

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ MARCH 16, 2012 ★ Honesdale, PA ★ No. 1



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## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
John W. Lynn, Defendant

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior 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.

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

*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	\$50
Mailed & Emailed	\$125

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

### WAYNE COUNTY OFFICIALS

#### *Judge of the Court of Common Pleas*

Raymond L. Hamill, *President Judge*  
Robert J. Conway, *Senior Judge*

#### *Magisterial District Judges*

Bonnie L. Carney  
Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

#### *Court Administrator*

Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

Edward "Ned" Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**FROM THE DESK OF THE EDITOR**

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HAPPY ANNIVERSARY! This issue marks the one-year anniversary of the *Legal Journal of Wayne County*. In recognition of reaching that hallmark, I would like to take a moment as the new acting editor to recognize and thank those whose time and perseverance led ultimately to the publication of our very first issue. Janine Edwards, Rich Henry, Matt Meagher — members who stayed committed to the goal of publishing our own legal journal and who worked closely with Deb Bailey of Bailey Design and Advertising, who publishes the journal, to create an efficient process to expedite the production of our weekly journal. I would like to extend a very special thank you to our Prothonotary Ned Sandercock and his staff, Recorder of Deeds Ginger Golden and her staff, and the Sheriff and his assistant Linda Billard for their hard work as well.

On behalf of the Wayne County Bar Association, thank you. One year later we thank all those involved for their hard work, and one year later we continue to build on their hard work, staying committed to making the journal something the Wayne County Bar can proudly present to the public.

For those of our members who subscribe, thank you for your support. For those of you who have not, send in your subscription today. Let's all help to make the second year a bigger and better year than the first.

PS: Our legal journal now has a brand new website. Please take a moment to visit it at [www.waynecountylegaljournal.com](http://www.waynecountylegaljournal.com). Positive feedback is always accepted and encouraged.



Gina Lenz Photography

Christine Rechner, Esquire  
Editor

**COURT OPINION**

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*Edited by Chris Rechner, Esq.*

*Provided by Chris Rechner, Esq.*

**Commonwealth of Pennsylvania**

**v.**

**John W. Lynn,  
Defendant**

**Docket No. 375-2010-Criminal**

Decided by: Raymond L. Hamill, P.J.

Attorney for Commonwealth: Michael P. Lehutsky, Esq.

Attorney for Defendant: Robert Reno, Esq.

**Summary of the Case**

This case was before the Court on Defendant’s appeal of his conviction and sentence. On July 20, 2011, Defendant was found guilty of Corruption of Minors, Involuntary Deviate Sexual Intercourse and Statutory Sexual Assault and sentenced to a total period of concurrent incarceration of not less than 120 months and no more than 240 months. Defendant subsequently filed a post-trial motion seeking a new trial by challenging the validity of the conviction, but the motion was denied. As a result, Defendant filed a direct appeal to Superior Court and the Court Ordered him to file a Concise Statement of Reasons as part of the appeal, to which the Court responded with its Statement of Reasons.

Defendant raised a number of claims in his Concise Statement which were identified by the Court as a Brady violation, an error in allowing the Commonwealth to treat the complainant as a hostile witness and admitting various statements into evidence. In addition, Defendant raised claims of prosecutorial misconduct, error by the Court in its charges to the jury on impeachment, genetic evidence and expert testimony, and that the verdict was against the weight of the evidence.

Several of the issues raised by Defendant were not discussed inasmuch as they were considered to have been waived by the failure of a contemporaneous objection at the time of trial. The Court quoted our Supreme Court “[t]he failure to raise a contemporaneous objection to a prosecutor’s comment at trial waives any claim of error arising from the comment.” Commonwealth v. Powell, 598 Pa. 224, 956 A.2d 406, 423 (2008).

In discussing the Brady violation, Defendant argued that statement read by the victim at the time of Defendant’s sentencing in which she recanted her original allegations had been previously provided to the State Police but not to the defense during discovery. In order to establish a Brady violation, “a defendant is required to demonstrate that exculpatory or impeaching evidence, favorable to the defense, was suppressed by the prosecution, to the prejudice of the defendant.” Commonwealth v. Gibson, 597 Pa. 402, 951 A.2d 1110, 1126 (2008). The Court therefore disagreed that a Brady violation had occurred because the defense presented no evidence that a written statement from the victim existed prior to trial, and the state trooper testified that the victim had previously only verbally recanted her previous claims.

In regards to Defendant’s final claim that the jury’s verdict was against the weight of the evidence, the Court set forth the relevant standard as follows: “The fact-finder ‘bears the responsibility to resolve questions of credibility, and, absent extraordinary circumstances, an appellate court will not substitute its judgment for that of the factfinder.’” Commonwealth v. Johnson, 576 Pa. 23, 838 A.2d 663, 671 (2003), cert. denied, 543 U.S. 1008, 125 S.Ct. 617, 160 L.Ed.2d 471 (2004). A court is “free to believe all, some, or none of the evidence presented.” Commonwealth v. Miller, 555 Pa. 354, 724 A.2d 895, 901 (1999), cert. denied, 528 U.S. 903, 120 S.Ct. 242, 145 L.Ed.2d 204 (1999).

In this case, the jury was the fact-finder and could have chosen to believe the initial testimony of the victim which was given at the preliminary hearing and was inconsistent with the testimony she gave at the time of trial. When offered as an inconsistent statement, testimony from a preliminary hearing is substantive evidence that may be considered as proof of the matter asserted. Commonwealth v. Santiago, 662 A.2d 610 (Pa. 1995). The jury chose to find the testimony the victim gave at the preliminary hearing as credible and thus convicted Defendant on several of the charges.

Based on all of the reasons set forth, the Court requested the Superior Court to find no merit in Defendant’s appeal.



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named.*

*All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**ESTATE NOTICE**

ESTATE OF ROBERT D. HUPPUNEN, late late of Lakewood, Pennsylvania, died February 9, 2012. Notice is hereby given that Letters of Administration on the above estate have been granted to Jabez R. Huppunen of 24 Home Court, Unit #1, Stamford, CT 06902 and Carrie Page Normington, of 43 Washington Mews, Port Chester, NY 10573, Administrators. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Administrators named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of Mary

M. Martone a/k/a Mary Margaret Martone, who died on December 29, 2011, late resident of 115 Lakeside Drive, Honesdale, PA 18431, to Co-Administrators of the Estate, Lawrence Martone, 115 Lakeside Drive, Honesdale, PA 18431, and Margaret Martone, 25 East Sterling Road, Newfoundland, PA 18445. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of HOWELL, HOWELL & KRAUSE, ATTN: LEE C. KRAUSE, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.  
LEE C. KRAUSE, ESQUIRE  
ATTORNEY FOR THE ESTATE

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**EXECUTOR NOTICE**

Estate of ELLEN HOFFMAN  
Late of Paupack Township  
Executor  
MICHAEL BENNETT  
11 BENNETT LANE  
TAPPAN, NY 12054  
Attorney  
MICHAEL D. WALKER  
P.O. BOX 747  
HAMLIN, PA 18427

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**EXECUTOR NOTICE**

Estate of BERNHARD PFUND  
Late of Dyberry Township, Wayne  
County, Pa. (died December 3,  
2011).

