reference herewith as if attached hereto.

Parcel No. 19-0-0029-0203

Being the same premises which Paul G. Reiprich and Joanne Reiprich a/k/a Josephine Reiprich, by indenture dated 01-28-92 and recorded 07-21-92 in the Office of the Recorder of Deeds in and for the County of Wayne in Record Book 702 Page 244, granted and conveyed unto Josephine Reiprich.

Notice - This document does not sell, convey, transfer, include or insure the title to the coal and Right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

Being know as 28 Wallenpaupack Drive, Lake Ariel, PA 18436

BEING the same premises which Josephine Reiprich, a/k/a Joanne Reiprich by Deed dated December 14, 2007 and recorded in the Office of Recorder of Deeds of Wayne County on December 27, 2007 at Book 3437, Page 82 granted and conveyed unto Becky A. Smith a/k/a Becky Smith and Wayne T. Smith a/k/a Wayne Smith.

Seized and taken in execution as property of:  
Becky A. Smith a/k/a Becky Smith

28 Wallenpaupack Drive, LAKE ARIEL PA 18436

Wayne T. Smith a/k/a Wayne Smith 28 Wallenpaupack Drive, LAKE ARIEL PA 18436

Execution No. 382-Civil-2019  
Amount \$94,621.84 Plus additional costs

October 23, 2019  
Sheriff Mark Steelman

**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.**

Edward J. McKee Esq.

**12/20/2019 • 12/27/2019 • 1/3/2020**

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**CIVIL ACTIONS FILED**


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*FROM NOVEMBER 30, 2019 TO DECEMBER 6, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

---

**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2016-20106	EAGLE LAKE REALTY INC	12/05/2019	SATISFACTION	—
2016-20324	MCDEVITT THOMAS	12/06/2019	WRIT OF EXECUTION	5,441.43
2016-20324	MC DEVITT THOMAS	12/06/2019	WRIT OF EXECUTION	5,441.43
2016-20324	HONESDALE NATIONAL BANK THE GARNISHEE	12/06/2019	GARNISHEE/WRIT EXEC	5,441.43
2018-20028	WALLENPAUPACK CUSTOM BUILDERS INC	12/06/2019	WRIT OF EXECUTION	7,844.50
2018-20028	WAYNE BANK GARNISHEE	12/06/2019	GARNISHEE/WRIT EXEC	7,844.50
2018-20395	EAGLE LAKE REALTY INC	12/05/2019	SATISFACTION	—
2019-00005	WELLS FARGO BANK GARNISHEE	12/03/2019	JUDGMENT - GARNISHEE	—
2019-00062	EMERICK DEBORAH K	12/04/2019	JUDGMENT NON PROS	—
2019-00062	BANK OF NEW YORK MELLON P AS TRUSTEE FOR	12/04/2019	JUDGMENT NON PROS	—
2019-00062	CIT MORTGAGE LOAN TRUST P	12/04/2019	JUDGMENT NON PROS	—
2019-00179	NOAH THOMAS BUILDERS INC	12/03/2019	DEFAULT JUDGMENT	18,966.70
2019-00179	BARNES BRETT	12/03/2019	DEFAULT JUDGMENT	18,966.70
2019-00243	PAVLICEK JOHN A JR	12/04/2019	JDGMT BY COURT ORDER	109,808.61
2019-00243	PAVLICEK LAURA M	12/04/2019	JDGMT BY COURT ORDER	109,808.61
2019-00362	BANNER JOSEPH R	12/05/2019	JUDGMENT ON PLEADINGS	13,304.91
2019-00466	CICCO JEAN A	12/03/2019	DEFAULT JUDGMENT	126,257.19
2019-00466	CICCO JEAN A	12/03/2019	WRIT OF EXECUTION	126,257.19
2019-00509	WILLIAMS ROGER L	12/06/2019	JDGMT IN EJECTMENT	—
2019-00509	OCCUPANTS	12/06/2019	JDGMT IN EJECTMENT	—
2019-00509	WILLIAMS ROGER L	12/06/2019	WRIT OF POSSESSION	—
2019-00509	OCCUPANTS	12/06/2019	WRIT OF POSSESSION	—
2019-00520	DIBONA VINCENT E A/K/A	12/06/2019	CONSENT JUDGMENT	771.53
2019-00520	DIBONA VINNY E	12/06/2019	CONSENT JUDGMENT	771.53
2019-20688	NIESTOJ TOMASZ	12/03/2019	WRIT OF SCIRE FACIAS	—
2019-20702	AMANA CAPITAL MANAGEMENT LLC	12/03/2019	WRIT OF SCIRE FACIAS	—
2019-20798	WRIGHT KAREN	12/03/2019	WRIT OF EXECUTION	3,658.88
2019-20798	WAYNE BANK GARNISHEE	12/03/2019	GARNISHEE/WRIT EXEC	3,658.88
2019-21120	ANDREJACK RACHEAL A	12/03/2019	JP TRANSCRIPT	1,639.71
2019-21121	HEALEY CARRIE A	12/03/2019	JP TRANSCRIPT	3,721.15
2019-21122	DEVRIEZE THERESA	12/06/2019	JP TRANSCRIPT	1,760.18

