

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ MARCH 23, 2012 ★ Honesdale, PA ★ No. 2



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CASES REPORTED

Commonwealth of Pennsylvania
v.
Jason Allan Jones, 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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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.

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Robert J. Conway, *Senior Judge*

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Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

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Kathleen A. Schloesser

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Judith M. Romich
Patricia Biondo

COURT OPINION

Edited by Chris Rechner, Esq.

Provided by Chris Rechner, Esq.

Commonwealth of Pennsylvania

v.

**Jason Allan Jones
Defendant**

Docket No. 430-2011-CR

Attorney for Defendant: Randolph T. Borden, Esquire

Decided by: Robert J. Conway, S.J.

Summary of the Case

Defendant was charged with two counts of Driving Under the Influence and the case was before the Court on Defendant's Omnibus Pre-Trial Motion. Defendant asserted the Pennsylvania State Police trooper lacked probable cause to stop his vehicle and as result, the results of the breathalyzer test administered should be excluded.

The Court's findings of facts determined that the trooper initially noticed Defendant's vehicle parked with the headlights on and the engine running at 11:00 p.m. in the parking lot of a closed business on SR-590. The trooper then observed the Defendant walking alongside the building to the truck barefoot and pulled into the parking lot, activated his lights, exited his vehicle, and asked if Defendant was okay. At that point, the trooper asked Defendant for identification and noted the odor of alcohol on Defendant's breath, that Defendant's pupils were dilated, bloodshot and glassy. After admitting to drinking 2–3 beers, the trooper performed a field sobriety test but discontinued it due to uneven ground. However, a breathalyzer test was administered, with results of .147%.

Defendant argued that the trooper subjected him to an investigatory detention without reasonable suspicion and prevented him from leaving, likening it to a seizure of Defendant's person. The defense argued "the United States Supreme Court has devised an objective test entailing a determination of whether, in the view of all surrounding circumstances, a reasonable person would believe that he was free to leave. In evaluating

the circumstances, the focus is directed toward whether, by means of physical force or show of authority, the citizen-subject's movement has in some way been restrained; in making this determination, courts must apply the totality-of-the-circumstances approach, with no single factor dictating the ultimate conclusion as to whether a seizure has occurred." Commonwealth v. Coleman, 2011 PA Super 84 (citing Commonwealth v. Strickler, 563 Pa. 47, 757 A.2d 884, 889-90 (2000)).

The Court however agreed with the Commonwealth's argument that based on all of the surrounding circumstances, the meeting between the trooper and Defendant was a "mere encounter" which did not require any level of suspicion as set forth in Commonwealth v. Ellis, 541 Pa. 285, 293-94, 662 A.2d 1043, 1047-48 (1995). "Fourth Amendment jurisprudence has led to the development of three categories of interactions between citizens and the police. The first of these is a 'mere encounter' (or request for information) which need not be supported by any level of suspicion, but carries no official compulsion to stop or to respond." (citations omitted).

On that basis, the Court denied Defendant's Omnibus Pre-Trial Motion.



Wayne County LEGAL JOURNAL

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LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTRIX NOTICE

Estate of JOHN WILLIAM
KAMMERER AKA JOHN W.
KAMMERER

Late of Paupack Township
Executrix

JOANNE BARDSLEY
1013 DEWBERRY DR.
HAWLEY, PA 18428

Attorney

JOHN F. SPALL
2573 RT. 6

HAWLEY, PA 18428

3/23/2012 • 3/30/2012 • 4/6/2012

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

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

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

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

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

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

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

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

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

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

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

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

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

OTHER NOTICES

**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 Watts Hill Trucking,
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.

3/23/2012

**LEGAL NOTICE
ACTION TO QUIET TITLE**

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

JONATHON PITTI,
Plaintiff

VS.

