

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

July 28, 2023

Vol. 13, No. 22

Honesdale, PA



IN THIS ISSUE

LEGAL NOTICES	5
SHERIFF'S SALES	8
CIVIL ACTIONS FILED	17
MORTGAGES & DEEDS	19
COURT CALENDAR	25
ATTORNEY DIRECTORY	32

**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

Ronnie Fischer, Esq., Editor
ronnie_fischer@hotmail.com

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

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

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

**For information contact the WCBA
Ronnie at ronnie_fischer@hotmail.com.**

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.

ESTATE NOTICE

Estate of Helen R. Leatherman
AKA Helen Romaine Leatherman
Late of Paupack Township
EXECUTRIX
Ruth Herman
103 Greystone Drive
Mountain Top, PA 18707
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

7/28/2023 • 8/4/2023 • 8/11/2023

ESTATE NOTICE

Notice is hereby given that, in the Estate of Patricia Dale Hubbard, the Register of Wills, has granted letters of testamentary to Bradley K. Hubbard, a/k/a Bradley Keith Hubbard. All persons having claims or demands against said estate are requested to present the same without delay and all persons indebted to said estate are

requested to make immediate payment to the executor or their attorney named below.

Patricia Dale Hubbard
Deceased of Scott Township
Died: May 28, 2023
EXECUTOR:
Bradley K. Hubbard
a/k/a Bradley Keith Hubbard
151 Harris Road
Susquehanna, PA 18847
ATTORNEY
Rachael Thomas, Esq.
P.O. Box 244
Susquehanna, PA 18847

7/28/2023 • 8/4/2023 • 8/11/2023

ESTATE NOTICE

In the Estate of Lee A. Wormuth, of Buckingham Township, Wayne County, Commonwealth of Pennsylvania.

Letters Administration in the above estate have been granted to Aaron Eli Wormuth. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

7/28/2023 • 8/4/2023 • 8/11/2023

ESTATE NOTICE

Estate of Anton W. Dolecek
AKA Anton Dolecek
Late of Salem Township
ADMINISTRATOR
Scott Dolecek
182 Maple Dr.
Cresco, PA 18326
ATTORNEY
Jason R. Costanzo, Esq.
115 E. Broad Street
Bethlehem, PA 18018

7/28/2023 • 8/4/2023 • 8/11/2023

ESTATE NOTICE

Estate of Susan L. Black
AKA Susan Black
Late of Salem Township
EXECUTRIX
Barbara Morgan
42 Ash Gap Road
Spring Brook Township, PA 18444
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/28/2023 • 8/4/2023 • 8/11/2023

ESTATE NOTICE

Estate of Ruth C. Shuman
AKA Ruth Shuman
Late of Damascus Township
EXECUTRIX
Christine Lohr
367 County Route 131
Callicoon, NY 12723
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/28/2023 • 8/4/2023 • 8/11/2023

ESTATE NOTICE

Estate of William Louis Pykus
AKA William L. Pykus
Late of Lebanon Township
CO-EXECUTOR
William B. Pykus, a/k/a William
Brian Pykus
1683 Upper Woods Road
Pleasant Mount, PA 18453
CO-EXECUTOR
Anthony M. Pykus, a/k/a Anthony
Michael Pykus
1147 Upper Woods Road
Honesdale, PA 18431
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 9th St., PO Box 390
Honesdale, PA 18431

7/28/2023 • 8/4/2023 • 8/11/2023

ESTATE NOTICE

Estate of Florence Stouber
AKA Florence M. Stouber
Late of Palmyra Township
ADMINISTRATOR
David Stouber
107 Partridge Way
Landenberg, PA 19350
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/21/2023 • 7/28/2023 • 8/4/2023

ESTATE NOTICE

Estate of John P. Tayoun
Late of Sterling Township
ADMINISTRATRIX
Michelle Anne Smith
5609 W. 50th St.
Sioux Falls, SD 57106

ATTORNEY

John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

7/21/2023 • 7/28/2023 • 8/4/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Susan E. Campino-Haynes, a/k/a Susan Campino-Haynes, late of Mount Pleasant Township, Wayne County, Pennsylvania, who died on June 3, 2023. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to David E. Haynes, a/k/a David Haynes, Executor, c/o Richard B. Henry, Esquire, Attorney for the Estate, at 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

7/21/2023 • 7/28/2023 • 8/4/2023

ESTATE NOTICE

Estate of Onofrio Ralph Nizza
AKA Onofrio Nizza
Late of Lehigh Township
EXECUTOR
Gregory Nizza
41 Beechnut Drive
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq. of
Fisher & Fisher Law Offices
525 Main Street, PO Box 396
Gouldsboro, PA 18424

7/14/2023 • 7/21/2023 • 7/28/2023

OTHER NOTICES

NOTICE

**PETITION FOR
NAME CHANGE**

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

IN RE:
CHANGE OF NAME OF:
George Edward Stiegler IV
Audrey Rose Stiegler

No. 337-2023-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 10th day of July 2023, upon motion of Shannon R. McHugh, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 6th day of September 2023 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

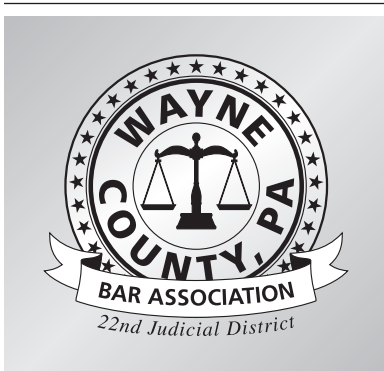
It is **FURTHER ORDERED** that an official search be conducted by the county office where the minor

child/children resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the minor child/children and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the a parent seeks to change the name of a minor child, the petitioning parent is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

BY THE COURT:

7/28/2023



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
AUGUST 2, 2023**

By virtue of a writ of Execution instituted by: 21st 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 2nd day of August, 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 parcel of land located in Lake Township, Wayne County, Pennsylvania, described as follows:

BEING Lot Number 4, containing 2.21 acres, as shown on map of Hemlock Forest Estates dated January 7, 1991, prepared by James G. Hinton, P.L.S. and recorded in the Wayne County Recorder of Deeds Office in Map Book 75, Page 77.

SUBJECT to any and all easements and restrictions as may appear in the chain of title.

BEING Wayne County Tax Map No. 12-0-0067-0004

AILSO containing a 2005

WAYNE COUNTY FINANCIAL REPORT FOR 2022

The Wayne County Auditors, Carla Komar, Catherine Rickard, and Robin Sampson present our opinion of the financial position of the operating funds of Wayne County on December 31, 2022.

The entire text of our report, in detail, is available for public inspection in the Commissioner's Office at the Court House of Wayne County.