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

**CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00614	CAMP MORASHA INC	PETITIONER	12/04/2019	—
2019-00614	MORASHA CAMP INC	PETITIONER	12/04/2019	—
2019-00614	WAYNE COUNTY TAX ASSESSMENT A/K/A	RESPONDENT	12/04/2019	—
2019-00614	WAYNE COUNTY	RESPONDENT	12/04/2019	—

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00619	PASTERNAK THOMAS J JR	PLAINTIFF	12/05/2019	—
2019-00619	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	12/05/2019	—
2019-00620	PASTERNAK THOMAS J JR INDIVIDUALLY AND D/B/A	PLAINTIFF	12/05/2019	—
2019-00620	TM REPAIRS	PLAINTIFF	12/05/2019	—
2019-00620	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	12/05/2019	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00622	BANK OF AMERICA NA	PLAINTIFF	12/06/2019	—
2019-00622	CAMPAGNOLO ANN T	DEFENDANT	12/06/2019	—
2019-00623	LVNV FUNDING LLC	PLAINTIFF	12/06/2019	—
2019-00623	JOHANNES HOLLY C	DEFENDANT	12/06/2019	—
2019-00624	ABSOLUTE RESOLUTIONS INVESTMEN	PLAINTIFF	12/06/2019	—
2019-00624	KAMLANI JOTU J	DEFENDANT	12/06/2019	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00612	SCRANTON HOSPITAL COMPANY LLC D/B/A	PLAINTIFF	12/03/2019	—
2019-00612	REGIONAL HOSPITAL OF SCRANTON	PLAINTIFF	12/03/2019	—
2019-00612	GRAYDON ASHLEY	DEFENDANT	12/03/2019	—

**ORDER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00621	VENIRE FOR WAYNE COUNTY JURORS FOR 2020	PLAINTIFF	12/06/2019	—
2019-00621	WAYNE COUNTY VENIRE FOR JURORS FOR 2020	PLAINTIFF	12/06/2019	—

**REAL PROPERTY — LANDLORD/TENANT DISPUTE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00617	HAMILTON LYNDA PLAINTIFF/APPELLEE	PLAINTIFF	12/05/2019	—
2019-00617	LISTER RONALD A PLAINTIFF/APPELLEE	PLAINTIFF	12/05/2019	—
2019-00617	WANAMAKER JENNIFER AYRES DEFENDANT/APPELLANT	DEFENDANT	12/05/2019	—
2019-00618	BARMONTE NICHOLAS PLAINTIFF/APPELLEE	PLAINTIFF	12/05/2019	—
2019-00618	HUBERT JEREMY DEFENDANT/APPELLANT	DEFENDANT	12/05/2019	—
2019-00618	DAVIS MELINDA DEFENDANT/APPELLANT	DEFENDANT	12/05/2019	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00613	DITECH FINANCIAL LLC	PLAINTIFF	12/04/2019	—
2019-00613	CAPASSO LYDIA	DEFENDANT	12/04/2019	—
2019-00615	AMOS FINANCIAL LLC	PLAINTIFF	12/04/2019	—
2019-00615	TRYGAR DIANA	DEFENDANT	12/04/2019	—
2019-00615	TRYGAR RICHARD JR	DEFENDANT	12/04/2019	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2019-00616	JOZANOVIC MARICA	PLAINTIFF	12/04/2019	—
2019-00616	FIGUEROA DEBRA	DEFENDANT	12/04/2019	—