Executor

ROBERT PFUND  
19 GRIMM ROAD  
HONESDALE, PA 18431

Attorney

THOMAS F. KILROE  
918 CHURCH ST.  
HONESDALE, PA 18431

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**EXECUTOR NOTICE**

Estate of GAIL A. ALBRIGHT  
AKA GAIL ALBRIGHT  
Late of Lake Township

Executor

WILLIAM A. ALBRIGHT  
224 WEST SHORE DR.  
LAKE ARIEL, PA 18436

Attorney

MICHAEL D. WALKER, ESQ.  
P.O. BOX 747  
HAMLIN, PA 18427

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**EXECUTOR NOTICE**

Estate of ROSE MARIE  
KINGSTON AKA ROSE MARIE  
KINGSTON ERIXON

Late of Honesdale Borough

Executor

MARTI J. KINGSTON  
440 TERRACE STREET  
HONESDALE, PA 18431

Executor

JUDITH ANN HELLER  
98 WATTS HILL RD.  
HONESDALE, PA 18431

Attorney

THOMAS F. KILROE  
918 CHURCH ST.  
HONESDALE, PA 18431

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**EXECUTRIX NOTICE**

Estate of ROBERT C. BONE  
Late of South Cannan Township

Executrix

DEBORAH KRAUSE  
209 ZABRISKIE ST.  
JERSEY CITY, NJ 07307

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**EXECUTRIX NOTICE**

Estate of CAROL H. UTTER AKA  
CAROL B. UTTER

Late of South Cannan Township

Executrix

NANCY UTTER  
115 LIVING WATERS RD.  
JEFFERSON TWP., PA 18436

**3/16/2012 • 3/23/2012 • 3/30/2012**

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**EXECUTOR NOTICE**

Estate of JEANNE MARIE  
MCCONNELL AKA JEANNE M.  
MCCONNELL

Late of Honesdale Borough

Executor

THOMAS PATRICK  
MCCONNELL  
140 GRIMMS ROAD  
HONESDALE, PA 18431

Attorney

RICHARD B. HENRY, ESQUIRE  
1105 COURT STREET,  
HONESDALE, PA 18431

**3/9/2012 • 3/16/2012 • 3/23/2012**

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**EXECUTRIX NOTICE**

Estate of WILLARD JACK  
ZIEGLER  
Late of Sterling Township  
Executrix  
MARGARET L. ZIEGLER  
74 ZIEGLER DRIVE  
NEWFOUNDLAND, PA 18445  
Attorney  
WARREN SCHLOESSER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

3/9/2012 • 3/16/2012 • 3/23/2012

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**EXECUTOR NOTICE**

Estate of MARJORIE W. JENSEN  
AKA MARJORIE JENSEN  
Late of Salem Township  
Executor  
JOSEPH LAWRENCE GARVEY  
57 MILLER ROAD  
LAKE ARIEL, PA 18436  
Attorney  
JEFFREY S. TREAT, ESQ.  
926 COURT STREET  
HONESDALE, PA 18431

3/9/2012 • 3/16/2012 • 3/23/2012

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**EXECUTRIX NOTICE**

Estate of RICHARD W. ROSE  
AKA RICHARD ROSE AKA  
RICHARD WALLACE ROSE  
Late of Paupack Township  
Executrix  
DAPHNE E. ROSE  
2 SKI BLUFF TERRACE  
LAKE ARIEL, PA 18436  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

3/9/2012 • 3/16/2012 • 3/23/2012

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**EXECUTOR NOTICE**

Estate of RUTH E. LEWIS AKA  
RUTH SHAFFER LEWIS  
Late of South Cannan Township  
Executor  
JOHN E. LEWIS  
493 MID VALLEY ROAD  
LAKE ARIEL, PA 18436  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

3/9/2012 • 3/16/2012 • 3/23/2012

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**EXECUTRIX NOTICE**

Estate of DORIS C. GORDON  
Late of Lake Ariel  
Executrix  
DORIS BAKER  
561 LAUREL ROAD  
SPRINGBROOK TWP, PA 18444  
Attorney  
DAVID J. RATCHFORD,  
ESQUIRE  
P.O. BOX 121  
SCRANTON, PA 18501

3/2/2012 • 3/9/2012 • 3/16/2012

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Terry S. Hanson, Executrix of the Estate of Jeanette M. Carito a/ka Jannetta M. Carito a/ka Jeannette M. Carito a/ka Jannetta M. Dailey a/ka Jeanette M. Provenski, late of Borough of Prompton, Wayne County, Pennsylvania who died on February 3, 2012. All persons indebted to said Estate are required to make payment, and those having claims or demands to present the

same, without delay to the  
Executrix Terry S. Hanson, c/o  
Scott B. Bennett, Esquire, 308  
Tenth Street, Honesdale, PA 18431.

**3/2/2012 • 3/9/2012 • 3/16/2012**

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**ESTATE NOTICE**

Estate of ANNETTE T. OLSEN,  
DECEASED, late of 1228 LAKE  
HENRY RD., LAKE ARIEL, PA  
18436, (Died DECEMBER 14,  
2011), JOSEPH J. OLSEN,  
Executor; Mark G. Rudalavage,  
171 Scranton-Carbondale Highway,  
Eynon, Pennsylvania 18403-1027,  
Attorney.  
MARK G. RUDALAVAGE,  
ESQUIRE

**3/2/2012 • 3/9/2012 • 3/16/2012**

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**EXECUTRIX NOTICE**

Estate of ELOISE GLASGALL  
AKA ELOISE C. GLASGALL  
Late of Honesdale Borough  
Executrix  
JILL G. KOEPKE  
202 SPRING HILL RD.  
HONESDALE, PA 18431

**3/2/2012 • 3/9/2012 • 3/16/2012**

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**EXECUTRIX NOTICE**

Estate of ELEANOR MARY  
RICKERT AKA ELEANOR P.  
RICKERT  
Late of Honesdale Borough  
Executrix  
JOHN L. RICKERT  
4 BUCKS POND DRIVE  
HONESDALE, PA 18431  
Attorney  
ERROL FLYNN  
926 COURT ST.

HONESDALE, PA 18431

**3/2/2012 • 3/9/2012 • 3/16/2012**

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**OTHER NOTICES**

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**NOTICE**

NOTICE IS HEREBY GIVEN  
THAT ARTICLES OF  
INCORPORATION were filed  
with the Department of State of the  
Commonwealth of Pennsylvania, at  
Harrisburg, on or about March 5,  
2012, for the purpose of obtaining  
a Certificate of Incorporation of a  
proposed Business Corporation to  
be organized under the Business  
Corporation Law of 1988, P.L.  
1444, Act No. 177, effective  
October 1, 1989, as amended. The  
name of the proposed corporation  
is Lake Region Micro Electronics  
Corp., and the location of its initial  
registered office is 8 Silk Mill  
Drive, Suite 104, Hawley,  
Pennsylvania. The purpose for  
which it is to be organized is: To  
engage in the business of  
wholesale and retail sales of  
electronic devices and for such  
other purposes for which a  
corporation may be lawfully  
incorporated under and by virtue of  
the Pennsylvania Business  
Corporation Law of 1988.

LEVY, STIEH & GAUGHAN, P.C.  
P.O. Box D  
Milford, PA 18337

**3/16/2012**

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**NOTICE OF FILING OF  
CERTIFICATE OF  
ORGANIZATION**

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is REDS Real Estate, LLC. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

**3/16/2012**

**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  
MARCH 28, 2012**

By virtue of a writ of Execution Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of Pennsylvania issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of March, 2012 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,

ALL THAT CERTAIN piece or parcel of land, situate in

Manchester Township, Wayne County, Pennsylvania bounded and described as follows:

COMMENCING at a point in the centerline of traveled way of Stalker Road (Township Road 764), Near its intersection with Hellmers Road (Township Road 635), at a common corner of lands of Reflection Lakes Property Owners Association, lands of Harry A. Ault (R.B. 1024, P. 208) and lands of Union Lake Hotel Co., Inc. (D.B. 129, P. 693).