Revenue	General Fund	Capital Projects	Human Services	Other
Real Estate Tax	27,523,183			
Hotel Room Rental Tax				1,072,509
Intergovernmental Rev	12,438,619		11,217,030	3,112,996
Charges for Services	2,448,732		1,862,515	321,808
Interest Earnings and Rents	471,449	15,986	34,841	16,250
License and permits	8,145			
Miscellaneous	302,565	10,364	78,549	75,583
TOTAL	43,192,693	26,350	13,192,935	4,599,146
Total Income	61,011,124			
 <u>Expenditures</u>				
Administrative	8,878,412			36,503
Judicial	5,100,707			473,167
Public Safety	7,854,760			1,676,979
Sanitation	866,369			42,155
Health and Welfare	9,812,972		13,261,652	47,631
Culture and Recreation	386,243			1,127,513
Conservation	1,259,278			839,148
Debt Service	2,311,653			
Capital Outlay		1,564,170		
Refund of Prior Year Revenue				
TOTAL	36,470,394	1,564,170	13,261,652	4,243,096
Total Expenditures	55,539,312			

7/28/2023

Entertainer Mobile Home which has been permanently affixed to the land.

BEING THE SAME PREMISES which Roger C. Altemier and Ruth Altemier, husband and wife, and Donald Chapman and Hilda Chapman, husband and wife, by Deed dated September 25, 2000 and recorded on September 28, 2000 in the office for the recording of Deeds, in and for the County of Wayne at Deed Book Volume 1694, Page 0252, granted and conveyed unto Frank J. Roses and Mary Ann Roses, Husband and Wife. The said Mary Ann Roses having departed this life on the 20th day of June, 2011, thereby vesting title to the premises solely in Frank J. Roses, by operation of law.

ADDRESS KNOWN AS: 111 White Birch Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Frank J. Roses 111 White Birch Lane LAKE ARIEL PA 18436

Execution No. 502-Civil-2022
Amount \$43,267.17 Plus additional costs

May 17, 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.

Kellie Rahl-Heffner Esq

7/14/2023 • 7/21/2023 • 7/28/2023

**SHERIFF'S SALE
AUGUST 16, 2023**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of August, 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, lying and being in the Township of Buckingham, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled, "Map of Lands of Lake Como Estates, Buckingham Township, Wayne County, Scale 1" = 200', April,

1971, “bearing the name and seal of Karl A. Hennings, R.S., a copy of which is recorded in Wayne County Map Book 17, at page 103, which premises is more fully described as follows:

BEGINNING at a point in the center of Township Route 601, said point of beginning being a common corner of Lots Nos. 5 and 6 and in line of Lot No. 12; thence south twenty-five (25) degrees twenty-three (23) minutes west along the common line of Lots 5 and 6 five hundred ninety-four and no tenths (594.00) feet to a corner in the center of Kinneyville Creek; thence along the center of said creek the following three (3) courses and distances: South sixty-four (64) degrees fifty-two (52) minutes east one hundred eleven and nine-tenths (111.9) feet, south forty-three (43) degrees fifty-four (54) minutes east eighty-four and four-tenths (84.4) feet and south twenty-two (22) degrees fifty (50) minutes east one hundred and two-tenths (100.2) feet to a corner, said corner being the common corner of Lots Nos. 6 and 7; thence along the common line of said lots, north twenty-three (23) degrees ten (10) minutes east six hundred eighty-four and eight-tenths (684.8) feet to a corner in the center of the aforementioned Township Route; thence along the center of the same the following two (2) courses and distances: north sixty-six (66) degrees eighteen (18) minutes west one hundred twenty-one and twenty-nine one-hundredths (121.29) feet and north sixty (60) degrees five (05) minutes west one hundred eighteen and eighteen one-

hundredths (118.18) feet to the point or place of BEGINNING.

CONTAINING three and five hundred eight one-thousandths (3.508) acres, be the same more or less.

BEING Lot No. 6 of the trace known as Lake Como Estates.

UNDER AND SUBJECT to the right of the public to the use of the township road on the northerly side of the premises hereby conveyed and public utility easements appearing of record or which an inspection of the premises would disclose..

ADDRESS BEING: 480 Wallerville Road, Lake Como, PA 18437

TAX PARCEL NO.: 03-0-0010-0014.-

Seized and taken in execution as property of:
Selwyn F. Alcantara 71 Columbia Street, Apt. B BROOKLYN NY 11201
Laura Grace McClintock 71 Columbia Street, Apt. B BROOKLYN NY 11201

Execution No. 71-Civil-2023
Amount \$17,241.42 Plus additional costs

May 24, 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.
Kimberly D. Martin Esq.

7/21/2023 • 7/28/2023 • 8/4/2023

**SHERIFF'S SALE
AUGUST 23, 2023**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of August, 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 Paupack, County of

Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

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

The aforesaid description being taken from a revision of a survey by Georgia Ferris, R.S., dated June 2, 1967, as drawn by M.R. Zimmer Associates, dated December 12th,

1972. The aforescribed map is recorded in Wayne County Map Book 39 at page 29.

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

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

Title to said premises is vested in Charles F. Lind Jr and Karen L. Lind by deed from Ronald W. Bednar and Lisa A. Bednar dated May 6, 2015 and recorded June 3, 2015 in Deed Book 4865, Page 200.

Seized and taken in execution as property of:
Charles F. Lind, Jr. 122 Crane Road LAKEVILLE PA 18438
Karen L. Lind 122 Crane Road, LAKEVILLE PA 18438

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

May 24, 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.

Joseph I. Foley Esq.

7/28/2023 • 8/4/2023 • 8/11/2023

**SHERIFF'S SALE
AUGUST 23, 2023**

By virtue of a writ of Execution instituted by: Bank United N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of August, 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 and parcel of land, situated in the Twp of Oregon, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the corner of LR 63035, said point being South fifty-five (55) degrees twenty-four (24) minutes nine (9) seconds east two hundred thirty-six and sixty-one hundredths (236.61) feet and South eighty (80) degrees fifty-five (55) minutes fifty-four

(54) seconds East one hundred twenty-three and forty-seven one hundredths (123.47) feet from the intersection of LR 63032 and LR 63035 and running: (1) thence North twenty-one (21) degrees thirteen (13) minutes thirty-one (31) seconds East two hundred twenty-nine and two one-hundredths (229.02) feet to an iron pin; (2) thence South sixty-six (66) degrees forty-eight (48) minutes zero (00) seconds East two hundred twenty and eight one hundredths (220.08) feet to an iron pin; (3) thence South twenty (20) degrees nine (9) minutes eleven (11) seconds West two hundred sixty-seven and fifty-one one hundredths (267.51) feet to a point in the center of LR 63035; (4) thence along the arc of a circle five hundred twenty-two and forty-five one hundredths (522.45) feet in the radius curving to the right and arc distance of eighty-seven and fourteen one-hundredths (87.14) feet along the center of LR 63035 to appoint; and (5) thence North fifty-five (55) degrees twenty-four (24) minutes nine (9) seconds West one hundred forty-two and seventy-six one hundredths (142.67) feet along the center of LR 63035 to a point of BEGINNING. This description is based on a survey made by James F Krash, R.L.S. during January 1987 and is recorded on a plat in Wayne County Map Book 61, page 16.

PROPERTY ADDRESS: 21 Kellows Rd., Honesdale, PA 18431

TAX PARCEL NO.: 17-0-0234-0018.-

TOGETHER with all rights of way and Under and Subject to all covenants, reservations, restrictions, and conditions of record, as found in the Chain of Title.