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 16, 2019 TO DECEMBER 20, 2019  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
First Baptist Church Of Waymart Waymart Church	Honesdale National Bank	Waymart Borough	525,000.00
Bickhardt Raymond	Mortgage Electronic Registration Systems	Lake Township	
Bickhardt Christine	Finance Of America Mortgage LLC Finance Of America Mortgage L L C		99,900.00
Wagner Alfred	Mortgage Electronic Registration Systems	Honesdale Borough	
Wagner Joann	Sovereign Lending Group Incorporated		218,587.00
Yannis Daniel R Yannis Alexandra	Honesdale National Bank	Clinton Township	25,000.00
McDonald Kyle T	Mortgage Electronic Registration Systems	Texas Township 3	
Conrad Mackenzie E	Summit Mortgage Corporation		112,424.00
Salzameda Beth S	Mortgage Electronic Registration Systems	Damascus Township	
Salzameda Matthew T	Summit Mortgage Corporation		227,050.00
Tyson David L III	Members First Federal Credit Union	Lebanon Township	40,000.00
Adamo Alfred	JPMorgan Chase Bank	Paupack Township	
Adamo Barbara	J P Morgan Chase Bank		100,000.00
Conley Sean C	Wayne Bank	Damascus Township	
Conley John C			125,600.00
Fritz Grant T	Honesdale National Bank	Cherry Ridge Township	150,000.00
Rainforth Jeffrey S	SB One Bank	Paupack Township	
Rainforth Kimberly L	S B One Bank		370,000.00
Moritz Carl Jill	ESSA Bank & Trust E S S A Bank & Trust	Sterling Township	100,000.00
Radu Theodor Vladimir	Honesdale National Bank	Paupack Township	
Radu Britt Megan			26,500.00
Baldwin Timothy J	Dime Bank	Berlin Township	59,625.00
Miller Richard J Jr	Fidelity Deposit & Discount Bank	Lehigh Township	
Miller Patricia A			123,500.00
Band Jessica	Dime Bank	Honesdale Borough	73,000.00
Riggs Nadine L	Dime Bank	Damascus Township	
Riggs Bryan D			80,000.00

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



Brooks Anne Marie	Dime Bank	Berlin Township	
Brooks John			100,000.00
Pasquini Joseph	Dime Bank	Lebanon Township	
Pasquini Susan			50,000.00
Rutledge Harold L			
Rutledge Jeanne G			
Lindlar Christopher	Wells Fargo Bank	Paupack Township	
Lindlar Jennifer L			166,000.00
Hoot Kimberly A	Dime Bank	Paupack Township	
Hoot James V Jr			268,000.00
Lukas Robert T	Mortgage Electronic Registration Systems	Lake Township	
Lukas J Essicia J	Quicken Loans Inc		232,500.00
Warnock Robert J Jr	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Warnock Dorothy Jean	Quicken Loans Inc		105,000.00
Albitz Dana	Honesdale National Bank	Paupack Township	
Brennan Margaret			206,000.00
Martin Gregory	Honesdale National Bank	Texas Township	
Martin Colleen			109,000.00
Altemier Ryan C	Honesdale National Bank	Dyberry Township	
Altemier Mandy B			50,000.00
Blaum Joseph P	Penn East Federal Credit Union	Paupack Township	
Blaum Patricia L			10,000.00
Vanmanen Irene	NBT Bank N B T Bank	Salem Township	
			95,000.00
Evans James C	Mortgage Electronic Registration Systems	Salem Township	
Evans Kimberly A	American Financial Network Inc		127,798.00
Hegge Aubrey	Honesdale National Bank	Lebanon Township	
Hegge Christopher			205,400.00
Yates Michael H	Yates Jerome S Yates Ronnie H	Lake Township	
			300,000.00
Burger Brianna	Mortgage Electronic Registration Systems	Bethany Borough	
Hankinson Chad D	Summit Mortgage Corporation		129,068.00
Schaepe Michael A	Mortgage Electronic Registration Systems Advisors Mortgage Group	Dreher Township	
			213,069.00
Shaoul Alexander	JPMorgan Chase Bank	Lebanon Township	
Shaoul Michael	J P Morgan Chase Bank		265,833.00
Rembish Stanley	Honesdale National Bank	Texas Township 1 & 2	
Rembish Michelle F AKA		Texas 1 & 2 & Damascus Twps	216,000.00
Rembish Michelle Frances AKA		Damascus Township Damascus & Texas 1 & 2 Twps	216,000.00
Kopa Michael Paul	Keen Dorothy	Canaan Township	
Kopa Mary Jane			155,000.00