EDWARD A. HALLENBACK
and WAYNE HALLENBACK,
Defendant

ACTION IN QUIET TITLE
NO. 766 - CIVIL - 2011

LEGAL NOTICE

TO: Edward A. Hallenback
& Wayne Hallenback
TAKE NOTICE that Jonathon Pitti has commenced a Quiet Title Action against you regarding title to real estate you acquired in October, 1985 in Berlin Township, Wayne County, Pennsylvania as described at Deed Book 433, Page 242. You failed to pay the taxes on that property and Jonathon Pitti was the successful bidder at the Tax Sale. He seeks a Court Order extinguishing all of your right, title and interest in and to the subject real estate.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally, or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

Northern Pennsylvania Legal
Services, Inc.
Wayne County Court House
925 Court Street
Honesdale, PA 18431
Telephone (877) 515-7465

Warren Schloesser, Esq.
214 Ninth Street
Honesdale, PA 18431
Telephone (570) 253-3745
Attorney for Plaintiff

3/23/2012

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
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 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 (7S) 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 th 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

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

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

**SHERIFF'S SALE
APRIL 18, 2012**

By virtue of a writ of Execution Fidelity Deposit & Discount 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 18th 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 and parcel of land, situate, lying and being in

the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center of the State Road Route 690 leading from Madisonville to Hollisterville, Pennsylvania, the said point being the Northerly corner of lands now or formerly of Robert Brown; thence along the center of the said road, North twenty-two degrees twenty-six minutes East (N 22° 26' E) one hundred twenty-two and eighty-eight one-hundredths (122.88) feet to a point in the center of the same; thence through lands of the former Grantors, South sixty-seven degrees thirty-four minutes East (S 67°34' E) one hundred fifty and two-tenths (150.2) feet to a pipe corner; thence through lands of the same, South thirty-two degrees thirty minutes East (S 32° 30' E) two hundred thirty (230) feet to a pipe corner; thence through lands of the same, South thirty-nine degrees forty-five minutes West (S 39° 45' W) one hundred forty-two and four one-hundredths (142.04) feet to a pipe corner; thence along lands now or formerly of Robert Brown, North forty-one degrees thirty minutes West (N 41° 30' W) three hundred twenty-nine and seven-tenths (229.7) feet to the place of beginning. Containing one and two hundred thirty-six one-thousandths (1.236) acres.

Also Granting and Conveying unto the Grantee, his heirs and assigns, in common with the Grantors, their

heirs and assigns, a right-of-way for the purpose of ingress, egress, and regress which extend from the public road Route 690 to the premises herein described as shown on a map entitled APLAT, ILLUSTRATING SUBDIVISION of Hollisterville Heights, prepared by M. R. Zimmer & Associates dated October 30, 1990.

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 the buildings, improvements, ways, waters, water-courses, rights, liabilities, 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 said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said party of the second part, his heirs and assigns, to and for the only proper use and behoof of the said party of the second part, his heirs and assigns forever.

BEING the same premises conveyed by Vito J. Pirrera, Salvatore A. Pirrera and Edward J. Fieramosca, partners, known as Investment Associates to Russell D. Lindsey by Deed dated March



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28, 1991, and recorded in Wayne County Record Book 551, Page 11.

Improved with a residential dwelling being located at 183 Hollisterville Highway, Salem Township, Pennsylvania. Tax Map No. 22-0-0320-0082-0009, Assessed Value 216,600.00.

SEIZED and TAKEN in execution at the suit of Fidelity Deposit & Discount Bank against Russell D. Lindsey, defendant and real owner. Sheriff to collect \$402,019.71 plus interest from October 18,

Seized and taken in execution as Russell D. Lindsey 183 Hollisterville Hwy. MOSCOW PA 18444

Execution No. 515-Civil-2011
Amount \$402,219.71 Plus
additional

February 3, 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 L. Penetar, Jr., Esq.

3/23/2012 • 3/30/2012 • 4/6/2012

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to www.senatorbaker.com/e-mail.htm for more information.