TOGETHER with all and singular land, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the Party of the First Part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

BEING the same premises which Gertrude A. Vanderwell by her deed dated March 18, 2003 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 2192 page 186, granted and conveyed unto Edward Wilishefski.

Seized and taken in execution as property of:
Edward Wilishefski 21 Kellows Road HONESDALE PA 18431

Execution No. 516-Civil-2023
Amount \$136,307.70 Plus
additional costs

May 31, 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.**

Christopher DeNardo Esq.

7/28/2023 • 8/4/2023 • 8/11/2023

**SHERIFF'S SALE
AUGUST 23, 2023**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of August, 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 lot, piece or parcel of land situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post in the line of the main street, formerly the Plank Road, in the Village of Gouldsboro, in said Township, at the lien of land now or formerly of L.L. Heller Estate; THENCE South Seventy Eight and One Half (78 & ½) Degrees West along said Street a distance of Sixty Four and Four Tenths (64.4) Feet, more or less, to a corner of lands formerly of S. H. Rhodes and now or formerly of W. L. Harvey; THENCE North Eleven and One Half (11 & ½) Degrees West along line of said lands a distance of Three Hundred Thirty (330) Feet to a corner; Thence North Seventy Eight and One Half (78 & ½) Degrees East a distance of Sixty Four and Four Tenths (64.4) Feet to a corner of said lands of L.L. Heller Estate; and THENCE South Eleven and One Half (11 & ½) Degrees East along line of said lands a distance of Three Hundred Thirty (330) Feet to the place of beginning.

SUBJECT to the same conditions, exceptions, and reservations as are set forth in prior deeds forming the chain of title.

BEING KNOWN AS: 533 MAIN
ST GOULDSBORO, PA 18424

PROPERTY ID: 14-0-0019-0037

TITLE TO SAID PREMISES IS
VESTED IN RUSSELL
MORGAN BY DEED FROM
BERNICE J. RANDALL,
WIDOW, DATED OCTOBER 31,
2006 RECORDED NOVEMBER
14, 2006 IN BOOK NO. 3175
PAGE 284 INSTRUMENT NO.
200600013578
RUSSELL MORGAN IS
DECEASED, DATE OF DEATH
WAS OCTOBER

Seized and taken in execution as
property of:
Russell Morgan, in his capacity as
Heir of Russell Morgan 8211
Wharton Drive MORRISVILLE
PA 19067
John Morgan, In His Capacity as
Heir of Russell Morgan 829 Tulip
Ave CROYDON PA 19021
William Morgan, In His Capacity
as Heir of Russell Morgan 3000
Penn Valley Ave #A BRISTOL PA
19007
Sheila Underwood a/k/a Sheila
Morgan, in her Capacity as Heir of
Russell Morgan 3000 Ford Road
Apt L2 BRISTOL PA
19007
Theresa Sodano, In Her Capacity as
Heir of Russell Morgan 601
Princess Ave CROYDON PA 19021
Unknown Heirs, Successors,
Assigns and all Persons, Firms or

Associates Claiming Right, Title or
Interest from or under Russell
Morgan 533 Main Street
GOULDSBORO PA 18424

Execution No. 331-Civil-2022
Amount \$114,523.93 Plus
additional costs

June 6, 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.**

Nicole C. Rizzo Esq

7/28/2023 • 8/4/2023 • 8/11/2023

CIVIL ACTIONS FILED

*FROM JULY 1, 2023 TO JULY 7, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2019-20334	BOOGERTMAN ALLISON	7/05/2023 3:38	SATISFACTION	10,953.22
2019-20443	BRUSSELL SEAN MICHAEL	7/03/2023 3:00	SATISFACTION	—
2020-20418	OUELLETTE KEN	7/06/2023 2:13	SATISFACTION	—
2021-00218	FLUCK RICHARD	P 7/06/2023 9:17	PARTIAL SUMM.JUDGMT.	—
2021-00419	CURRIE ROBERT J	7/06/2023 3:05	RELEASE LIS PENDENS	—
2021-00457	KWORTNIK ROBERT J A/K/A	7/06/2023 3:51	DEFAULT JUDG IN REM	411,730.59
2021-00457	KWORTNIK ROBERT J SR	7/06/2023 3:51	DEFAULT JUDG IN REM	411,730.59
2021-00457	KWORTNIK TAMARA A	7/06/2023 3:51	DEFAULT JUDG IN REM	411,730.59
2021-00457	KWORTNIK ROBERT J A/K/A	7/06/2023 3:54	WRIT OF EXECUTION	411,730.59
2021-00457	KWORTNIK ROBERT J SR	7/06/2023 3:54	WRIT OF EXECUTION	411,730.59
2021-00457	KWORTNIK TAMARA A	7/06/2023 3:54	WRIT OF EXECUTION	411,730.59
2022-00510	HINOJOSA MILTON JR	7/03/2023 11:13	REASSESS DAMAGES	111,372.23
2022-00510	TRUSH STEVEN	7/03/2023 11:13	REASSESS DAMAGES	111,372.23
2022-20090	HUBBARD REGINALD W JR	7/03/2023 3:00	SATISFACTION	—
2022-20293	BARNES JOHN MATHEW	7/03/2023 3:00	SATISFACTION	—
2022-20687	GALLO DANIEL	7/03/2023 1:36	WRIT OF SCIRE FACIAS	—
2023-00108	DEKLE KAREN A	7/06/2023 4:05	WRIT OF EXECUTION	80,385.15
2023-00153	PEDRAZA LUIS	7/03/2023 12:46	WRIT OF EXECUTION	—
2023-00153	LYON PATRICK WILLIAM	7/03/2023 12:46	WRIT OF EXECUTION	—
2023-00336	ONPOINTE PROPERTY GROUP LLC	7/05/2023 10:50	CONFESSION OF JDGMT	53,654.09
2023-00336	FARLEY MICHAEL J	7/05/2023 10:50	CONFESSION OF JDGMT	53,654.09
2023-20309	GALLO SALVATORE P	7/03/2023 1:06	FEDERAL TAX LIEN	10,854.79
2023-20310	KRAFT LAWRENCE W	7/03/2023 1:06	FEDERAL TAX LIEN	10,609.17
2023-20310	KRAFT CAROLYN K	7/03/2023 1:06	FEDERAL TAX LIEN	10,609.17
2023-20311	KRAFT LAWRENCE W	7/03/2023 1:06	FEDERAL TAX LIEN	1,499.16
2023-20312	KERR DOUGLAS	7/03/2023 1:06	FEDERAL TAX LIEN	29,863.96
2023-20313	HAVENSTRITE SHALAN	7/05/2023 11:44	JP TRANSCRIPT	939.14
2023-20314	COLLAZO LOUIS	7/05/2023 11:55	JP TRANSCRIPT	960.84
2023-20315	STINNARD DARRIN LEE	7/05/2023 2:17	JP TRANSCRIPT	12,210.75
2023-20316	IVOSEVIC CHRISTOPHER C	7/07/2023 12:45	JP TRANSCRIPT	5,328.16
2023-90065	MCCORMICK JOAN ESTATE	7/06/2023 12:25	ESTATE CLAIM	856.22
2023-90066	MCCORMICK JOAN ESTATE	7/06/2023 12:34	ESTATE CLAIM	851.04