**DEEDS**

GRANTOR	GRANTEE	LOCATION	LOT
First Baptist Church Of Waymart Inc	First Baptist Church Of Waymart	Waymart Borough	
Waymart Church	Waymart Church		Lot 1
Gartrell Brian	Bickhardt Raymond	Lake Township	
Gartrell Douglas	Bickhardt Christine		Lot 1071
Verpent Kenneth Est	Arnone Teresa	Lake Township	
Smith Roger	Smith Roger	Paupack Township	Lot 167
Waters Kendra	McDonald Kyle T Conrad Mackenzie E	Texas Township 3	
Conway Mark J Tr	Tigue William J	Palmyra Township	
Johnson Paulette Est AKA Johnson Paulette G Est AKA			Lot 6
Cuzzolino Anthony C Est	Salzameda Beth S	Damascus Township	
Cuzzolino Anthony III Exr	Salzameda Matthew T		
RGT & RWT	Turano Anne K Tr	Mount Pleasant Township	
R G T & R W T	Robert G Turano Jr Revocable Trust	Mount Pleasant & Scott Twps Scott Township Scott & Mount Pleasant Twps	
Mara Michael P By Sheriff	Tigue Thomas	Paupack Township	Lots 142 & 144
McBrien Frances	Tyson David L III	Lebanon Township	Lot 9
Butler Maria Carmen	Butler Craig F Tr	Damascus Township	
Butler Craig F	Butler M Carmen Tr MBCB Irrevocable Trust M B C B Irrevocable Trust		
Mojica Adolfo	Locicero Janice Payne	Paupack Township	
Mojica Zoraída			Lot 124
Verrastro Jennifer	Cal Yixuan	Salem Township	
Verrastro Jason			Lot 1671
Davis Patricia Tyler	Davis Patricia Tyler	Lake Township	
Iannucci Dante	Adamo Alfred Adamo Barbara	Paupack Township	Parcel Lc 803
Conley Sean	Conley Sean C	Damascus Township	
Conley Alexis Baum Baum Alexis	Conley John C		Lot 67
Banicky George J	Banicky Joseph	Preston Township	
Banicky Eileen W	Banicky David		Lot 1
Banicky Eileen	Banicky Joseph	Scott Township	
Banicky George	Banicky Pamela		
Banicky George J	Banicky Joseph	Preston Township	
Banicky Eileen W	Banicky David		
Morris Susan G	Gehris Layne	Lehigh Township	Lot 229
Garabrant Eugene	Garabrant Eugene J Garabrant Christine L	Lehigh Township	Lot 624
Garabrant Eugene	Garabrant Eugene J Garabrant Christine L	Lehigh Township	Lot 625
Seiferheld Mary P	Lanham Wesley S Lanham Wesley R	Lehigh Township	