CIVIL ACTIONS FILED

*FROM FEBRUARY 25, 2012 TO MARCH 2, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2004-20759	HANSEN ERIK R	3/01/2012	SATISFACTION	—
2005-20436	HANSEN ERIK	3/01/2012	SATISFACTION	—
2005-20440	HOMER MELISSA R	3/01/2012	SATISFACTION	—
2007-20377	JUICE DONNA J	2/27/2012	SATISFACTION	6,930.43
2009-00071	PUTNEY JOSEPH P	2/29/2012	SATISFACTION	—
2009-00789	SCHWENK NICOLE D	2/29/2012	WRIT OF EXECUTION	168,598.23
2009-00789	SCHWENK RONALD J	2/29/2012	WRIT OF EXECUTION	168,598.23
2010-00453	MOORE JEFFREY	2/29/2012	WRIT OF EXECUTION	234,351.00
2010-00453	MOORE CHERYL	2/29/2012	WRIT OF EXECUTION	234,351.00
2010-00508	FRANKOVSKY BERNADETTE R	3/01/2012	WRIT OF EXECUTION	146,809.58
2010-00508	DRUMHEISER ROBERT A	3/01/2012	WRIT OF EXECUTION	146,809.58
2011-00045	MILLER THOMAS	2/29/2012	WRIT OF EXECUTION	173,058.41
2011-00045	MILLER THERESA A	2/29/2012	WRIT OF EXECUTION	173,058.41
2011-00122	GRUDESKI RICHARD J	3/02/2012	WITHDRAW JUDGMENT	—
2011-00122	GRUDESKI JENNIFER A	3/02/2012	WITHDRAW JUDGMENT	—
2011-00426	NEULEY SCOTT B	2/29/2012	JDGMT BY COURT ORDER	10,091.40
2011-00474	KENTIS CAROL M	2/29/2012	WRIT OF EXECUTION	6,450.98
2011-00474	HONESDALE NATIONAL BANK GARNISHEE	2/29/2012	WRIT OF EXECUTION	6,450.98
2011-00486	MADERA JUAN I	2/29/2012	WRIT OF EXECUTION	155,994.63
2011-00682	JSC PROPERTY INC	3/01/2012	JUDGMENT/POSSESSION	—
2011-00682	EASTERN GOLF CORPORATION	3/01/2012	JUDGMENT/POSSESSION	—
2011-00682	MOSS HOLLOW CREEK GOLF PARK	3/01/2012	JUDGMENT/POSSESSION	—
2011-00773	FRAME TECH CORP	3/01/2012	PRELIMINARY JUDGMENT	—
2011-20064	YAZDZIK MARY H	2/28/2012	SATISFACTION	602.57
2011-20087	FIRMSTONE JASON	2/28/2012	SATISFACTION	555.43
2011-20087	MILLER DEBI MARIE	2/28/2012	SATISFACTION	555.43
2011-20162	MCDEVITT THERESA A	2/28/2012	WRIT OF EXECUTION	5,815.17
2011-20162	HONESDALE NATIONAL BANK GARNISHEE	2/28/2012	GARNISHEE/WRIT EXEC	5,815.17
2011-20516	YUSINSKI ELIZABETH K	3/01/2012	SATISFACTION	—
2011-21169	MILLER JASON	3/01/2012	SATISFACTION	542.91
2011-21433	PROMNITZ JULIA M	3/01/2012	SATISFACTION	574.71
2011-21489	BOANDL KIMBERLEE NOREEN	2/27/2012	SATISFACTION	—
2011-21513	PUGLIESE RICHARD	2/27/2012	SATISFACTION	—
2011-21515	LOPEZ LAURA STEFFANIE	2/27/2012	SATISFACTION	—
2011-21580	DUNN KEVIN	2/27/2012	SATISFACTION	51,332.64
2011-21580	DUNN RUTH	2/27/2012	SATISFACTION	51,332.64
2011-21756	MILES WILLIAM D	2/27/2012	SATISFACTION	128,949.20
2011-21778	DUCKWITZ ROBERT	2/28/2012	SATISFACTION	234.09
2011-21778	DUCKWITZ GAIL	2/28/2012	SATISFACTION	234.09