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00336	WAYNE BANK	PLAINTIFF	7/05/2023	—
2023-00336	ONPOINTE PROPERTY GROUP LLC	DEFENDANT	7/05/2023	—
2023-00336	FARLEY MICHAEL J	DEFENDANT	7/05/2023	—

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

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00334	CITIBANK N A	PLAINTIFF	7/03/2023	—
2023-00334	WHAL SPENCER J	DEFENDANT	7/03/2023	—
2023-00335	BANK OF AMERICA N A	PLAINTIFF	7/03/2023	—
2023-00335	ALVAREZ FRANCISCO JR	DEFENDANT	7/03/2023	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00337	MCHUGH SHANNON R	PETITIONER	7/05/2023	—
2023-00337	STIEGLER GEORGE EDWARD IV	PETITIONER	7/05/2023	—
2023-00337	STIEGLER AUDREY ROSE	PETITIONER	7/05/2023	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00341	EDOO SHARON	PLAINTIFF	7/07/2023	—
2023-00341	RICE YUKI	DEFENDANT	7/07/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00338	M&T BANK	PLAINTIFF	7/06/2023	—
2023-00338	NAWAZ GUL	DEFENDANT	7/06/2023	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00339	JOHNSON ROBERT K	PLAINTIFF	7/07/2023	—
2023-00339	THE BANK OF NEW YORK MELLON TRUST COMPANY NA	DEFENDANT	7/07/2023	—
2023-00339	NATIONSTAR MORTGAGE LLC D/B/A	DEFENDANT	7/07/2023	—
2023-00339	MR COOPER	DEFENDANT	7/07/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM JULY 17, 2023 TO JULY 21, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
WILSON MICHAEL R ZENTZ AMY C	LEBANON FEDERAL CREDIT UNION	LEHIGH TOWNSHIP	250,000.00
KANE MICHAEL BASILE AMY	MOVEMENT MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	250,500.00
GANIEVA GALYNA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
TYMOSHCHUK IRYNA	RELIANT HOME FUNDING INC		165,000.00
BANKOWSKI KAMIL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HAWLEY BOROUGH	
BANKOWSKI ANNA	UNITED WHOLESALE MORTGAGE		225,000.00
MELICK ROBERT	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
MELICK KELLY	UNITED WHOLESALE MORTGAGE		360,000.00
KENNEDY JAMES D KIRBY DEBORA F	MOVEMENT MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PALMYRA TOWNSHIP	289,000.00
VECERKAUSKAS GERALYN C MEEHAN	A&D MORTGAGE LLC	PAUPACK TOWNSHIP	
VECERKAUSKAS PAUL J	A & D MORTGAGE L L C MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		213,750.00
ACOCELLA ANTONIO	MOVEMENT MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	240,000.00
ZWEIER GERARD A ZWEIER KAREN A	HONESDALE NATIONAL BANK	MOUNT PLEASANT TOWNSHIP	50,000.00
KING TYSON W	BEILMAN GARY C BEILMAN ANDREA M	HONESDALE BOROUGH	198,000.00
NEFF ERIKA NEFF RYAN C	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	239,250.00
DOLEZAL MITCHEL RYAN DOLEZAL AMBER M	SANTOS ROBERT SANTOS KIM	PAUPACK TOWNSHIP	34,000.00
PAULTON LISA A			
LOUGHLIN DIANE L	HONESDALE NATIONAL BANK	MANCHESTER TOWNSHIP	100,000.00
LOUGHLIN JOHN T			17,000.00
MORGAN CHRISTINE	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP	
MAHONEY JULIA M MAHONEY HEATH E MAHONEY MELANIE	HOUSING & URBAN DEVELOPMENT	DYBERRY TOWNSHIP	14,105.44
LEVINE LAURA	GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	190,000.00

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

GUNUSKEY KEITH E	PSECU	HONESDALE BOROUGH	
GUNUSKEY MARIANN T	P S E C U		140,000.00
WILLIAMS KRISTIN BETH	PSECU	LAKE TOWNSHIP	
WILLIAMS ROBERT EVAN	P S E C U		20,000.00
MANNIS SCOTT	PNC BANK	SALEM TOWNSHIP	
MANNIS LINDA	P N C BANK		75,000.00
FISHER CRAIG M	FIRST NATIONAL BANK OF PA	CLINTON TOWNSHIP	12,000.00
MULLEN MARK	FIRST NATIONAL BANK OF PA	CHERRY RIDGE TOWNSHIP	
MULLEN MARY			85,000.00
MULLEN MARK	FIRST NATIONAL BANK OF PA	CHERRY RIDGE TOWNSHIP	
MULLEN MARY			25,000.00
BURKAVAGE JOHN D J R	FNCB BANK	OREGON TOWNSHIP	
BURKAVAGE KAREN E	F NCB BANK		100,000.00
PETERSON DANIEL G	FNcB BANK	DAMASCUS TOWNSHIP	
PETERSON MELISSA M	F NCB BANK		200,000.00
SURA MICHAEL WILLIAM	HOUSING & URBAN DEVELOPMENT	PALMYRA TOWNSHIP	
SURA LINDA			17,790.00
VENDER DOMINICK JR	PS BANK	PAUPACK TOWNSHIP	
VENDER LISA	P S BANK		28,000.00
SMITH STEVEN JR	LEVY & LEVY PROFIT SHARING PLAN	PAUPACK TOWNSHIP	
SMITH SHANNON			57,000.00
PETTIT MICHAEL J JR	NAVY FEDERAL CREDIT UNION	DAMASCUS TOWNSHIP	
PETTIT MYRTLE J			120,000.00
VANWINCKLE CYNTHIA A	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	
VANWINCKLE JOSEPH K	NATIONSTAR MORTGAGE LLC MR COOPER		
	NATIONSTAR MORTGAGE L L C		77,500.00
DEVANEY JULIA BY AGENT	CROSSCOUNTRY MORTGAGE	CLINTON TOWNSHIP 1	
DEVANEY BRIAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
DEVANEY BRIAN AGENT			180,000.00
VANHORN DANENE	DIME BANK	BERLIN TOWNSHIP	30,000.00
MION CAROLINA	PA HOUSING FINANCE AGENCY	PAUPACK TOWNSHIP	
MION MATTHEW			17,000.00
BEHMSOHLT ANJA	WAYNE BANK	DAMASCUS TOWNSHIP	
SOHOLT ANJA BEHM			
SOHOLT RENNICK			300,000.00
BRAIDA MICHELE	GUARANTEED RATE INC	HAWLEY BOROUGH	220,924.00
BRAIDA MICHELE	PA HOUSING FINANCE AGENCY	HAWLEY BOROUGH	11,250.00
LATHAM EDWARD DAVID	GUARANTEED RATE INC	PAUPACK TOWNSHIP	
LATHAM CARA MARIE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		500,000.00
SOLOTOFF STEVEN	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
SOLOTOFF GEORGIA			600,000.00
BARNES GERARD	WAYNE BANK	PAUPACK TOWNSHIP	102,000.00
CUFF TIMOTHY MORAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	
CUFF MELISSA	UNION HOME MORTGAGE CORP		185,600.00
WEBER BRIDGET R	DIME BANK	DREHER TOWNSHIP	
WEBER MICHAEL P			70,000.00
EIFERT MARK W	DIME BANK	TEXAS TOWNSHIP	570,000.00