Thence South 14 degrees 27 minutes 08 seconds West 91.46 feet on a Road tangent along said centerline of traveled way of Stalker Road (Township Road 764), to a point of curvature.

Thence on a curve to the right having a radius of 2010.00 feet and a delta angle of 11 degrees 30 minutes 41 seconds for an arc length of 403.83 feet along centerline of traveled way, the chord subtending said arc being South 20 degrees 12 minutes 29 seconds West 403.16 feet to a point in centerline at the TRUE POINT OR PLACE OF BEGINNING, which point is further described as being South 69 degrees 36 minutes 36 seconds East 23.92 feet from a 1/2" rebar set on the westerly side of said Stalker Road (Township Road 764).

Thence on a curve to the right having a radius of 2010.00 feet and a delta angle of 01 degrees 43 minutes 30 seconds an arc length

of 60.52 feet along said centerline of traveled way, the chord subtending said arc being South 26 degrees 49 minutes 34 seconds West 60.52 feet to a point in said centerline.

Thence South 27 degrees 41 minutes 20 seconds West 61.51 feet on a tangent along said centerline of traveled way of Stalker Road (Township Road 764) to a point of curvature.

Thence on a curve to the left having a radius of 1525.00 feet and a delta angle of 10 degrees 11 minutes 11 seconds for an arc length of 271.12 feet along said centerline of traveled way, the chord subtending said arc being South 22 degrees 35 minutes 44 seconds West 270.77 feet to a point in said centerline, which point is South 73 degrees 09 minutes 27 seconds West 270.77 feet to a point in said centerline, which point is South 73 degrees 09 minutes 27 seconds East 25.00 feet from a 1/2" rebar set on the westerly side of the said road.

Thence North 73 degrees 09 minutes 27 seconds West 288.11 feet through lands of Reflection Lakes Property Owners Association to a 1/2" rebar set.

Thence North 21 degrees 00 minutes 07 seconds East 409.56 feet through lands of reflection Lakes Property Owners Association to the TRUE POINT OR PLACE OF BEGINNING.

CONTAINING 2.68 acres of land as surveyed by Gary Packer, P.L.S. See Map Book 89 at page 10.

UNDER AND SUBJECT to the rights of the public in and to the use of all of those portions or above described parcels, which lie within the right of way lines of public highways.

SUBJECT to any easements of record to public utilities.

BEING the same premises which Reflection Lakes Property Association, Inc., (RLPOA), a Non-Profit Corporation, by Deed dated October 23, 2002 and recorded October 31, 2002 in the Office of the

Seized and taken in execution as Patricia Smith 7 Schnackenberg Road EQUINUNK PA 18417 Donald E. Smith 7 Schnackenberg Road EQUINUNK PA 18417

Execution No. 60-Civil-2011  
Amount \$173,492.27 Plus  
additional

January 17, 2012  
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.

Steven K. Eisenberg, Esq.

3/2/2012 • 3/9/2012 • 3/16/2012

**SHERIFF'S SALE  
MARCH 28, 2012**

By virtue of a writ of Execution The Bank of New York Mellon f/k/a the Bank of New York, as trustee for the certificateholders CWABS, Inc., asset-backed certificates, Series 2005-7 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of March, 2012 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,

ALL THAT CERTAIN lot, parcel or piece of land, situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, being Lot 33, Section 12, Kiowa Trail, Pocono Springs, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the

County of Wayne, in Plot Book Volume 14, Page 189.

UNDER AND SUBJECT TO any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TITLE TO SAID PREMISES VESTED IN JEFFREY ALLAN LUCAS BY SPECIAL WARRANTY DEED FROM JOSEPHINE LUCAS DATED 07/08/2003 AND RECORDED 07/16/2003 IN BOOK 2281, PAGE 22, INSTRUMENT # 200300008758.

Premises being: 33 KIOWA TRAIL, GOULDSBORO, PA 18424-9148

Improvements thereon:  
RESIDENTIAL DWELLING

Tax Parcel No. 14-0-0006-0200

Seized and taken in execution as Jeffrey Allan Lucas 33 Kiowa Trail GOULDSBORO PA 18424

Execution No. 410-Civil-2009  
Amount \$91,322.84 Plus additional

January 17, 2012  
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.**

John Michael Kolesnik, Esq.

**3/2/2012 • 3/9/2012 • 3/16/2012**

**SHERIFF'S SALE  
MARCH 28, 2012**

By virtue of a writ of Execution Nationstar Mortgage, LLC, f/k/a Centex Home Equity Company, 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 28th day of March, 2012 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,

All that certain lot, piece or parcel of land situate in Berlin Township, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Being Lot 13, containing 3.0845 acres of land, as depicted on a

certain plan/plat, of lots of Chestnut Lake Estates, recorded in Wayne County Map Book Volume 88 at Page 35.

**EXCEPTING AND RESERVING,** however, thereout and therefrom, 1.0796 acres, conveyed, by Edwin Colon, et ux. to Stanley Svoda.

The premises herein conveyed are more particularly described in a recent survey by Alfred K. Bucconear, R.S. as follows:

All that certain lot, piece or parcel of land situate in Berlin Township, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at an iron pin corner set, located on the Easterly edge of the right of way (Being, generally, 50 feet in width) of a certain private street, referenced Chestnut Lake Drive, as depicted on a certain plan/plat of lots, of Chestnut Lake Estates, recorded in Wayne County Map Book Volume 88 at Page 35 and being the Westerly most corner of Lot 14; thence along the Easterly edge of the right of way of the aforesaid Chestnut Lake Drive, the following three (3) chord and/or curvilinear courses and distances: North 07 degrees 12 minutes 33 seconds West 164.32 feet to an iron pin corner set; along the arc of a curve to the right, in a Northeasterly direction, having a central angle of 46 degrees 34 minutes 03 seconds, with a radius of 30.000 feet, a distance or arc length of 24.383 feet to an iron pin corner set; and along the arc of a

curve to the left, in a Northeasterly direction, having a central angle of 46 degrees 29 minutes 53 seconds, with a radius of 50.000 feet, a distance or arc length of 40.577 feet to an iron pin corner set; thence, through Lot 13, North 82 degrees 51 minutes 36 seconds East 387.525 feet to an iron pin corner set, being a common corner of Lot 3 and Lot 4; thence, along the Westerly bounds of Lot 4, South 00 degrees 53 minutes 51 seconds West 200.005 feet to an iron pin corner set, being a common corner of Lot 4 and Lot 5; thence, along the Westerly bounds of Lot 5, South 00 degrees 53 minutes 51 seconds West 24.12 feet to an iron pin corner set, being the Northern most corner of the aforesaid Lot 14; thence along the Northerly bounds of said Lot 14, South 82 degrees 47 minutes 27 seconds West 380.92 feet to the place of beginning.

Containing, within bounds, 2.0049 acres of land, as surveyed December 11, 2002 by Alfred Bucconear, R.S. An approved Map of the said survey is recorded in Wayne County Map Book 98 Page 107. This remaining portion of Lot 13 will hereafter be designated Lot 13R, which shall have all the rights and privileges and be subject to all of the covenants and restrictions which are more fully set forth in Wayne County Record Book 1317 beginning at Page 51.