Craig Lawrence	Rainforth Jeffrey S	Paupack Township	
Craig Lucille	Rainforth Kimberly L		
Ross Michael By Sheriff	PNC Mortgage	Lehigh Township	
Ross Jennifer By Sheriff	P N C Mortgage		Lot 27
Branning Keith R	Branning Keith R Tr	Berlin Township	
Branning Rebecca A	Branning Rebecca A Tr Keith R Branning Revocable Living Trust Rebecca A Branning Revocable Living Trust		
Brownell Ronald G	Crestmont Farms LLC Crestmont Farms L L C	Starrucca Borough	
Waxman William R Tr	Wilson Family Trust	Scott Township	
Waxman Joan P Tr			
William R Waxman Joint Revocable Trust			
Joan P Waxman Joint Revocable Trust			
Tallman Ryan T	Baldwin Timothy J	Berlin Township	
Tallman Emily A			Lot J
Gilchrist William Exr	Agostini Robert	Preston Township	
Gilchrist Linda F Est	Agostini Angela		Lot 1
Miller Richard J III	Miller Richard J Jr Miller Patricia A	Lehigh Township	Lot 602
Carlson Matthew J	Hamlin Mark A Morales Rosalita A	Salem Township	
Shanahan Robert E	Lindlar Christopher	Paupack Township	
Shanahan Victoria	Lindlar Jennifer		Lot 30
Mennella Christopher	Mecray James	Lehigh Township	Lot 346
Khrapunovich Peter	Chechile Frank Chechile Sharon	Lake Township	Lot 2111
Hoot Kimberly A	Hoot Kimberly A Hoot James V Jr	Paupack Township	Lots 13 & 12
Follet Joanne	Follet David	Lehigh Township	Lot 9
Follet Carol	Follet David	Lehigh Township	Lot 10
McCormick Hong Z	Kis Andriy	Lehigh Township	
Albitz Lisa	Albitz Dana	Paupack Township	
Albitz Dana	Brennan Margaret		
Ellis William E Sr	Ellis William E Sr	Salem Township	
Ellis Nancy	Ellis Nancy		
Olsen Arne	Olsen Arne Gramola Regina	Paupack Township	Lot 3
Boruta Karen	Boruta Jeffrey	Lehigh Township	
Nitch Ronald	Boruta Lori		
Boruta Karen	Boruta Jeffrey	Lehigh Township	
Nitch Ronald	Boruta Lori		
Boruta Karen	Boruta Jeffrey	Lehigh Township	
Nitch Ronald	Boruta Lori		
Dillmuth Evelyn L	Current Property & Development LLC Current Property & Development L L C	Honesdale Borough	

Riefler Raymond W	Miletta Brandon	Dyberry Township	
Riefler Karen C	Miletta Faith		
Dunure Wilfred	Hegge Christopher	Lebanon Township	
	Hegge Aubrey		
Yates Jerome S	Yates Michael H	Lake Township	
Yates Ronnie H			Lot 1323
Hegge Christopher J	Burger Brianna	Bethany Borough	
	Hankinson Chad D		
Pontosky Corey	Schaepe Michael A	Dreher Township	Lot 1
Oldenburg Dorothy P Tr	Shaoul Michael	Lebanon Township	
Dorothy P Oldenburg Revocable Living Trust	Shaoul Alexander		Lots 38 & 39
Oldenburg Dorothy Buckingham			
Oldenburg Dorothy P Tr	Shaoul Michael	Lebanon Township	
Howard Oldenburg Revocable Living Trust	Shaoul Alexander		Lot 40
Dorothy P Oldenburg Revocable Living Trust			
Fowler Dale D	Rembish Stanley	Texas Township 1 & 2	
Fowler Joan A	Rembish Michelle F		
Keen Dorothy A	Kopa Michael Paul	Canaan Township	
	Kopa Mary Jane		Lot K 2



**COURT CALENDAR**

*December 30, 2019–January 3, 2020*

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**Monday, December 30, 2019**

9:00 AM  
Ferrara/Sheats v. Ferrara 368-2016-DR  
Pre-Trial Conference  
Pro Se/Pro Se

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9:30 AM  
Irving v. Murphy 218-2017-DR  
Contempt  
Martin II/Thomas