EIFERT MARK W EIFERT GRETCHEN M	DIME BANK	MOUNT PLEASANT TOWNSHIP MOUNT PLEASANT & LEBANON TWPS LEBANON TOWNSHIP LEBANON & MOUNT PLEASANT TWPS	
EIFERT MARK W	DIME BANK	TEXAS TOWNSHIP	456,000.00
EIFERT MARK W EIFERT GRETCHEN M	DIME BANK	MOUNT PLEASANT TOWNSHIP MOUNT PLEASANT & LEBANON TWPS LEBANON TOWNSHIP LEBANON & MOUNT PLEASANT TWPS	
MCDONALD GREGORY E	FIRSTRUST BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	264,000.00
FORST LAURENCE M FORST MYRNA	HERITAGE FINANCIAL CREDIT UNION	CHERRY RIDGE TOWNSHIP	96,300.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
EISELE JASON K PROPST AIMEE E	KRISKY CHERYL	BERLIN TOWNSHIP	LOT 1
CRIOLLO JIMMY	KANE MICHAEL BASILE AMY	LEHIGH TOWNSHIP	LOT 27
BICKINGS EDWARD S BICKINGS PAMELA E	MULLANEY KAREN L MULLANEY JOHN R MULLANEY JAMES P	PAUPACK TOWNSHIP	LOT 197
SHEARER PETER GEORGE SHEARER SUSAN	GANIEVA GALYNA TYMOSHCHUK IRYNA	LAKE TOWNSHIP	LOT 4344
KRAH WILLIAM III	THREE FIVE SEVEN BLACK BEAR ROAD	SALEM TOWNSHIP	LOT 357
LAZARO MICHAEL A LAZARO LINDA E	BANKOWSKI KAMIL BANKOWSKI ANNA	HAWLEY BOROUGH	
KUCHENMEISTER BRIAN T EXR KUCHENMEISTER ELIZABETH A EST AKA KUCHENMEISTER ELIZABETH E EST AKA	MELICK ROBERT MELICK KELLY	PAUPACK TOWNSHIP	LOT 25 LOT 5
LLOYD RICHARD	ROBISON SUSAN J	CLINTON TOWNSHIP	
FERENO FRIEDA BY SHERIFF	PASQUALE ANYA BRETT LLC PASQUALE ANYA BRETT L L C	LAKE TOWNSHIP	LOT 1214
ORLANDO VINCENZO	KIRBY DEBORA F KENNEDY JAMES D	PALMYRA TOWNSHIP	LOT 66
CHAPPEL LAURIE	BRADLEY CHRIS BRADLEY SHARON	STERLING TOWNSHIP	LOT 73R
LOSHINSKY ANNA	TYUTYUNIK YEVGENIY	PAUPACK TOWNSHIP	LOT 275
LANI BESNIK LANI ERLINDA	ACOCELLA ANTONIO	LAKE TOWNSHIP	LOT 2311
HAAS NICOLE	KING TYSON WILLIAM	HONESDALE BOROUGH	
LYTTLE CONSTANCE FOX	LYTTLE JOHN W JR	DAMASCUS TOWNSHIP	

KAKAREKA ROBERT J BILARDI PATRICIA J	BILARDI PATRICIA J	LEHIGH TOWNSHIP	
BILARDI PATRICIA J KAKAREKA ROBERT J	BILARDI PATRICIA J	LEHIGH TOWNSHIP	LOT 20
ACKERMAN DAVID EDWARDS EMILY	TURNER JILL TERGESEN NICOLE TURNER BRIAN	LAKE TOWNSHIP	LOT 1579
HINOJOSA MILTON JR TRUSH STEVEN	PONTOSKY COREY	SALEM TOWNSHIP	LOT 2531
BOZA OFELIA S SULLIVAN WILLIAM J	TORRECILLA MARTA ROSA SULLIVAN WILLIAM J BAKER LEONORA S	SALEM TOWNSHIP PAUPACK TOWNSHIP	LOT 148
ZELLER GEORGE KLINGERZELLER SHERREE ZELLER SHERREE KLINGER	NEFF RYAN C NEFF ERIKA	PAUPACK TOWNSHIP	
POZZA ANGELO J	POZZA DAVID POZZA DIANE SICKLER CAROLE	SOUTH CANAAN TOWNSHIP	LOT A
SOLLENNE STEPHEN C SOLLENNE KATHY AKA JARAMILLOSOLLENNE KATHY T AKA SOLLENNE KATHY T JARAMILLO AKA SOLLENNE NICHOLAS SOLLENNE VIRGINIA	SOLLENNE STEPHEN C JARAMILLOSOLLENNE KATHY T SOLLENNE KATHY T JARAMILLO	PAUPACK TOWNSHIP	LOT 172

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OCONELL SHANNON ADM	ZAGORSKI WALTER	LAKE TOWNSHIP	
SCHACKLINSKY TED R EST AKA			
SCHACKLINSKY TED EST AKA			LOT 1919
SANTOS ROBERT	DOLEZAL MITCHEL RYAN	PAUPACK TOWNSHIP	
ROPKE KIM	DOLEZAL AMBER M		
SANTOS KIM M	PAULTON LISA A		LOT 48
BOCK LUKAS A	SCHEMITZ FRANCINE	CLINTON TOWNSHIP 1	
MOON YOUNG JIN	NINE SEVEN EIGHT MAIN ST LLC	DREHER TOWNSHIP	
	NINE SEVEN EIGHT MAIN ST L L C		
LOUGHMAN MARY V	LEVINE LAURA	LAKE TOWNSHIP	LOT 991
M&R REAL ESTATE	ALDENVILLE FARMS	CLINTON TOWNSHIP 1	
M & R REAL ESTATE			
GUZMAN IVAN	PENA MARICELA RAMIREZ	DREHER TOWNSHIP	
	QUINTOS ANGEL MALDONADO		LOT 218
GUZMAN IVAN	PENA MARICELA RAMIREZ	DREHER TOWNSHIP	
GUZMAN ANA	QUINTOS ANGEL MALDONADO		LOT 219
DUGGAN EDWARD P	COLAN JOHN R III	LEHIGH TOWNSHIP	
DUGGAN GAIL M			LOT 7
RENIERE THOMAS	EVERITT MARK T	LAKE TOWNSHIP	
RENIERE PETER	EVERITT REBECCA T		
SANGIORGI KRISTY AKA			
RENIERE KRIST			
RENIERE KRISTY AKA			LOT 1165
VU ANH	GUNUSKEY KEITH E	TEXAS TOWNSHIP 1 & 2	
	GUNUSKEY MARIANN T		LOT ABC
LEVY HEIDI	SMITH STEVEN JR	PAUPACK TOWNSHIP	
BELL HEIDI	SMITH SHANNON		LOT 192
STIEFEL ETHAN A	PETTIT MICHAEL J JR	DAMASCUS TOWNSHIP	
	PETTIT MYRTLE JOY		PARCEL 5
PENNINGTON SETH D JR EST	COHOWCZ RONALD	MOUNT PLEASANT TOWNSHIP	
PENNINGTON AMY ADM			
BARTHOLOMEW STACY ANN			
PENNINGTON ADM			
PENNINGTON SETH DORIAN III			
ADM			LOT 1
VANWINCKLE CYNTHIA A	VANWINCKLE CYNTHIA A	BERLIN TOWNSHIP	
	VANWINCKLE JOSEPH K		LOT A
RONEY BARRY J EST	BENNETT MATTHEW L W	BUCKINGHAM TOWNSHIP	
RONEY EMMA L ADM	BRUSH RACHAEL A		
WILMINGTON SAVINGS FUND	NATION DEVELOPERS ASSOCIATION	LAKE TOWNSHIP	
SOCIETY TR	TRUST		
SALMON NICKEISHA LAMEY			
RYAN STEPHEN T	DEVANEY BRIAN	CLINTON TOWNSHIP 1	
MORGENBESSER MICHELLE D	DEVANEY JULIA		
MCBRIDE KAY JACALYN	ZWEIER GERARD A	MOUNT PLEASANT TOWNSHIP	
	ZWEIER KAREN A	REMI:LOT 2	
HASSELBARTH SCOTT	ZALESKI CHRISTOPHER	PRESTON TOWNSHIP	
HASSELBARTH MICHELLE	ZALESKI TRACY E	REMI:LOT 15	
ROTSHTEYN ELEONORA	DRAGOTTO MARIE THERESE	LAKE TOWNSHIP	
ROTSHTEYN ELEONORA AF		REMI:LOT 4256	
SHKYLAR MIROSLAV BY AF			