TITLE TO SAID PREMISES VESTED IN Edwin G. Colon and Carmen I. Colon, his wife, from

Edwin G. Colon and Carmen I. Colon, formerly known as Carmen I. Santos, his wife by deed recorded March 21, 2003 in Deed Book Volume 2189, Page 316. Title previously vested in Edwin Colon and Carmen I. Santos, now known as Carmen I. Colon, from Raymond Avery and Maxine Avery, his wife, by Richard Roesing, Attorney-in-Fact, Richard Roesing and Bernice Roesing, his wife, and Earl E. Mickel and E. Janene Mickel, his wife, doing business as R.A.M. Partners by Deed recorded 12/29/1997 in Deed Book Volume 1317, Page 56. The said Edwin G. Colon departed this life 12/23/2006, vesting title solely in Carmen I. Colon as tenant by the entireties.

Seized and taken in execution as Carmen I. Colon 40 Chestnut Lake Drive Beach Lake PA 18405 Premises being: 40 CHESTNUT LAKE DRIVE, BEACH LAKE, PA 18405-8421

Execution No. 417-Civil-2011  
Amount \$158,921.35 Plus additional

Tax Parcel No. 01-0-0020-0010

January 17, 2012  
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.

Daniel G. Schmieg Esq

3/2/2012 • 3/9/2012 • 3/16/2012

**SHERIFF'S SALE  
MARCH 28, 2012**

By virtue of a writ of Execution Citimortgage, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of March, 2012 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,

All that certain tract or parcel of land, situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 2919, Section 45 of The Hideout, a Subdivision, situate in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof, recorded in the Office of the

Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1070, in Plat Book 5, Page 27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57; February 8, 1971, in Plat Book 5, Pages 62 and 63; March 24, 1971, in Plat Book 5, Page 66; May 10, 1971, in Plat Book 5, Pages 71 and 72; March 14, 1972, in Plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, Page 106; March 23, 1973 in Plat Book 5, Page 107; April 3, 1973 in Plat Book 5, Pages 108 through 110; and May 18, 1973 in Plat Book 5, Pages 111 through 119; and September 24, 1973, in Plat Book 5, Pages 120 through 123.

Subject to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 them, the said grantors, as well at law as in equity, of, in and to the same.

Tax Map #12-0-0042-0065  
Control #044437

Seized and taken in execution as  
Richard Miller 2919 South Fairway  
Drive LAKE ARIEL PA 18436

Execution No. 440-Civil-2011  
Amount \$139,268.67 Plus  
additional

January 17, 2012  
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.

Gregory Javardian, Esq.

**3/2/2012 • 3/9/2012 • 3/16/2012**

**SHERIFF'S SALE  
MARCH 28, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series - 2007-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of March, 2012 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,

*Certified Equipment and Machinery Appraisals  
Bankruptcy ~ Divorce Settlement ~ Acquisitions & Mergers  
Estate Planning & Settlement*

*Kip Odell & Company llc*



**Kip J. Odell**  
Certified  
Machinery & Equipment  
Appraiser

**P (570) 616-0139 ~ OdellandCompany.com  
Honesdale, PA**

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

BEGINNING at a point in the middle of the cartway of the Township Road known as T-334, being the most Northerly corner of the herein described tract and also being located South nine (9) degrees thirty-two (32) minutes twenty-nine (29) seconds West one hundred fifteen and eight-tenths (115.8) feet plus or minus from the middle of a small box culvert bridge over the Urban Crook; thence in and along the said road the following three courses and distances with such successive courses being to the middle thereof; (1) South thirteen (13) degrees twenty-nine (29) minutes thirty (30) seconds West one hundred twenty-one and seventy hundredths (121.70) feet; (2) South fifteen (15) degrees fifty-three (53) minutes fifty-one (51) seconds West one hundred twenty-nine and thirty-seven one hundredths (129.37) feet and (3) South one (1) degree twenty three (23) minutes fifty-one seconds West one hundred forty-five and ten hundredths (145.10) feet to a point in the Northerly side of right of way of L.R. No. 1012 known as Route 84; thence along the said Northerly side or right of way line of U.S. Route No. 84 the following two courses and distances: (1) an arc distance of thirty-seven and

seventy-two one hundredths (37.72) feet having a radius of one thousand nine hundred ninety and eight one hundredths (199.08) feet, the chord of which bears South eight-seven (87) degrees forty-eight (48) minutes forty-five (45) seconds East thirty-seven and seventy-two one hundredths (37.72) foot to a point and (2) South eighty-seven (87) degrees sixteen (16) minutes thirty-one seconds (31) East three hundred ninety-three and eighty-four one hundredths (393.84) feet to an iron pipe placed for a corner in line of lands of Cora Uban in the Northeasterly margin of a stone row; thence along lands of Cora Uban North forty-one (41) degrees forty-three (43) minutes three (3) seconds West (and following partway about two hundred twenty (220) feet in and along the said stone row) six hundred forty and twenty-one one hundredths (640.21) feet to the place of BEGINNING (passing an iron pipe placed on line at 496.57 feet).

CONTAINING two and two one hundredths (2.02) acres. Legal description pursuant to a survey by Karl. A. Hennings, R.S., bearing of Magnetic Meridian, September, 1974.

BEING TAX NO.: 26-20-32.-

BEING KNOWN AS: 45 NORTH KLEPADLO ROAD, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Raymond W. Reck and Hilda M.

Reck, husband and wife, by deed from WALTER W. HINDS, JR. AND DONALD E. FRICK, CO-PARTNERS, dated December 30, 1974 and recorded January 30, 1975 in Deed Book 315, Page 103. And the said Hilda M. Reck departed this life on 5/3/2010, granting and vesting the title to Raymond W. Reck by operations of the law. Seized and taken in execution as John Paul Reck , Administrator of the Estate of Raymond W. Reck, Deceased Mortgagor and Real Owner 45 North Klepadlo Road LAKE ARIEL PA 18436

Execution No. 635-Civil-2011  
Amount \$94,508.26 Plus additional

January 17, 2012  
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.**

Terrence J. McCabe, Esq.

**3/2/2012 • 3/9/2012 • 3/16/2012**

**SHERIFF'S SALE  
APRIL 4, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company as Trustee for HIS Asset Securitization Corporation 2006-OPT3 Mortgage Pass-Through Certificates, Series 2006-OPT3 American Home Mortgage Servicing Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of April, 2012 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 PROPERTY IN THE HONESDALE BOROUGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, PARCEL ID # 11-0-0010-0126, BEING MORE FULLY DESCRIBED IN DEED DATED MARCH 24, 2003, AND RECORDED MARCH 24, 2003, IN THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED BOOK 2190, PAGE 186.**

**BEING KNOWN AS: 248 CLIFF STREET, HONESDALE, PA**

18431

PROPERTY ID NO: 11-0-0010-0126 CONTROL# 013518

TITLE TO SAID PREMISES IS VESTED IN JANICE SEPE AND PATRICK J. GRIFFIN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM JANICE SEPE DATED 03/24/2003 RECORDED 03/24/2003 IN VOLUME 2190 PAGE 186.

Seized and taken in execution as Janice Compton a/k/a Janice Sepe 248 Cliff Street HONESDALE PA 18431  
Patrick J. Griffin 248 Cliff Street Honesdale PA 18431

Execution No. 11-Civil-2011  
Amount \$131,610.43 Plus additional

January 23, 2012  
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.