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

2011-21779	METLIFE BANK NA	2/28/2012	SATISFACTION	377.19
2011-21881	REAGER SEAN	2/28/2012	SATISFACTION	237.29
2011-21881	REAGER MEGAN L	2/28/2012	SATISFACTION	237.29
2011-21955	VARICK RICHARD L	2/28/2012	SATISFACTION	—
2012-20098	SANDERCOCK MEAD WILLIAM	2/27/2012	SATISFACTION	—
2012-20179	BRUSSELL JOSEPH LEO	2/29/2012	SATISFACTION	—
2012-20206	DOUGHER ROBERT A	2/27/2012	JUDGMENT	704.00
2012-20207	GEORGS RICHARD J	2/27/2012	FEDERAL TAX LIEN	94,389.63
2012-20208	COSTOLNICK JAMES J	2/27/2012	FEDERAL TAX LIEN	61,183.44
2012-20209	ACQUAVELLA FRANK D	2/27/2012	TAX LIEN	522.08
2012-20210	DUDENBOSTEL GREGORY N	2/27/2012	TAX LIEN	12,095.33
2012-20211	COBB BRIAN	2/27/2012	JUDGMENT NOTE	18,000.00
2012-20212	TOLSON ALFRED R INDIVIDUALLY	2/27/2012	SUGGESTION NON/PYMNT	657.89
2012-20212	AL TOLSON PLUMBING T/A	2/27/2012	SUGGESTION NON/PYMNT	657.89
2012-20213	TODAYS ADOPTION AGENCY LTD A CORPORATION	2/27/2012	SUGGESTION NON/PYMNT	574.97
2012-20214	FENTOS JENNIE L	2/27/2012	JP TRANSCRIPT	1,978.03
2012-20215	SMITH ELISA	2/28/2012	JP TRANSCRIPT	974.15
2012-20216	GARCIA TAMMY	2/28/2012	JP TRANSCRIPT	969.15
2012-20217	KLINGER BYRON CARLOS	2/28/2012	JUDGMENT	2,087.00
2012-20218	BATES BRIAN S	2/28/2012	JUDGMENT	6,696.50
2012-20219	SCHIEFER STEPHEN A	2/28/2012	SUGGESTION NON/PYMNT	566.19
2012-20220	BRESSET STEPHEN G	2/28/2012	TAX LIEN	2,814.82
2012-20220	BRESSET ANNE M	2/28/2012	TAX LIEN	2,814.82
2012-20221	TELECOM INTEGRITY INC	2/28/2012	TAX LIEN	37,395.00
2012-20222	HAWLEY AMBULANCE AND RESCUE	2/28/2012	TAX LIEN	1,135.24
2012-20223	B&R COLLISION CORP	2/28/2012	TAX LIEN	4,265.03
2012-20224	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	2/28/2012	TAX LIEN	2,812.54
2012-20225	RITTER DENNIS SR	2/28/2012	TAX LIEN	322.84
2012-20226	SHELLYS FAMILY RESTAURANT INCORPORAITON	2/28/2012	TAX LIEN	4,986.61
2012-20227	PAUPACKEN LAKE ASSN	2/28/2012	TAX LIEN	399.98
2012-20228	HAWLEY OIL BURNER SERVICE CO	2/28/2012	TAX LIEN	352.16
2012-20229	CAVAGE PAUL	2/28/2012	TAX LIEN	1,455.11
2012-20230	LAFERRIERE WILLIAM A	2/28/2012	JUDGMENT	5,463.00
2012-20231	LIGHTNING CONSTRUCTION	2/28/2012	WRIT OF REVIVAL	3,133.50
2012-20231	MONTALVO DONALD	2/28/2012	WRIT OF REVIVAL	3,133.50
2012-20232	LAROCQUE CATHY	2/28/2012	JUDGMENT	1,912.50
2012-20233	RECK CODY M	3/01/2012	JUDGMENT	4,459.71
2012-20234	SHAFFER WILLIAM M	3/01/2012	JUDGMENT	2,048.00
2012-20235	NAHOLNIK JOHN	3/01/2012	JUDGMENT	3,783.20
2012-20236	WARD KIMBERLY A 11,019.50	3/01/2012	JUDGMENT	
2012-20237	WIDZBELL HEATHER SHEENA	3/01/2012	JUDGMENT	11,775.50
2012-20238	KORMAN ALLISON ROSE	3/01/2012	JUDGMENT	172.50
2012-20239	KORMAN ALLISON ROSE	3/01/2012	JUDGMENT	53.50
2012-20240	CRON DIANE	3/01/2012	JP TRANSCRIPT	2,882.28