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10:00 AM  
Howell v. Howell 558-2018-DR  
Argument on Plaintiff's & Defendant's exceptions to Masters report  
Bugaj/Farrell

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10:30 AM  
In Re: Estate of Booths 108-2019-OCD  
petition for adjudication of incapacity and appointment of plenary guardian  
K.Martin

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11:00 AM  
Rule to Dismiss-Civil  
347-2017-CV Wells Fargo v. Lockwood Rosenstiel/Pro Se Discontinued  
371-2017-CV Melo v. Eddy Pro Se/ Pro Se  
378-2017-CV Bamonte v. Bishop Pro Se / Pro Se  
382-2017-CV Ariel Land Owners v. Barillo & Kowalczyk Henry/Pro Se  
Discontinued  
394-2017-CV Popowski v. McGourty Billett/ Pro Se  
403-2017-CV Orchard Grove v. Day & Langford Pro Se / Pro Se  
442-2017-CV NBT Bank v. Hilliard Taroli/Pro Se Praecipe to reinstate  
complaint filed 11/13  
470-2017-CV Lake Watawaga v. Diccio Hludzik/Pro Se  
476-2017-CV Rackem v. LBM Trailer Pro Se/ Pro Se  
495-2017-CV Michaud v. Budd Pro Se / Pro Se  
498-2017-CV Midland v. Millergrimm Santucci/Pro Se  
321-2017-CV Wayne Bank v. Stalker Martin/Pro Se  
482-2017-CV Capital One bank v. Dipierro Lashin/Pro Se  
488-2017-CV Capital one bank v. Butler Lashin/Pro Se  
506-2017-CV Warner v. Marino Feeney/Pro Se  
531-2017-CV Midland Funding v. Ingargiola Santucci/Pro Se  
559-2017-CV Big Bass Lake v. Nass Hoffman/Pro Se  
597-2017-CV Tigue v. McFarlin Schloesser/Pro Se  
699-2015-CV Credit Acceptance v. Rabenold Winberg/Pro Se

**COURT CALENDAR**

*December 30, 2019–January 3, 2020*

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11:30 AM  
Drug Court  
Senior Judge

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11:30 AM  
In Re: Estate of Mecca 87-2018-OCD  
Rule on Motion for reconsideration  
Martin/Coleman/Barna/Deluca

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1:00 PM  
Oliver v. Oliver 148-2019-DR  
Relocation Hearing  
O'Malley/Gregorowicz

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**Tuesday, December 31, 2019**

9:00 AM  
Central Court

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9:00 AM  
Motions Court

---

1:30 PM  
COURTHOUSE CLOSED

---

**Wednesday, January 01, 2020**

Courthouse Closed

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**Thursday, January 02, 2020**

9:00 AM  
Motions Court

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9:30 AM  
Commonwealth Matters  
Sentencing  
296 & 330-2019-CR Galletti, Joseph I Henry  
318-2019-CR Matthews, Brandon Rowland Farrell  
281-2019-CR Spitz, James E. Henry  
286-2019-CR Negrete, Juan Alfredo Martin II  
Rule Returnable  
352-2018-CR & 137-2019-CR Terrell, Christian Henry  
18-2018-CR Kudajeski, Jerome Henry

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**COURT CALENDAR**

*December 30, 2019–January 3, 2020*

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11:00 AM  
Com v Tosto 361-2019-CR  
Pa.R.Crim.P. 595 Status Conf  
DA/Lynott

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11:30 AM  
Com v Falcone 363-2019-CR  
Pa.R.Crim.P. 595 Status Conf  
DA/Campbell

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1:00 PM  
Commonwealth Matters

---

**Friday, January 03, 2020**

9:00 AM  
PFA

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11:00 AM  
Welch v Bennett 695-2016-FC  
Contempt  
Albert-Heise/Cali/Karam

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11:30 AM  
In re: Titus

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1:00 PM  
In Re: M.G. 19-2019-DP  
Permanency review/Goal Change/Tpr  
Rechner/Burlein/Henry/Collins

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WAYNE COUNTY BAR ASSOCIATION



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

**CUSTODY CALENDAR**  
*December 30, 2019–January 3, 2020*

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**Monday, December 30, 2019**