Paige M. Bellino, Esq.

**3/9/2012 • 3/16/2012 • 3/23/2012**

**SHERIFF'S SALE  
APRIL 4, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of April, 2012 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 and State of Pennsylvania, more particularly described as follows:

Lot 275, Section 3 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.

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.

TITLE TO SAID PREMISES VESTED IN Kenneth Braun, Jr., by Deed from Mark M. Taylor, single and unmarried and Robert C. Citro, single and unmarried and Bruce R. Normandia, single and unmarried, dated 09/12/2005, recorded 10/04/2005 in Book 2879, Page 80.

Premises being: 275 GREEN VALLEY CIRCLE A/K/A 18 GREEN VALLEY CIRCLE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0030-0307

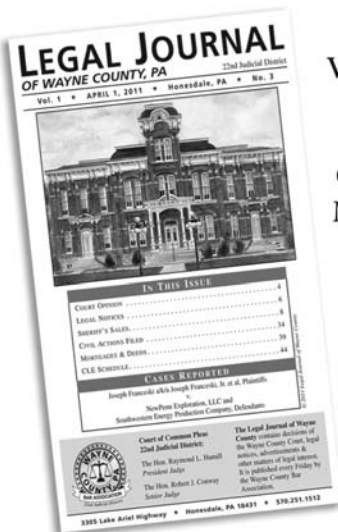
Seized and taken in execution as Kenneth Braun Jr. 275 Green Valley Circle LAKE ARIEL PA 18436

Execution No. 560-Civil-2010 Amount \$194,796.85 Plus additional

January 25, 2012  
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



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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.

Robert W. Cusick, Esq.

3/9/2012 • 3/16/2012 • 3/23/2012

**SHERIFF'S SALE  
APRIL 11, 2012**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of April, 2012 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 Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNENG at a point on the westerly fifty (50) foot, right-of-way line of Rose Lane at the

southeasterly corner of Lot 44; thence along said Rose Lane, South fourteen (14) degrees thirty-two (32) minutes fifty-nine (59) seconds East one hundred seventy-five (175) feet to the northeasterly corner of Lot 42; . thence, along the northerly property line of said Lot 42, South seventy-five (75) degrees twenty-seven (27) minutes one (01) second West two hundred fifty (250) feet to a point on the easterly property line of lands now or formerly of Frank and Ruth Oakley; thence along the easterly property line of said Oakley; North fourteen (14) degrees thirty-two (32) minutes fifty-nine (59) seconds West one hundred seventy-five (175) feet to the southwesterly corner of said Lot 44; thence along the southerly property line of said Lot 44, North seventy-five (75) degrees twenty-seven (27) minutes one (01) second East two hundred fifty (250) feet to the place o:f BEGINNING.

TAX PARCEL #: 05-0-0006-0046

BEING KNOWN AS: 24 Rose Lane, Honesdale, PA 18431

Seized and taken in execution as Louis A. Hitty 308 John Avenue, 2nd Floor, LINTHICUM HEIGHTS MD 21090  
Kay J. Hitty 308 John Avenue, 2nd Floor, LINTHICUM HEIGHTS MD 21090

Execution No. 541-Civil-2011  
Amount \$259,575.99 Plus additional

January 20, 2012  
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.**

David Fein Esq.

**3/16/2012 • 3/23/2012 • 3/30/2012**

**SHERIFF'S SALE  
APRIL 11, 2012**

By virtue of a writ of Execution Flagstar Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of April, 2012 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 Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at an iron located in the center of the intersection of two private roadways and being the southwest corner of lands herein conveyed, thence along the center of a private roadway South 75° 45' 00" West 228.78 feet to a point for a corner in the center of said roadway and being the common corner of lots #53, #54, #59 and the land herein conveyed; thence North 2° 26' 48" East 205.74 feet along the common boundary of lot #59 and the land herein conveyed to an iron pin for a corner. Said pin being the common corner of lots #59, #64 and #63; thence North 80°, 08' 14" East 225.05 feet to a point for a corner in the center of another private roadway; thence South 2° 38' 24" West 187.89 feet along aid roadway to the place of BEGINNING.

CONTAINING 1.01 acres, be the same more or less.

EXCEPTING AND RESERVING a right of way of twenty (20) feet on the east and south sides of the property for private roadways.

BEING lots #60 and #61 on a map showing lands of Frederick Haussler prepared by Harry P. Schoengel, R.S., in July, 1965 and revised on June 1970, August 1970

and June 1971.

The Grantees herein, their heirs and assigns, are to have the right to use the private roadway known as River Road Drive leading to Wallenpaupack Creek in common with other lot owners.

Also granting and conveying to the Grantees, herein, their heirs and assigns, the right to fish, bath and use the recreational facilities on the said Wallenpaupack Creek.

SUBJECT to the following rights and restrictions:

1. All houses build must have a minimum of 750 square feet area.
2. All foundations must be of stone, cement or cinder block.
3. All houses must be at least 30 feet off the roadway.
4. Well and septic system required when you build.
5. All plans must be submitted to the Newfoundland Lake Real Estate Development for approval.
6. Use of the Lake for property owners only.
7. Limit of one boat and fishing to each property owner.
8. No tenants or trailers permitted.
9. No raising farm stock allowed on property.

BEING TAX NO.: 08-0-0020-0060

BEING KNOWN AS: 50 Long River Road, Newfoundland, Pennsylvania 18445.

Title to said premises is vested in Trevor J. Darling and Michele

Darling, husband and wife, by deed from TREVOR J. DARLING dated March 30, 2007 and recorded June 6, 2007 in Deed Book 3309, Page 210.

Seized and taken in execution as Trevor J. Darling 50 Long River Road NEWFOUNDLAND PA 18445

Michele Darling a/k/a Michelle Darling 50 Long River Road NEWFOUNDLAND PA 18445

Execution No. 699-Civil-2011  
Amount \$179,010.76 Plus additional

January 23, 2012  
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.**



Margaret Gairo, Esq.

3/16/2012 • 3/23/2012 • 3/30/2012

**SHERIFF'S SALE  
APRIL 11, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of April, 2012 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lots, pieces or parcels of land situate, laying and being in the Township of Lake, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**FIRST PARCEL:**

BEGINNING at the middle of the Public Road leading from Ariel to Gravity; thence along line of lands of M.M. Belcher, in the prior chain of title, South 43 degree and 5 minutes East 84 1/2 feet to a post for a corner; thence by other lands of Susan S. Sandercock, in the prior chain of title, North 70 degrees and 40 minutes West 68

1/10 feet to a corner in the middle of the said Public Road; thence along the middle of the said road, North 9 degrees and 28 minutes East 39 4/10 feet to the place of BEGINNING. CONTAINING 1,300 square feet be the same more or less.

**SECOND PARCEL:**

BEGINNING in the line of Lot No. 153 of Calwalledar Wilson Allotment on the East side of Public Road leading from Ariel to Gravity, thence along the East side of said Road North 14 3/4 degrees East 125 feet to a stake; thence South 75 3/4 degrees East 100 feet to a stake; thence South 14 3/4 degrees West 157 8/10 feet to a post on line of lands of Susan S. Sandercock, in the prior chain of titles; thence along said line North 77 degrees and 35 minutes West 130 feet to a stake; thence along party to first part's land (Martin Delcher, in the prior chain of title), North 50 degrees West 84 3/2 feet to the place of BEGINNING. CONTAINING 30,461 1/2 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Glenn A. Skelton, Jr., by Deed from IMC 97-7 Refi Company, LLC., by Select Portfolio Servicing Inc. f/k/a Fairbanks Capital Corporation it's Attorney in Fact by Power of Attorney Recorded Simultaneously herewith; Deed dated 12/22/2005 and recorded 01/13/2006, in Deed Book 2957, page 116.