2012-20241	KLIDAS MICHAEL C	3/01/2012	MUNICIPAL LIEN	383.98
2012-20242	STANTON DONALD A	3/01/2012	JP TRANSCRIPT	5,406.05
2012-20243	RIJOS JOSE O	3/01/2012	MUNICIPAL LIEN	390.71
2012-20243	RIJOS DOROTHY E	3/01/2012	MUNICIPAL LIEN	390.71
2012-20244	GABRIELSEN BRIAN R	3/01/2012	MUNICIPAL LIEN	554.94
2012-20245	LAWLOR ANNE MARIE	3/01/2012	MUNICIPAL LIEN	405.18
2012-20246	CRISAFI SALVATORE	3/01/2012	MUNICIPAL LIEN	390.71
2012-20246	CRISAFI PATRICIA	3/01/2012	MUNICIPAL LIEN	390.71
2012-20247	BOULA FRANK J	3/01/2012	MUNICIPAL LIEN	390.71
2012-20247	BOULA MICHELE	3/01/2012	MUNICIPAL LIEN	390.71
2012-20248	BAILEY RONALD F	3/01/2012	MUNICIPAL LIEN	392.18
2012-20248	BAILEY LORI	3/01/2012	MUNICIPAL LIEN	392.18
2012-20249	MARKOWITZ DEBRA	3/01/2012	JP TRANSCRIPT	5,901.33
2012-20250	KOPELSON JOHN	3/02/2012	JUDGMENT	5,727.00
2012-20251	BRAJUKA NICHOLAS	3/02/2012	JP TRANSCRIPT	1,927.14
2012-20251	BRAJUKA MELISSA	3/02/2012	JP TRANSCRIPT	1,927.14
2012-20252	CUSH THOMAS J	3/02/2012	MUNICIPAL LIEN	436.72
2012-20252	CUSH NANCY A	3/02/2012	MUNICIPAL LIEN	436.72
2012-20253	GRIFFIN MICHELLE	3/02/2012	MUNICIPAL LIEN	588.31
2012-40015	OREHEK ALLEN J OWNER P	2/27/2012	STIP VS LIENS	—
2012-40015	GRAY JEFF CONTRACTOR	2/27/2012	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00123	BRIGHTWATER CAPITAL	PLAINTIFF	2/27/2012	—
2012-00123	NELSON WILLIAM	DEFENDANT	2/27/2012	—
2012-00126	UNIFUND CORPORATION	PLAINTIFF	2/29/2012	—
2012-00126	KELLY FRANCIS	DEFENDANT	2/29/2012	—
2012-00127	DISCOVER BANK THROUGHT ITS SERVICING AGENT	PLAINTIFF	2/29/2012	—
2012-00127	DB SERVICING CORPORATION	PLAINTIFF	2/29/2012	—
2012-00127	CHRISTIANSEN EMILY M	DEFENDANT	2/29/2012	—
2012-00128	DISCOVER CARD THROUGHT ITS SERVICING AGENT	PLAINTIFF	2/29/2012	—
2012-00128	DB SERVICING CORPORATION	PLAINTIFF	2/29/2012	—
2012-00128	ECCLES THOMAS	DEFENDANT	2/29/2012	—
2012-00128	ECCLES DENISE	DEFENDANT	2/29/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00124	WAYNE MEMORIAL HOSPITAL	PLAINTIFF	2/29/2012	—
2012-00124	MCKENNA JOHN	DEFENDANT	2/29/2012	—
2012-00125	WAYNE MEMORIAL HOSPITAL	PLAINTIFF	2/29/2012	—
2012-00125	ALLEN ELBERT	DEFENDANT	2/29/2012	—
2012-00133	FORD MOTOR CREDIT COMPANY	PLAINTIFF	2/29/2012	—
2012-00133	KAPCSABDI JOSEPH J	DEFENDANT	2/29/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00135	BATES TRINETY MINOR	PETITIONER	3/01/2012	—
2012-00135	MOWATT SHARON PETITIONER	PETITIONER.	3/01/2012	—
2012-00136	COBB CHARLES VERNON PETITIONER	PETITIONER	3/01/2012	—
2012-00138	1985 LINCOLN CONTINENTAL	PETITIONER	3/02/2012	—
2012-00138	JAZIKOFF LANDSCAPING INC PETITIONER	PETITIONER	3/02/2012	—
2012-00139	2003 BUICK LESABRE	PETITIONER	3/02/2012	—
2012-00139	JAZIKOFF LANDSCAPING INX PETITIONER	PETITIONER	3/02/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00130	BANK OF AMERICA SUCCESS BY MERGER TO	PLAINTIFF	2/29/2012	—
2012-00130	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	2/29/2012	—
2012-00130	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	2/29/2012	—