9:30 AM  
Ritman v. Parks 186-2018-DR  
Custody Hearing (Zimmerman)  
Ellis/Howell

**Wednesday, January 01, 2020**

Courthouse Closed

**Friday, January 03, 2020**

9:00 AM  
Cox v. Cowell 411-2019-DR  
Conciliation Conference (Karam)  
Pro se/Pro se

---

9:30 AM  
Beach v McElroy and Kithcart 438-2019-DR  
Conciliation Conference (Karam)

---

10:00 AM  
Edwards v. Edwards 116-2019-DR  
Conciliation Conference (Karam)  
Ellis/Williams

---

10:30 AM  
Mompie v. Mompie & Doe  
Conciliation Conference (Karam)  
Thomas/Pro Se

---

11:00 AM  
Welch v Bennett 695-2016-FC  
Contempt  
Albert-Heise/Cali/Karam

---

1:00 PM  
Haggerty v. Barry 531-2018-DR  
Conciliation Conference (Karam)  
Wilson/Pro Se.



**CUSTODY CALENDAR**

*December 30, 2019–January 3, 2020*

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1:00 PM

Yankauskas v. Yankauskas 83-2017-DR

Custody Hearing (Schloesser)

Bugaj/Mastri

---

1:30 PM

Hudson v. Booth 567-2018-DR

Conciliation Conference (Karam)

Campbell/Pro Se

---

2:00 PM

Manzer v. Lehman 512-2017-DR

Conciliation Conference (Karam)

Pro Se/ Pro Se

---

2:30 PM

Vanhorn v. Vanhorn 625-2019-DR

Conciliation Conferences (Karam)

Campbell/Martin II

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**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Leatrice Anderson, Esq.**

Spall, Rydzewski, Anderson, Lalley  
& Tunis, PC  
570-226-6229  
lea@poconolawyers.net  
2573 Route 6  
Hawley, PA 18428  
*Surrogacy/Gestational Carrier,  
Adoption, Guardian Ad Litem, Real  
Estate Settlement/Title Agent, Real  
Estate Litigation, Estate/Wills*

---

**Nicholas Barna, Esq.**

570-253-4921  
nicholasbarna@verizon.net  
831 Court Street  
Honesdale, PA 18431  
*Real Estate, Estate Planning, Estate  
Administration, Elder Law*

---

**Tim Barna, Esq.**

570-253-4921  
831 Court 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

---

**James E. Brown, Esq.**

570-253-7767  
james@jamesbrownlaw.net  
303 Tenth Street  
Honesdale, PA 18431  
*Family Law, Custody, Divorce,  
Adoption, Wills & Estates, Probate,  
Personal Injury, District Justice  
Matters, DUI, Traffic Related  
Matters, General Practice*

---

**Ronald M. Bugaj, Esq.**

Bugaj/Fischer, P.C.  
570-253-3021  
ron@bugaj-fischer-law.com  
PO Box 390  
308 Ninth Street  
Honesdale, PA 18431  
*Administrative Law, Civil Litigation,  
Community Association Law,  
Corporate and Business Law,  
Criminal Defense, Dependency, DUI,  
Estates, Estate Planning, Family  
Law, Custody, Divorce, Protection  
From Abuse, Support, Guardianship,  
Juvenile Law, Property Owners  
Association, Real Estate, Social  
Security/Disability, Tax Law, Workers  
Compensation, Zoning, Municipal  
Law*

---

**Steven E. Burlein, Esq.**

570-253-9667  
steven@burlein.legal  
307 Eleventh Street  
Honesdale, PA 18431  
*Real Estate, Wills and Trust,  
Estate Administration/Probate,  
Guardianship, Criminal Law,  
Juvenile Law*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**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*

---

**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,  
Corporate Law, Breach of Contract,  
Community Association Matters*

---

**Frances Clemente, Esq.**

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

---

**Jeff Clemente, Esq.**

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

---

**Charles Curtin, Esq.**

570-253-3355 X 1802  
ccurtin@hnbbank.com  
724 Main Street  
Honesdale, PA 18431