Premises being: 148 MAPLE  
AVENUE, LAKE ARIEL, PA  
18436-4207

Tax Parcel No. 12-0-0006-0013

Seized and taken in execution as  
Glenn A. Skelton, Jr. 148 Maple  
Avenue Lake Ariel PA 18436  
Tracy Jannner Skelton 148 Maple  
Avenue Lake Ariel PA 18436

Execution No. 597-Civil-2008  
Amount \$70,811.20 Plus additional

January 23, 2012  
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.**

Robert W. Cusick, Esq.

**3/16/2012 • 3/23/2012 • 3/30/2012**

**SHERIFF'S SALE  
APRIL 11, 2012**

By virtue of a writ of Execution  
Citizens Savings 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 11th day  
of April, 2012 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:

By virtue of a Writ of Execution  
No. 638-Civil-2011, issued out of  
the Court of Common Pleas of  
Wayne County, directed to me,  
there will be exposed to public  
sale, by vendue or outcry to the  
highest and best bidders, for cash,  
in the Courthouse, in the City of  
Honesdale, Wayne County,  
Pennsylvania, all rights, title and  
interest of the Defendants in and  
to:

**ALL THE FOLLOWING** certain  
piece of parcel of land lying, being  
and situate in the Cherry Ridge  
Township, Wayne County,  
Pennsylvania, and located at 58  
Bede Circle, Honesdale,  
Pennsylvania 18431.

**BEING THE SAME PREMISES**  
conveyed by Thomas M. Burke and  
Rebecca M. Burke dated and  
recorded in Wayne County, Deed  
Book 477, page 948.

**UNDER AND SUBJECT** to the  
rights, privileges, benefits,  
easements, covenants, conditions,

restrictions, reservations, terms and provisions as more particularly set forth in the above recited Deed.

TAX MAP NUMBER: 05-0-0006-0026 CONTROL NUMBER: 059068

DIMENSIONS OF PARCEL: 1.3 acres

KNOWN AS : 58 Bede Circle, Honesdale, Cherry Ridge Township, Pennsylvania 18431.

IMPROVEMENTS THEREON CONSIST OF: a personal residence known as 58 Bede Circle, Honesdale, Cherry Ridge Township, Pennsylvania 18431.

SEIZED AND TAKEN into execution at the suit of Citizens Savings Bank against Thomas M. Burke

Seized and taken in execution as Thomas M. Burke 58 Bede Circle HONESDALE PA 18431  
Rebecca M. Burke 53 Bede Circle HONESDALE PA 18431

Execution No. 638-Civil-2011

Amount \$159,212.80 Plus additional

January 23, 2012  
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.**

David K. Brown, Esq.

**3/16/2012 • 3/23/2012 • 3/30/2012**

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# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2011 LEGAL ADVERTISING RATES

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<b>Petition for Change of Name</b>	<b>\$45</b>
<i>One (1) time insertion</i>	

All other notices will be billed at \$1.90 per line.  
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*Certain Restrictions Apply*

**The Wayne County Legal Journal**  
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*Ad Changes subject to artwork adjustment fee, call for details*

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**CIVIL ACTIONS FILED**


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*FROM FEBRUARY 18, 2012 TO FEBRUARY 24, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2007-00854	NOBLE RAEANN	2/24/2012	SATISFACTION	—
2007-00854	NOBLE VICTOR	2/24/2012	SATISFACTION	—
2008-21936	DITUSA RICHARD	2/21/2012	SATISFACTION	23,468.38
2009-21023	HIIMBY MICHAEL	2/21/2012	SATISFACTION	627.36
2010-00691	HAGEMAN WILLIAM J	2/24/2012	VACATE JUDGMENT	—
2010-21341	LUCIANO JEAN MARIE	2/22/2012	SATISFACTION	784.12
2011-00757	ENGEL HELEN A	2/23/2012	FINAL JUDGMENT	—
2011-21432	MCMANUS BRIAN A	2/22/2012	SATISFACTION	627.94
2011-21727	BILL GOODWIN CONSTRUCTION LLC A PAATNERSHIP	2/21/2012	SATISFACTION	125,727.7%
2011-21814	LAUREIRO GUILLERMO	2/21/2012	SATISFACTION	19,601.51
2011-21814	LAUREIRO JULI G	2/21/2012	SATISFACTION	19,601.51
2011-21815	LAUREIRO GUILLERMO	2/21/2012	SATISFACTION	7,690.05
2011-21937	BOLD JOHN INDIVIDUAL	2/22/2012	WRIT OF EXECUTION	—
2012-20192	FOTO WEAR INC	2/21/2012	JUUG/MIDUISTSCRANTON	123,054.75
2012-20192	FOTO WEAA INC	2/21/2012	JUDG/MIDDISTSCRANTON	5,549.49
2012-20192	HARE DONALD S ESTATE OF	2/21/2012	JUDG/MIDDISTSCRANTON	5,549.49
2012-20192	HARE DONALD S ESTATE OF	2/21/2012	JUDG/MIDDISTSCRANTON	5,549.49
2012-20192	HARE DONALD	2/21/2012	JUDG/MIDDISTSCRANTON	123,054.75
2012-20192	HARE DONALD	2/21/2012	JUDG/MIDDISTSCRANTON	5,549.49
2012-20192	SECHRIST TROY	2/21/2012	JUDG/MIUDISTSCRANTON	123,054.75
2012-20192	SECHRIST TROY	2/21/2012	JUDG/MIDDISTSCRANTON	5,549.49
2012-20192	HARE LORRAINE L EXECUTRIX ESTATE DONALD S HAAS	2/21/2012	JUDG/MIDDISTSCRANTON	123,054.75
2012-20192	HARE LORRAINE L EXECUTRIX ESTATE DONALD S HAAS	2/21/2012	JUDG/MIDDISTSCRANTON	5,549.49
2012-20193	GROSSMAN JANE	2/21/2012	FEDERAL TAX LIEN	43,021.84
2012-20194	HALDANE CYNTHIA	2/22/2012	JP TRANSCRIPT	3,307.45
2012-20195	SUTTON RALPH	2/22/2012	JP TRANSCRIPT	7,813.41
2012-20196	KELLOGG DAVID	2/22/2012	JP TRANSCRIPT	8,126.50
2012-20197	ANDRYSHAK BABARA	2/22/2012	JP TRANSCRIPT	1,022.85
2012-20198	GRAVINA GARY	2/22/2012	JP TRANSCRIPT	6,527.46
2012-20198	GRAVINA LESLIE	2/22/2012	JP TRANSCRIPT	6,568.33
2012-20199	WIENER BRUCE JAY	2/22/2012	JUDGMENT	1,348.50
2012-20200	MONTALVO CHRISTIAN	2/22/2012	JUDGMENT	4,220.88
2012-20201	SCHAEPE MICHAEL	2/22/2012	JP TRANSCRIPT	3,475.08
2012-20202	LONGO JOSEPH E JR	2/23/2012	JUDGMENT NOTE	7,000.00
2012-20203	BARRIGER LLOYD VERNON	2/23/2012	JUDG/US DIST SO NY	6,560,000.00
2012-20204	BEACH LAKE BREAD	2/24/2012	JP TRANSCRIPT	486.26
2012-20205	MSOLINO ANTHONY	2/24/2012	JP TRANSCRIPT	641.68