2012-00130	STEPHENS JEFFREY	DEFENDANT	2/29/2012	—
2012-00132	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	2/29/2012	—
2012-00132	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	2/29/2012	—
2012-00132	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	2/29/2012	—
2012-00132	SYLVIA WILLIAM I	DEFENDANT	2/29/2012	—
2012-00132	SYLVIA HOLLY J	DEFENDANT	2/29/2012	—
2012-00134	FAIRWAY CONSUMER DISCOUNT CO	PLAINTIFF	3/01/2012	—
2012-00134	SHEHADI DONNA SUCCESSOR TRUSTEE	DEFENDANT	3/01/2012	—
2012-00134	SHEHADI JOHN JAMES A/K/A	DEFENDANT	3/01/2012	—
2012-00134	SHEHADI JOHN J	DEFENDANT	3/01/2012	—
2012-00137	US BANK NATIONAL ASSOCIATION	PLAINTIFF	3/01/2012	—
2012-00137	COOK RICHARD D	DEFENDANT	3/01/2012	—
2012-00141	JP MORGAN CHASE BANK	PLAINTIFF	3/02/2012	—
2012-00141	DRAKE KEITH A	DEFENDANT	3/02/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00129	ROSSI MILLS ROXANE	PLAINTIFF	2/29/2012	—
2012-00129	MILLS ROXANE ROSSI	PLAINTIFF	2/29/2012	—
2012-00129	MILLS FRANK	PLAINTIFF	2/29/2012	—
2012-00129	MARTIN BEATRICE	DEFENDANT	2/29/2012	—
2012-00142	NOTARANGELO LINDA A	PLAINTIFF	3/02/2012	—
2012-00142	NOTARANGELO MICHAEL	PLAINTIFF	3/02/2012	—
2012-00142	ROWAN CHRISTOPHER	DEFENDANT	3/02/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 12, 2012 TO MARCH 16, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Davis Glenn B	Citizens Savings Bank	Lebanon Township	
Davis Carolyn L			292,000.00
Korman Mark	U S Bank National Association N D	Paupack Township	
Korman Marianne			466,000.00
Cousin James A	Honesdale National Bank	Clinton Township	
Cousin Christine M			141,300.00
Corcoran Thomas E	Wayne Bank	Honesdale Borough	142,500.00
Vinokur Yefim Tr	J P Morgan Chase Bank	Salem Township	
Vinokur Anna Tr			76,300.00
Vinokur Two Thousand Ten Family Trust			
Bodtmann Mark	P N C Bank	Pike County	
Bodtmann Marilyn			
Lawson John F	Mortgage Electronic Registration Systems	Texas Township	
Lawson Elizabeth F			85,000.00
Williams Jay Christian	Honesdale National Bank	Salem Township	
Wilson John D			63,600.00
Atcavage Stephen	Honesdale National Bank	Texas Township	
Atcavage Suzanne C			405,600.00
Firmstone Steven G	Honesdale National Bank	Clinton Township	
Firmstone Michelle Hayes			276,000.00
Greaves Richard E	Wells Fargo Bank	Salem Township	
Greaves Ingrid D			417,000.00
Dietz Stephen M	P N C Mortgage	Lake Township	150,000.00
Patrisso Nicole M	Mortgage Electronic Registration Systems	Damascus Township	
Patrisso David M			110,450.00
Daschke Thomas E	Affinity Federal Credit Union	South Canaan Township	
Daschke Joyce A			10,000.00
Pogozelski Paul	Mortgage Electronic Registration Systems	Paupack Township	
Pogozelski Catherine			147,000.00
Muller William Robert	J P Morgan Chase Bank	Lehigh Township	
Muller Joan Matilda			131,940.00
Brown Jeffrey O	Wayne Bank	Cherry Ridge Township	
Brown Sheila A			90,000.00
Eisloeffel Dennis	Corey Jean M	Paupack Township	
Eisloeffel Susan	Gordon Susan J		76,000.00