PEDRE VINCENT MIH	SOHOLT RENNICK BEHMSOHLT ANJA SOHOLT ANJA BEHM	DAMASCUS TOWNSHIP
KANNEBECKER CHARLES	KANNEBECKER ISE	DYBERRY TOWNSHIP
KANNEBECKER ISE	KANNEBECKER CHARLES	
ABC HOFF A B C HOFF	BRAIDA MICHELE	HAWLEY BOROUGH
DUKOVICH TIMOTHY	LATHAM EDWARD DAVID	PAUPACK TOWNSHIP
DUKOVICH MARISA	LATHAM CARA MARIE	
DAHL JOHN ERIC	IMPACT BUILDING SOLUTIONS LLC	HONESDALE BOROUGH
DAHL PATRICIA MARIE	IMPACT BUILDING SOLUTIONS LLC	
FURST C RICHARD	FURST C RICHARD	SALEM TOWNSHIP
FURST AGNES	FURST AGNES FURST MICHAEL C	LOT 861
HAUBRICH FELIPE S	STROMBERG JOSEPH STROMBERG APOSTOLIA	LAKE TOWNSHIP
HILLAND CHRISTOPHER S	MCDONALD GREGORY E	PAUPACK TOWNSHIP
HILLAND YVETTE		LOT 811
CARLSON JOHN E JR TR	CUFF TIMOTHY	STERLING TOWNSHIP
CARLSON KATHLEEN E TR	CUFF MELISSA	
CARLSON FAMILY REVOCABLE TRUST		LOT 18
BADGLEY HENRY L	BADGLEY DREW	HONESDALE BOROUGH
BADGLEY JUNE	BADGLEY CHRISTINA JOHANNA	
SCHWARTZ THOMAS M EXR	BUEHRING JASON	PALMYRA TOWNSHIP
LAABS MITCHELL J EST AKA LAABS MITCHELL EST AKA		
POCONO LAKEVIEW	ROLAND PETER J ROLAND SERENA F	LEHIGH TOWNSHIP
POCONO LAKEVIEW	ROLAND JOSHUA P ROLAND TAKODA H	LEHIGH TOWNSHIP
CERVONE CARMANIE	TICE HOLDING CO LLC TICE HOLDING CO L L C	DREHER TOWNSHIP
ABROMOVITZ JEFFREY	GRZEJKA ROMAN	HONESDALE BOROUGH

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

July 31, 2023–August 4, 2023

Tuesday, August 1, 2023

9:00 AM
Chmelik v Lamberton 9-2022-DR 401-2022-DR
Pet to Transfer Venue
Pro se/Ellis

9:30 AM
Waller v Waller 420-2022-DR
Special Relief
Campbell/Pro se

10:00 AM
Swingle v. Swingle 291-2019-DR
Contempt
Bugaj/Farrell

10:30 AM
Schwartz v. Franciose 476-2022-DR
Contempt
J.Ellis/Pierangeli

11:00 AM
Lebrecht v. Lebrecht 250-2019-DR
Contempt
Henry/Campbell

11:30 AM
Perrotti v. Linn 547-2017-DR
Contempt
Campbell/Pro Se

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

Wednesday, August 2, 2023

8:45 AM
Talarico v. Moser 297-2017-DR
Custody Pre-Trial

9:00 AM
Central Court 3rd Floor Courtroom

9:00 AM
PFA
189-2023-DR
Schoeffling v. Schoeffling
Martin II

10:00 AM
Patten v. Patten 398-2022-DR
Hearing on Plaintiff's motion for reconsideration
Martin/Bugaj

12:00 PM – 12:30 PM
Drug Court Team Meeting

12:30 PM – 1:30 PM
Drug Court

2:00 PM
Diehl v. Diehl 11-2023-DR
Hearing on Plaintiff's Motion to Compel Answers to First set of
Interrogatories and Responses to First request of production of documents
Bugaj/Weed

Thursday, August 3, 2023

9:00 AM
Formal Arraignment
Kemmerer, Micah Duane
44-2023
Weed

9:00 AM – 10:00 AM
Commonwealth Matters
Sentencing 38-2023-CR Bodine, Harry M.Farley/McGraw
Sentencing 62-2021-CR Young, Alissa Moulton
Sentencing 345-2022-CR Stauffer, Jade Burlein
Sentencing 133-2023-CR Cover, Charles Martin II
Sentencing 75 & 76-2023-CR Patten, Jessica Martin II
Sentencing 30-2023-CR Geroge, Sean Burlein
Sentencing 267-2022-CR Urian, Kenneth Geroulo
Sentencing 197-2022-CR Dagna, Daniel Katsock
Sentencing 217-2022-CR Gilson, Brian Burlein
Re-Sentence 59-2021-CR Weikel, Amelia Martin II
Motion for Reciprocal Discovery 106-2022-CR Gerrity, James Brown

11:00 AM
Summary Appeals
21 & 22-2023-SA
Riordan, Elizabeth

23-2023-SA
Phillips, Wayne
Burlein
14,15,16,17,18,19-2023-SA
Perez, Bryan
20-2023-SA
Murphy, Dawn
Gretz
4-2023-SA
Rastello, Eric

25-2023-SA
Musanti, Georgan

1:00 PM
Commonwealth Matters

341-2022 Perricone, Robert Mtn for reciprocal discovery Bugaj PLR
115-2023 Zeiler, Stephanie ARD Brown
363-2022-CR Hess, Justin GP Martin II
88-2023-CR Marienschek, Michael GP Bugaj