---

**Donna DeVita, Esq.**

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

---

**Jessica Ellis, Esq.**

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

---

**Brendan R. Ellis, Esq.**

Meagher 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.**

570-253-4921  
831 Court Street  
Honesdale, PA 18431  
*Real Estate, Estate Planning, Estate  
Administration, Elder Law,  
Dependency, Criminal Law*

---

**Christopher Farrell, Esq.**

570-488-6900  
570-488-6907 (Fax)  
chris@chrisfarrellllaw.com  
www.chrisfarrellllaw.com  
P.O. Box 312  
158 South Street  
Waymart, PA 18472  
*Divorce & Custody, Criminal  
Defense, DUI Defense, Adoption,  
Termination of Parental Rights,  
Personal Injury, Social Security  
Disability, Real Estate Transactions,  
Contractor Lawsuits, Civil  
Litigation, Wills & Estates,  
Protection from Abuse Litigation*

**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  
Association 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  
Associations, 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*

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**A. G. Howell, Esq.**

Howell & Howell  
570-253-2520  
hhklaw@verizon.net  
109 Ninth Street  
Honesdale, PA 18431

---

**Alfred J. Howell, Esq.**

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

---

**Steve Jennings, Esq.**

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

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**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.**

570-253-6899  
jmartin@martin-law.net  
1022 Court Street  
Honesdale, PA 18431

---

**Kimberly Martin, Esq.**

570-253-6899  
kmartin@martin-law.net  
1022 Court Street  
Honesdale, PA 18431

---

**Matthew Meagher, Esq.**

Meagher 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.**

Fine & Wyatt, PC  
570-468-0844  
johnnotarianni1@aol.com  
1412 Delaware Street  
Dunmore, PA 18509  
*Appeals/Appellate Law, Civil  
Litigation, Criminal Defense,  
Driver's License Issues, DUI,  
Support, Personal Injury, Workers  
Compensation, Custody, Divorce,  
Support, Protection from Abuse*

---

**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.**

Wayne County Courthouse  
570-253-5970  
kpodunajec@yahoo.com  
925 Court Street  
Honesdale, PA 18431

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**Christine Rechner, Esq.**

Rechner Law Office  
rechnerc@ptd.net  
924 Church St.  
Honesdale, PA 18431  
*Divorce, Custody, PFA, Adoptions,  
Real Estate Sale/Purchase, Property  
Disputes, Civil Litigation,  
Landlord/Tenant, Corporate  
Formation, Estate 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

---

**Deborah Rothenberg, Esq.**

District Attorney's Office  
570-253-5970  
drothenberg@waynecountypa.gov  
925 Court Street  
Honesdale, PA 18431

---

**Albert G. Rutherford, II, Esq.**

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

---

**Sally N. Rutherford, Esq.**

Rutherford & Rutherford  
570-253-2500  
snr.rutherfordlaw@verizon.net  
921 Court Street  
Honesdale, PA 18431  
*Estate Planning, Estate  
Administration, Residential Real  
Estate*

---

**Joseph Rydzewski, Esq.**

Spall, Rydzewski, Anderson, Lalley  
& Tunis, PC  
570-226-6229  
joerr@poconolawyers.net  
2573 Route 6  
Hawley, PA 18428  
*Civil Litigation, Personal Injury,  
General Litigation, Real Estate  
Litigation, Commercial Litigation,  
Insurance Claims*

---

**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*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**John Spall**

Spall, Rydzewski, Anderson, Lalley  
& Tunis, PC  
570-226-6229  
jfs@poconolawyers.net  
2573 Route 6  
Hawley, PA 18428  
*Real Estate Settlement, Real Estate  
Title Agent, Wills/Estates, Corporations*

---

**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.**

570-251-7775  
psw.wilsonlaw@verizon.net  
304 Ninth Street  
Honesdale, PA 18431  
*Guardianships, Estate Planning,  
Real Estate Transactions,  
Gestational Carrier, Adoption,  
Animal Law, Civil Law, Criminal  
Defense*

---

**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