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

Sauers Scott W	Pentagon Federal Credit Union	Lake Township	
Sauers Amy L			50,000.00
ONeill Michael J	Wayne Bank	Mount Pleasant Township	
ONeill Erin M			100,000.00
McConnell Daniel C	Wayne Bank	Berlin Township	
McConnell Michelle D			80,000.00
Martin Jane A	First National		
	Community Bank	Honesdale Borough	80,000.00
Fucile Dominic	Pennstar Bank	Lake Township	
Fucile Barbara M			75,000.00
Jones Christine M AKA	Pennstar Bank	Salem Township	
Kellar Christine M AKA			35,000.00
Kovaleski John	Pennstar Bank	Clinton Township	
Kovaleski Sandra M			60,000.00
Ott Paul W	Mortgage Electronic		
	Registration Systems	Damascus Township	
Ott Jane R			379,000.00
Lazorchak Michael Scott	Pennstar Bank	Lake Township	
Lazorchak Brooke L			179,000.00
Balmer William R	Pennstar Bank	Lake Township	
Balmer Sandra			96,000.00
Kopcza Jennifer L	Community Bank	Lake Township	
	First Liberty Bank & Trust		112,800.00
Smith Harold D	Mortgage Electronic		
	Registration Systems	Salem Township	
Smith Lorraine J			116,000.00
Mezzo Stephen	Mortgage Electronic		
	Registration Systems	Lake Township	
Mezzo Patricia			225,000.00
Kay Edward J	Mortgage Electronic		
	Registration Systems	Salem Township	106,600.00
Henry Francis X Jr	Mortgage Electronic		
	Registration Systems	Damascus Township	188,977.00

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

Kip Odell & Company llc



Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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Honesdale, PA

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Thol Lance Thol Marion	Thol Lance Thol Marion Pennell Hillary C Thol Jordan T	Damascus Township	
Schweinsburg Frederick R Tr Schweinsburg David K Tr Schweinsburg Family Trust	Knecht Timothy W J Knecht Jodi R	South Canaan Township	
Albright William W	Albright William W Albright William A	Lake Township	
Corcoran Thomas E Corcoran Lisa A	Corcoran Thomas E	Honesdale Borough	
Corcoran Thomas E Corcoran Lisa A	Corcoran Thomas E	Honesdale Borough	
Miller Jason	Abramov Andrei	Lake Township	Lot 2230
Heatley Lizbeth A Buras Carroll E Est AKA Buras Carroll Elliott Est AKA	Mckenna Carolyn	Lake Township	Lot 1126
Moran W Martin Moran Mary C	Moran Willard Martin Tr Moran Mary Catherine Tr W Martin Trust Mary Moran Trust	Lake Township	Lot 3770
Martinez Pablo R Alvarez Amparo	Pilovic Dragon Pilovic Nevenka	Lehigh Township	
Lobolito Inc	Munneke Gary A Walla Sharon C	Lehigh Township	Lot 6
Propst Janice Mary Exr Panek Helen K Est	Propst Janice Mary Bonanno Judith Ann	Honesdale Borough	
Czapnik Kelly E Czapnik Gloria A	Czapnik Gloria A	Preston Township	
Czapnik Kelly E Czapnik Gloria A	Czapnik Gloria A	Preston Township	
Gebert Charles Exr Gebert Betty L Est AKA Gebert Betty Lucille Est AKA	Bozic Marinko	Canaan Township	
Fitzmorris John E Jr Est AKA Fitzmorris John Edwin Jr Est AKA Molo Tina M Exr	Karbowski Robert Karbowski Denise	Salem Township	
Brown Jeffrey O	Brown Jeffrey O Brown Sheila A	Cherry Ridge Township	Lot 19
Gibney William Tr Gibney Irrevocable Grantor Trust	Krajkovich John	Canaan Township Krajkovich Courtney	
Corey Jean M	Eisloeffel Dennis Eisloeffel Susan	Paupack Township	
Yamialkowski David Nichols Nicole Yamialkowski Nicole M	Yamialkowski David F Yamialkowski Nicole M	Cherry Ridge Township	