2:00 PM
Commonwealth v. Christine Hirt 234-2022-CR
Non-Jury Trial
DA/Martin II

Friday, August 4, 2023

8:45 AM
Gries v Gries 555-2021-DR
Custody Hearing (Day 2)
Buagj/Riccardo/Collins



COURT CALENDAR — FOURTH FLOOR COURTROOM #2

July 31, 2023–August 4, 2023

Monday, July 31, 2023

9:00 AM
Status Conferences
9:00 7-2023-CV Cooper v. Dream Works Henry/Kepner III
9:15 47-2023-CV Texas Township v. Rickert & Maus Ellis/Bugaj
9:30 273-2022-CV Abbate Family Trust v. Currie & KSDLH
Martin/Rydzewski/Howell
9:45 301-2022-CV A.B. a minor v. Camp Shoshanm Sternberg/Wolf
10:00 461-2022-CV Kasick v. Case Lenahan/Pro Se
10:15 463-2022-CV Kirsten v. Harris & Swaren Munley/Cummins Per letter
dated 3/29/23-Matter has settled
10:30 122-2023-CV Union Lake v. Assessment, Manchester township, Wayne
Highlands Henry/Kay/
10:45 529-2022-cv Greene v Jantz Campbell/Pro se
11:00 392-2022-cv Estate of Bullis v Dufton Leeson/Pro se
11:15 317-2022-CV O'Rourke v. Sompel Munley/KnappReilly
11:30 160-2022-CV Lentini v. Mario's Contracting Henry/Havran
11:45 205-2020-CV Rancz v. Sullum Rydzewski/Namey

9:30 AM
Yanulavich v Watts 231-2021-cv
Rule to dismiss
Michelin/Treat

10:00 AM
In Re: K.M. 10-2023-AD
TPR-Mother
Campbell/J.Ellis

11:00 AM
In Re: C.L. 9-2023-AD
TPR-Dad
Campbell/J.Ellis

1:00 PM
In re: Adoption of B.B.S. 34-2022-AD
Confrim Consent and Involuntary Term
Germain/
Campbell (father)
Ellis (child)

Tuesday, August 1, 2023

9:00 AM
Dependency
9:30 Permanency Review 30-2022-DP J.C Moulton/Collins/Burlein/Martin II
10:00 Permanency Review 10-2023-DP A.C Moulton/Martin
II/Campbell/Collins
11:00 Permanency Review 43 & 44-2020-DP R. M & T. M Moulton/Henry
11:30 Permanency Review 21-2018-DP H.R Moulton/Collins
1:00 Permanency Review 34-2014-DP D.B Moulton/Collins
1:30 Permanency Review 41 & 42-2020-DP A.M & L.M
Moulton/Henry/Farrell
2:00 Adjudication 20 & 21-2023-DP T.D & K. D Henry/

9:30 AM
IN Re: J.C 49-2022-JV
Dispositional Review Hearing
DA/Burlein/Collins

Wednesday, August 2, 2023

9:00 AM
Return Day
Motion for Summary Judgment 580-2022-CV PNC v. Mosser Wooters/Pro Se
Motion for Summary Judgment 386-2022-CV J.P. Morgan v. Griffiths
Rase/Nepa
Argument on Plaintiff's motion for Judgment on the pleadings 224-2023-CV
Hanson v. Bussard Bresset/Miller/Pro Se
Argument on Preliminary Objections 230-2023-CV Starrucca Borough v.
First Baptist Church Henry/Martin

10:00 AM
Roberts v. Wayne County Tax Claim Bureau & Tigue 113-2023-CV
Hearing
Schloesser/Michelin/Henry/Kay/Pro Se

11:00 AM
Bullis v. Dufton 392-2022-CV
Plaintiff's Renewed Motion for Default Judgment
Leeson/Walker

1:30 PM
In Re: B.R. 12-2023-AD
Adoption
J.Ellis

2:00 PM
In Re: T.D.S. 8-2023-AD
Adoption
K.Martin

Thursday, August 3, 2023

9:00 AM
In re: Estate of M.H. 104-2022-OCD
Review Hearing
Bialis/Schloesser

10:00 AM
In Re: C.S. & G.S. 5&6-2023-AD
Adoption
Rechner

11:00 AM
Ware v. Wetherbee Wyoming County Case
Motion to withdraw as counsel
Huffsmith/Beardsley

1:30 PM
In Re: Estate of Bentler 59-2023-OCD
Petition to Compel Accounting
Morahan

Friday, August 4, 2023

9:00 AM
Residential Tax Assessment Appeals
456-2022-CV Haimes v. Assessment/Wayne Highlands/Buckingham
Township Hogen/Kay/Lehutsky
569-2022-CV Starlight v. Assessment/Wayne County/Wayne Highlands &
Scott Township Hogen/Kay/Holbert
568-2022-CV JBK Family GST Exempt 2021 Trust v. Assessment/Wayne
County/Wayne Highlands & Scott Township Hogen/Kay/Holbert
567-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v.
Assessment/Wayne County/Wayne Highlands & Scott Township
Hogen/Kay/Holbert
566-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v.
Assessment/Wayne County/Wayne Highlands & Scott Township
Hogen/Kay/Holbert
565-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v.
Assessment/Wayne County/Wayne Highlands & Scott Township
Hogen/Kay/Holbert
564-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v.
Assessment/Wayne County/Wayne Highlands & Scott Township
Hogen/Kay/Holbert

- 563-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne County/Wayne Highlands & Scott Township Hogen/Kay/Holbert
- 562-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne County/Wayne Highlands & Scott Township Hogen/Kay/Holbert
- 561-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne County/Wayne Highlands & Scott Township Hogen/Kay/Holbert
- 560-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne County/Wayne Highlands & Scott Township Hogen/Kay/Holbert
- 559-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne County/Wayne Highlands & Scott Township Hogen/Kay/Holbert
- 558-2022-CV Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne County/Wayne Highlands & Scott Township Hogen/Kay/Holbert
- 542-2022-CV Richardson v. Assessment Kennedy/Kay

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Leatrice Anderson, Esq.

Spall, Rydzewski, Anderson, Lalley & Tunis, PC

570-226-6229

lea@poconolawyers.net

2573 Route 6

Hawley, PA 18428

Surrogacy/Gestational Carrier, Adoption, Guardian Ad Litem, Real Estate Settlement/Title Agent, Real Estate Litigation, Estate/Wills

Nicholas Barna, Esq.

Barna Law

570-253-4921

nicholasbarna@verizon.net

207 Tenth Street

Honesdale, PA 18431

Real Estate, Estate Planning, Estate Administration, Elder Law

Tim Barna, Esq.

Barna Law

570-253-4921

207 Tenth Street

Honesdale, PA 18431

Real Estate, Estate Planning, Estate Administration, Elder Law

Stephen G. Bresset, Esq.

Bresset Santora, LLC

570-253-5953

570-253-2926 (Fax)

SBresset@Bressetsantora.com

Rsantora@Bressetsantora.com

606 Church Street

Honesdale, PA 18431

Ronald M. Bugaj, Esq.

Bugaj/Fischer, P.C.