*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
2012-00111	MIDLAND FUNDING	PLAINTIFF	2/22/2012	—
2012-00111	STANKO ERIN	DEFENDANT	2/22/2012	—
2012-00112	MAIN STREET ACQUISITION	PLAINTIFF	2/22/2012	—
2012-00112	WAGNER JODI	DEFENDANT	2/22/2012	—
2012-00115	MAIN STREET ACQUISITION CORP	PLAINTIFF	2/22/2012	—
2012-00115	SMUTEK RICHARD SR	DEFENDANT	2/22/2012	—
2012-00120	CITIBANK	PLAINTIFF	2/24/2012	—
2012-00120	SWINGLE JEANETTE KC	DEFENDANT	2/24/2012	—
2012-00121	CAPITAL ONE BANK PLAINTIFF/APPELLANT	PLAINTIFF	2/24/2012	—
2012-00121	MELILLO FRANK DEFENDANT/APPELLEE	DEFENDANT	2/24/2012	—
2012-00122	CAVALRY SPV I AS ASSIGNEE OF	PLAINTIFF	2/24/2012	—
2012-00122	BANK OF AMERICA/FIA CARD SERV	PLAINTIFF	2/24/2012	—
2012-00122	ELKINS FRIEDA	DEFENDANT	2/24/2012	—

**MISCELLANEOUS — DECLARATORY JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00113	ECONOMY PREMIER ASSURANCE CO	PLAINTIFF	2/22/2012	—
2012-00113	KEARNEY JAMES T	DEFENDANT	2/22/2012	—
2012-00113	KEARNEY JOAN	DEFENDANT	2/22/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00109	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	2/21/2012	—
2012-00109	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	2/21/2012	—
20~2-00109	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	2/21/2012	—
2012-00~09	HOUSE TROY	DEFENDANT	2/21/2012	—
2012-00114	JPMORGAN CHASE BANK S//I/ TO	PLAINTIFF	2/22/2012	—
2012-00114	WASHINGTON MUTUAL BANK	PLAINTIFF	2/22/2012	—
2012-00114	SKALA JAMES ROBERT A/KIA	DEFENDANT	2/22/4012	—
2012-00114	SKALA JAMES ROBERT JR	DEFENDANT	2/22/2012	—
2012-00116	EVERBANK	PLAINTIFF	2/24/2012	—
2012-00116	CARDINALI TERRENCE	DEFENDANT	2/24/2012	—
2012-00116	CARDINALI FRANCINE	DEFENDANT	2/24/2012	—
2012-00117	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	2/24/2012	—
2012-00117	BANK OF NEW YORK	PLAINTIFF	2/24/2012	—
2012-00117	HECKLER JOANNE I	DEFENDANT	2/24/2012	—
2012-00117	HECKLER DAVID A	DEFENDANT	2/24/2012	—

2012-00118	DEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	2/24/2012	—
2012-00118	FIGUEROA JOANN	DEFENDANT	2/24/2012	—
2012-00118	FIGUEROA EDWARD F	DEFENDANT	2/24/2012	—
2012-00119	WELLS FARGO BANK	PLAINTIFF	2/24/2012	—
2012-00119	DEVIVO ANGELA	DEFENDANT	2/24/2012	—

**TORT — MOTOR VEHICLE**

<b>CASE No.</b>	<b>INDEXED PARTY</b>	<b>TYPE</b>	<b>DATE</b>	<b>AMOUNT</b>
2012-00110	DEFAZIO RENEE	PLAINTIFF	2/22/2012	—
2012-00110	SWARTWOUT FRANK L	DEFENDANT	2/22/2012	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 5, 2012 TO MARCH 9, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Barr Jason P	Honesdale National Bank	Lake Township	
Barr Michele			78,200.00
Kostick Louise E	Wayne Bank	Clinton Township	39,500.00
Shorten James R	Fidelity Deposit & Discount Bank	Salem Township	
Shorten Betty			125,000.00
Choma Grzegorz	Polish & Slavic Federal Credit Union	Salem Township	107,250.00
Branning Terrence A Jr	Mortgage Electronic Registration Systems	Damascus Township	199,536.00
Breithaupt Kenneth E	Wells Fargo Bank	Paupack Township	
Breithaupt Polly Ann			121,500.00
Demchuk Theodore R	Honesdale National Bank	Palmyra Township	
Demchuk Eileen			185,000.00
Palmer Patrick J	William Penn Bank	Lake Township	
Palmer Joanne M			357,000.00
Downs Timothy A	Honesdale National Bank	Texas Township	
Downs Debra A			10,000.00
Jones Richard	Honesdale National Bank	Damascus Township	
Jones Evelyn			81,000.00
Graber Donald	Mortgage Electronic Registration Systems	Paupack Township	
Graber Kimberly			70,000.00
Morris John J	Mortgage Electronic Registration Systems	Paupack Township	
Morris Jean D			262,500.00
Perkins Warren F Jr	J P Morgan Chase Bank	Paupack Township	
Perkins Manon G			98,000.00
Kennedy Paul J Jr	Dime Bank	Dyberry Township	
Kennedy Heather			110,000.00
Martin Leo F	Wells Fargo Bank	Lake Township	
Martin Mary Ann			173,842.32
Keene Mary M	Wells Fargo Bank	Hawley Borough	42,363.47
Arnold Elizabeth Keller	Wells Fargo Bank	Paupack Township	
Costello Adrian			404,000.00
Marsden Robert AKA	Honesdale National Bank	Paupack Township	
Marsden Robert K AKA			132,000.00
Marsden Diane			
Dewitt Mark	Univest Bank & Trust Co	Paupack Township	
Dewitt Tracey			200,000.00

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



Macpeek Charles T Jr	Wayne Bank	Damascus Township	51,200.00
Navetta Kathleen M	Pennstar Bank	Paupack Township	40,000.00
Worthington Herbert C	Pennstar Bank	Paupack Township	
Worthington Katherine D			68,000.00
Loesch Michael H	Wells Fargo Bank	Honesdale Borough	
Loesch Marisa			144,000.00
Stackhouse Kenneth C AKA	First National Bank Of Pa	Salem Township	
Stackhouse Kenneth C Sr AKA			40,000.00
Stackhouse April M			
Mowery Steven D	Wells Fargo Bank	Paupack Township	
Mowery Kristi P			185,087.76
Kolshorn Leo T	Wells Fargo Bank	Berlin Township	
Kolshorn Kristen M			196,994.70
Pappas Mark A	Pennstar Bank	Salem Township	
Pappas Teresa A			278,000.00
Schneider Joshua J	Citizens Savings Bank	Texas Township 1 & 2	
Schneider Hollie Lynn			228,800.00
Ritko James M	Mortgage Electronic Registration Systems	Salem Township	222,000.00
Ritko James M	Housing & Urban Development	Salem Township	222,000.00
Dexter Corey A	Mortgage Electronic Registration Systems	Damascus Township	
Dexter Evelyn R			155,590.00
Sommers James P	J P Morgan Chase Bank	Salem Township	
Sommers Catherine			141,035.00
Barnes Durand Charles	Dime Bank	Palmyra Township	
Barnes Elaine Kay			70,000.00
Steelman Mark C	Dime Bank	Berlin Township	
Steelman Colleen V			196,500.00
Schwartz Elizabeth	Fidelity Deposit & Discount Bank	Palmyra Township	127,500.00
Branning Chad R	Honesdale National Bank	Damascus Township	
Branning Jaymie L			94,000.00
Gotthardt Rebecca M	Honesdale National Bank	Mount Pleasant Township	
Mackinnon Rebecca			133,500.00
Gotthardt Randy J			
Thurston Alan J	Honesdale National Bank	Salem Township	
Thurston Lisa S			215,000.00
Belitskiy Dmitriy	J P Morgan Chase Bank	Sterling Township	
Belitskaya Julia			124,000.00
Drasler Marianne	First National Bank Of Pa	Clinton Township 2	50,000.00
Vauter Peter M	First National Bank Of Pa	Mount Pleasant Township	
Vauter Denise			146,000.00
Gal Lawrence	Mortgage Electronic Registration Systems	Lake Township	
Gal Amy			135,000.00
Krajcovich John	Honesdale National Bank	Canaan Township	
Krajcovich Courtney		Canaan Twp & Waymart Boro	142,000.00
		Waymart Borough	
		Waymart Boro & Canaan Twp	142,000.00