Wayne County Tax Claim Bureau Wilson Duke	Bobko Bernice Bobko Dean	Dreher Township
Wayne County Tax Claim Bureau Wilson Duke	Bobko Bernice Bobko Dean	Dreher Township
Wayne County Tax Claim Bureau Wilson Duke	Bobko Bernice Bobko Dean	Dreher Township
Wayne County Tax Claim Bureau Smith Jason John	Bobko Bernice Bobko Dean	Dreher Township
Wayne County Tax Claim Bureau Coons Carol	Vanrensalier James	Dreher Township
Wayne County Tax Claim Bureau Arbona Rodney J	Adams David Johnson Suzanne	Lehigh Township
Wayne County Tax Claim Bureau Coons Carol	Vanrensalier James	Dreher Township
Wayne County Tax Claim Bureau G C Marketing Inc	Moore Timothy S Handelman Daniel Moore John Robert	Lehigh Township
Wayne County Tax Claim Bureau G C Marketing Inc	Moore Timothy S Handelman Daniel Moore John Robert	Lehigh Township
Wayne County Tax Claim Bureau Reflection Lakes P O A	Giordano Anthony V Giordano Karen A	Manchester Township
Wayne County Tax Claim Bureau Reflection Lakes P O A	Giordano Anthony V Giordano Karen A	Manchester Township
Wayne County Tax Claim Bureau Kohlman David T Kohlman Elaine A	Miller Richard Miller Candy Miller Kyle Miller Katie Miller Kevin Miller Kenny Miller Kallie	Manchester Township
Wayne County Tax Claim Bureau Logue James Logue Henry	Dalmau Angelo	Manchester Township
Wayne County Tax Claim Bureau Picker Susan N	Boettger Nancy Boettger Michael Boettger Greg	Manchester Township
Wayne County Tax Claim Bureau Pitti Dave	Vanrensalier James	Paupack Township
Wayne County Tax Claim Bureau Pitti Dave	Vanrensalier James	Paupack Township
Wayne County Tax Claim Bureau Pitti Dave	Vanrensalier James	Paupack Township
Wayne County Tax Claim Bureau Smith Louis Jr	McErlean Robert McErlean Joann	Lehigh Township
Perin Linda S Exr Mill Helen E Est	Perin Linda S	Berlin Township
Howell Mary D	Ozcan Margaret M	Texas Township 1 & 2
Bibalo Jeanene	Medved Martin Medved Margaret	Preston Township

Schenk Fred	Tucker Benjamin	Dyberry Township	
Roshen Lynn	Tucker Gail		Lots 53 & 65
Schenk Lynn M			
Hunt Catherine T Exr	Hunt Catherine T	Berlin Township	
Hunt Catherine T			
Franklin Helen E Est AKA			
Franklin Helen Est AKA			
Lomonaco Salvatore By Agent	Play Hard Properties	Paupack Township	
Lomonaco Eileen Agent			Lot 1
Lomonaco Eileen			
Germain Joan P	Germain Family Trust	Lake Township	
	Germain Joan P Tr		Lot 1790
Evaldi Ollie	Evaldi Mark	Lehigh Township	
Kopceza Anthony E	Kopceza Jennifer L	Lake Township	
Kopceza Jennifer L			Lot 15
Miller Cherie Ind & Adm	Miller Cherie	Sterling Township	
Edwards Josette A Est			
Edwards Lynn			
Caputo Remo A	Lofaso Mike	Lehigh Township	
	Lofaso Melisa		
Devany John J By Sheriff	Wells Fargo Bank Tr	Honesdale Borough	
Devany Jeannine By Sheriff			
Wells Fargo Bank Tr By Af	Tyler Corey L	Honesdale Borough	
American Home Mortgage			
Servicing Af			
Sekelsky Marie	Paciotti Brian V	Damascus Township	
Sekelsky Melissa	Black George		
Sekelsky Jaclyn	Paciotti Robert J		
Carrotto Jaclyn	Stoffey John P		
Carrotto Michael			
Whitmore Richard F	Whitmore Daniel L	Scott Township	
Whitmore Joyce M AKA			
Whitmore Joyce R AKA			
Kelemanik Grace I	Smith Marilyn C	Damascus Township	
Kelemanik John			
Anderson Russell D	Henry Francis X	Damascus Township	
Federspiel Susan A			

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CLE Courses

March 23, 2012

9:00 a.m.–12:15 p.m.

Vehicle Stops & Searches in PA

3 hours substantive / 0 hour ethics

April 20, 2012

8:30 a.m.–4:30 p.m.

Land Use Institute 2012

5 hours substantive / 1 hour ethics

April 17, 2012

9:00 a.m.–1:15 p.m.

Sheriff's Sales in PA

3 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.

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