570-253-3021

ron@bugaj-fischer-law.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

Administrative Law, Civil Litigation, Community Association Law, Corporate and Business Law, Criminal Defense, Dependency, DUI, Estates, Estate Planning, Family Law, Custody, Divorce, Protection From Abuse, Support, Guardianship, Juvenile Law, Property Owners Association, Real Estate, Social Security/Disability, Tax Law, Workers Compensation, Zoning, Municipal Law

Steven E. Burlein, Esq.

570-253-9667

steven@burlein.legal

307 Eleventh Street

Honesdale, PA 18431

Real Estate, Wills and Trust, Estate Administration/Probate, Guardianship, Criminal Law, Juvenile Law

Oressa P. Campbell, Esq.

570-253-7938

CampLaw@ptd.net

922 Church St.

Honesdale, PA 18431

Appeals, Adoption, Child Custody, Criminal, Dependency, Divorce, Landlord/Tenant, Juvenile

Tammy Lee Clause, Esq.

570-676-5212

attyclause@gmail.com

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Frances Clemente, Esq.

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

Thomas P. Cummings, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011
Fax: 570-347-7028
tcummings@dlplaw.com
75 Glenmaura National Boulevard
Moosic, PA 18507
Workers Compensation, Social Security Disability, Personal Injury

Charles Curtin, Esq.

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

Donna DeVita, Esq.

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

Jessica Ellis, Esq.

Ellis Law Group, Inc.
570-253-5229
jessica@ellislawgroupcc.com
www.ellislawgroupcc.com
1018 Church Street
Honesdale, PA 18431
Real Estate, Family Law, Estate Plannings, Small Business Representation

Brendan R. Ellis, Esq.

Ellis Law Group, Inc.
570-253-5229
brendan@ellislawgroupcc.com
www.ellislawgroupcc.com
1018 Church Street
Honesdale, PA 18431
Real Estate, Family Law, Estate Plannings, Small Business Representation

Christopher Farrell, Esq.

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

John P. Finnerty, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011
Fax: 570-347-7028
jfinnerty@dlplaw.com
75 Glenmaura National Boulevard
Moosic, PA 18507
Personal Injury, Workers' Compensation, Products Liability, Medical Malpractice, Estate Planning and Administration, Real Estate

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

David M. Gregory, Esq.

570-251-9960
david@gregory.legal
307 Erie Street
Honesdale, PA 18431

Nicholas D. Gregory, Esq.

570-251-9960
nick@gregory.legal
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

Alfred J. Howell, Esq.

Howell & Howell
570-253-2520
ajhowell@hhklawyers.com
109 Ninth Street
Honesdale, PA 18431
Elder Law (Planning and Settling of Estates), Real Estate (Commercial and Personal)

Lothar C. Holbert, Esq.

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

Steve Jennings, Esq.

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

Zachary Jennings, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Kathryn Ann Karam, Esq.

Lackawanna County Family Court
570-963-5691
karamk@lackawannacounty.org
123 Wyoming Ave., 1st Floor
Scranton, PA 18503-2030

Arielle Larson, Esq.

570-253-0300
arielle.zimmslaw@gmail.com
1133 Main Street
Honesdale, PA 18431
Civil Trials, Personal Injury, Estate Administration, Estate Planning, Real Estate Sale/Purchase, Zoning and General Practice

John Martin, Esq.

Law Office of John Martin
570-253-6899
jmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

John Martin, II, Esq.

Law Office of John Martin
570-253-6899
jjmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Kimberly Martin, Esq.

Law Office of John Martin
570-253-6899
kmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Sean P. McDonough, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011
Fax: 570-347-7028
smcdonough@dlplaw.com
75 Glenmaura National Boulevard
Moosic, PA 18507
Nursing Home Abuse

Stacy M. Miller, Esq.

Woodloch Pines
570-685-8056
stacy.miller@woodloch.com
731 Welcome Lake Road
Hawley, PA 18428

Mark E. Moulton, Esq.

570-775-9525
markmoulton@moultonslaw.com
693 PA 739, Hawley 18428
Criminal Law, Real Estate, Estate Administration, Elder Law, Family Law

John Notarianni, Esq.

570-468-0844
johnnotarianni1@aol.com
1412 Delaware Street
Dunmore, PA 18509

Alida O'Hara, Esq.

570-253-6148
oharak1@verizon.net
PO Box 190
Honesdale, PA 18431
Family Law

Tobey Oxholm, Esq.

Just Resolutions – ADR
215-783-2329
tobeyoxholm@gmail.com
1 Watawga Way West
Gouldsboro, PA 18424
ADR, Mediation

Kerin Podunajec, Esq.

570-352-7834
KerinPodunajec@gmail.com

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Brian G. Price, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-288-1427

Fax: 570-288-0799

bprice@dlplaw.com

459 Wyoming Avenue

Kingston, PA 18704

*Spanish Speaking Clients, Plaintiff
Personal Injury, Truck Accidents,
Auto Accidents, Product Liability,
Medical Negligence*

Joseph G. Price, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011

Fax: 570-347-7028

jprice@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

*Plaintiff Personal Injury, Truck
Accidents, Auto Accidents, Product
Liability, Medical Negligence*

Christine Rechner, Esq.

Rechner Law Office

rechmerc@ptd.net

924 Church St.

Honesdale, PA 18431

*Divorce, Custody, PFA, Adoptions,
Real Estate Sale/Purchase, Property
Disputes, Civil Litigation, Landlord/
Tenant, Corporate 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

Chloe Romanowski, Esq.

Wayne County Courthouse

570-253-5970

cromanowski@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Sally N. Rutherford, Esq.

Rutherford, Rutherford & Wood

570-253-2500

snr.rutherfordlaw@verizon.net

921 Court Street

Honesdale, PA 18431

*Estate Planning, Estate 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*

Joseph F. Saporito, III, Esq.

Saporito, Falcone & Watt

570-237-2687

joesaporito@saporitofalcone.com

www.falconewattlaw.com

48 S. Main Street, Suite 300

Pittston, PA 18640

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

John R. Theodore, Esq.

845-887-1855
john@jtheadorelaw.com
www.jtheadorelaw.com
32 Lower Main Street, Suite 4 /
P.O. Box 182
Callicoon, NY 12723
Areas of Practice:
New York & Pennsylvania Practice, Real Estate, Wills and Estates, Business Matters, Criminal Defense

Kimberly Thomas, Esq.

North Penn Legal Services, Inc.
215-840-3231
kthomas@nplspa.org
925 Court St.
Honesdale, PA 18431

Jeffrey S. Treat, Esq.

570-253-1209
jstreat@ptd.net
1018 Church Street
Honesdale, PA 18431

Matthew Walker, Esq.

570-689-4007
matt@walkerandwalkerpc.com
PO Box 747, Route 590
Hamlin, PA 18427
Real Estate Settlement, Title Insurance, Wills & Estates

Michael Walker, Esq.

570-689-4007
wwpc@echoes.net
PO Box 747, Route 590
Hamlin, PA 18427
Real Estate Settlement, Title Insurance, Wills & Estates

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, Estate Administration, Estate Planning, Real Estate Sale/Purchase, Zoning and General Practice

Ashley Zimmerman, Esq.

Weinstein, Zimmerman & Ohliger
570-296-7300
zimmerman@wzlawfirm.com
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