Lawlor William J	Honesdale National Bank	Cherry Ridge Township	
Lawlor Jo Ann M			41,200.00
Zambetti Anthony J	Mortgage Electronic Registration Systems	Lackawanna County	
Safhay David M	Mortgage Electronic Registration Systems	Paupack Township	
Safhay Elizabeth P			142,000.00
Wasylyk Robert J	Pennstar Bank	Salem Township	
Wasylyk Laura A			116,000.00
Tickner James M	Pennstar Bank	Lake Township	
Tickner Michele S			154,500.00
Walker Ruth H	Pennstar Bank	Lake Township	70,000.00
Klingenberg Robert	Wayne Bank	Mount Pleasant Township	
Klingenberg Gloria			80,000.00
Levenson Bernard G	PNC Bank	Lake Township	
Levenson Elaine			85,000.00
Pritchard Ronald J	Honesdale National Bank	Dyberry Township	
Pritchard Gina M		Dyberry & Lebanon Townships	300,000.00
		Lebanon Township	
		Lebanon & Dyberry Townships	300,000.00
Stout Phillip	Pennstar Bank	Sterling Township	
Stout Amber			10,000.00
Sisto Joseph C Jr	Bank Of America	Paupack Township	100,000.00
Smith Ralph J	P S E C U	Damascus Township	
Smith Ann Marie			75,000.00
Keen Wade H	P S E C U	Canaan Township	
Keen Lois K			50,000.00
Hugar Cynthia A	P S E C U	Lebanon Township	
Hugar William A			30,000.00
Masucci Benjamin	P S E C U	Dyberry Township	
Masucci Heidi			40,000.00
Massetti Jeffrey S Sr	P S E C U	Lake Township	
Massetti Judith Ann			90,900.00
Billetz Christopher S	Mortgage Electronic Registration Systems	Paupack Township	
Billetz Geretha N			110,000.00
Kropp Gregory	Wells Fargo Bank	Lake Township	
Drankwalter Michael			105,000.00
Schubert Charles R Af	Mortgage Electronic Registration Systems	Buckingham Township	
Schubert Margaret By Af			417,000.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
Icker Mark S	Choma Grzegorz	Salem Township	
Icker Beverly A			Lot 5
Kuzmack Helen M	Kuzmack Helen M	Paupack Township	
	Sanford Mary Jo		Lot 9
	Keil Joan K		
	McCloskey Helenann		
	Murphy Jeanette K		
	Kuzmack John A		
Kuzmack Helen M	Kuzmack Helen M	Paupack Township	
	Sanford Mary Jo		Lot 10 R
	Keil Joan K		
	McCloskey Helenann		
	Murphy Jeanette K		
	Kuzmack John A		
Lasaponara Anthony L	Perkins Warren F Jr	Paupack Township	
Lasaponara Michele M	Perkins Manon G		Lot 107
Reynolds Richard Foerster	Dewitt Mark	Paupack Township	
	Dewitt Tracey		Lot 56R
Pannone Colleen	Pannone Nicholas	Lake Township	Lot 2039
White Orley Mae	White Orley Mae	Texas Township 1 & 2	Lot 3
White Orley Mae	White Orley Mae	Texas Township 1 & 2	Lot 1
Mowery Marjorie	Marin Thomas J	Salem Township	
	Marin Kathya L		
Loesch Michael H	Loesch Michael H	Honesdale Borough	
	Loesch Marisa		Lot 18
Schell James C	Schneider Joshua J	Texas Township 1 & 2	
Schell Gail P	Schneider Hollie Lynn		
Schneider Joshua J	Stauffer Wayne E	Clinton Township 1	
Schneider Hollie Lynn	Stauffer Joanne F		
Bizzarro Domenick	Gattono Steven D	Lehigh Township	Lot 67
Steelman Mark C	Steelman Mark C	Berlin Township	
McGinnis Colleen V	Steelman Colleen V		Lot 3
Steelman Colleen V			
Brown George K	Kowalczyk Karen	Honesdale Borough	
Brown Katharine A			

The Pennsylvania Bar Association's  
 Legal Services to the Public Committee  
 is looking for nominees for its Pro Bono Awards.  
 Nominations are due by April 13th.

Henderson Edward W	Henderson Edward W	Oregon Township	
Iizuka Noriko			Lots 2 & 4
Gagliardi Bryan By Sheriff	Gagliardi Janice By Sheriff	Lake Township	
Gagliardi Sherrie By Sheriff	Federal National Mortgage Association		Lot 4348
Baker Janet	Baker Janet	Manchester Township	Lot AB
Ferretti Deborah	Ferretti Deborah	Salem Township	
Oxendine Linda	Oxendine Linda		Lot 3
Little Lisa	Leon Pamela	Salem Township	
Leon Pamela			Lot 395
Levy Peter Gdn	Oconnell Chester M	Canaan Township	
Pulcini Disolona AKA			
Banville Disolina AKA			
Chesek George E	Kowalczyk Karen	Texas Township 1 & 2	
Chesek Mary Beth			
Ranaghan Brian	Drankwalter Michael	Lake Township	
Drankwalter Michael	Kropp Gregory		Lot 3622
Menotti Adore	Menotti Adore	Honesdale Borough	
Menotti Danielle	Menotti Danielle		
	Roloson Michael B		

WAYNE COUNTY BAR ASSOCIATION





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**March 22, 2012**

8:30 a.m.–3:30 p.m.

*Trials–Tips, Tactics & Practical Tales*

6 hours substantive / 0 hour ethics

**March 23, 2012**

9:00 a.m.–12:15 p.m.

*Vehicle Stops & Searches in PA*

3 hours substantive / 0 hour ethics

**April 17, 2012**

9:00 a.m.–1:15 p.m.

*Sheriff's Sales in PA*

3 hours substantive / 1 hour ethics

**April 20, 2012**

8:30 a.m.–4:30 p.m.

*Land Use Institute 2012*

5 hours substantive / 1 hour ethics

**June 27, 2012**

8:30 a.m.–4:30 p.m.

*General Practitioners Update*

5 hours substantive / 1 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.

Pre-register through [pbi.org](http://pbi.org).

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| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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3305 Lake Ariel Highway  
Honesdale, PA 18431

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**Phone: 570-251-1512 Fax: 570-647-0086**  
**Email: baileyd@ptd.net**



**Legal Journal of Wayne County**  
3305 Lake Ariel Highway  
Honesdale, PA 18431