

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ MARCH 30, 2012 ★ Honesdale, PA ★ No. 3



IN THIS ISSUE

PRO BONO AWARD	4
COURT OPINION	5
LEGAL NOTICES	7
SHERIFF'S SALES	10
CIVIL ACTIONS FILED	18
MORTGAGES & DEEDS	24
CLE SCHEDULE	30

CASES REPORTED

Joseph D. Pizzo, Plaintiff
v.
Kristen L. Pizzo, 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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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.

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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Incorporation Notices	\$45
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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
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WAYNE COUNTY OFFICIALS

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

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Jane E. Farrell
Ronald J. Edwards
Ted Mikulak

Court Administrator

Linus H. Myers

Sheriff

Mark Steelman

District Attorney

Janine Edwards, Esq.

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Chief Public Defender

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Ginger M. Golden

Coroner

Edward Howell

Auditors

Carla Komar
Judy O'Connell
Kathleen A. Schloesser

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Patricia Biondo

PRO BONO AWARD

HARRISBURG — The Pennsylvania Bar Association announced that the Wayne County Bar Association was recently presented with the PBA Ernico Award for calling upon all of its members to provide pro bono representation. In 2009, The Wayne County Bar approved implementation of the 100% pro bono participation pledge based on a recommendation by its Pro Bono Committee.



The Ernico Award, named to celebrate the pro bono accomplishments of Harrisburg lawyer Jeffrey A. Ernico, is presented by the PBA Legal Services to the Public Committee. The award honors individuals and groups providing unique services that significantly improve legal services for low-income individuals and families.

COURT OPINION

Edited by Chris Rechner, Esq.

Provided by Chris Rechner, Esq.

Joseph D. Pizzo, Plaintiff

v.

Kristen L. Pizzo, Defendant

Docket No.: 77-2011-DR

Attorney for Plaintiff: Ronald M. Bugaj, Esquire
Attorney for Defendant: Thomas Mincer, Esquire

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

Summary of the Case

This case came before the Court on cross petitions for primary custody of the parties' three minor children. After conducting two days of hearings, the Court made a number of Findings of Fact relevant to a discussion of the case, including: 1) that the parties' separation was marked by cross PFA's, both of which resulted in final orders from Pike County; 2) both homes were reasonably clean and appropriate for the minor children; 3) that the relationship between the parties' oldest child and Mother was extremely strained because of a history of abuse on Mother's part; 4) that counseling had been attempted several times but discontinued by Mother; 5) that the parties are unable to communicate with each other without resorting to name-calling in front of the children; and 6) that the middle child has special needs.

The Court's discussion began with the standard and paramount concern of all custody cases, what is in the best interest of the children. McMillen v. McMillen, 602 A.2d 845 (Pa. 1992). In addition, the Court must consider and discuss the relevant factors from a list set forth in 23 Pa.C.S.A. § 5328 in determining the best interest of the children. In this case, the Court determined that since the parties' households were fairly equal, Mother's strained relationship with her oldest daughter impacted greatly on its decision since she could not reside with her mother and there was no compelling reason to split the children. See Custody of Myers, 363 A.2d 1242 (Pa.Super. 1976). As a result, the Court awarded primary physical custody of the children to Father.

The Court opined, “As Father is willing and able to provide a suitable home for all three children and until Mother has addressed the issues which interfere with a meaningful relationship with R.P. in this Court’s judgment there is no other alternative.” As set forth in Johns v. Cioci, 865 A.2d 931, 943 (Pa.Super. 2004): “The question of suitability of the households is particularly important because, when the households are equally suitable, the preference of the child can tip the scales in favor of one or the other. (citations omitted). Even when the trial court gives little weight to a child’s preference, that preference may still be determinative if the households are equally suitable.”

Finally, the Court considered whether to grant shared legal custody to the parties given the parties’ inability to cooperate enough to communicate with each other regarding the best interest of their children. However, the Court determined that there was some “minimal communication which gives hope” that the parties would be able to put aside their differences for the sake of their children, and shared legal custody was ordered.



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 FRANCES
RUTKOWSKI AKA FRANCES
RUTKOSKI AKA FRANCES
RUTKOWSKI
Late of Clinton Township
Executor
RUTH M. SZOSTOWSKI
C/O THE HONSDALE
NATIONAL BANK TRUST DEPT.
724 MAIN ST.
HONSDALE, PA 18431

3/30/2012 • 4/6/2012 • 4/13/2012

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Florence Shugrue, a/k/a Florence Marie Shugrue, who died on February 26, 2012, late resident of 203 Saint James Circle, Honesdale, PA 18431, to William Thomas Shugrue, Jr., Executor of the Estate, residing at 693 Elm Street, Kearny, NJ 07032. 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: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.
ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

3/30/2012 • 4/6/2012 • 4/13/2012

EXECUTOR NOTICE

Estate of KHADIJAH A.
LIVINGSTON AKA KHADIJEH
A. LIVINGSTON
Late of Lake Ariel, PA
Executor
CHARLES LIVINGSTON
112 RIVERVIEW DRIVE
ST. SIMONS ISLAND, GA
31522-2036

3/30/2012 • 4/6/2012 • 4/13/2012

EXECUTOR NOTICE

Estate of ROBERT P. STEINER
Late of Texas Township
Executor
JOHN A. STEINER
108 SMITHFIELD CT.
BASKING RIDGE, NJ 07920
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONSDALE, PA 18431

3/30/2012 • 4/6/2012 • 4/13/2012

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Janice A. Kimble, Executrix of the Estate of Eleanor M. Wingis, late of Lake Township, Wayne County, Pennsylvania who died on July 10, 2011. 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, Janice A. Kimble c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/30/2012 • 4/6/2012 • 4/13/2012

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

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 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
WILL FORFEIT DOWN
PAYMENT.

Robert W. Cusick, 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

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org

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 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

**SHERIFF'S SALE
APRIL 25, 2012**

By virtue of a writ of Execution I.C.C. Maintenance & Recreation Fund, 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 25th 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 LOT OR
PARCEL OF LAND SITUATED,
LYING AND BEING IN THE

TOWNSHIP OF LEHIGH IN THE DEVELOPMENT OF INDIAN COUNTRY CAMPSITES INC. COUNTY OF WAYNE AND STATE OF PA TO WIT LOT NO. 37 & 36 IN BLOCK NO. D OF SECTION NO. 3 AS SHOWN ON THE SURVEY AND THE ORIGINAL PLAN OF INDIAN COUNTRY CAMPSITES INC. MADE BY A REGISTERED SURVEYOR AND OF RECORD IN THE RECORDER OF DEEDS OFFICE OF WAYNE COUNTY IN RECORD BOOK AT PAGE.

TAX MAP NOS.: 14-14-88.- AND 14-14-87.-

Seized and taken in execution as Carolyn Henry 28 Pow Wow Way Indian Country Campsites Gouldsboro PA 18424

Execution No. 94-Judgment-2012 Amount \$2,743.00 Plus additonal

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.

Pro Se-Marie Welch, President

3/30/2012 • 4/6/2012 • 4/13/2012

CIVIL ACTIONS FILED

*FROM MARCH 3, 2012 TO MARCH 9, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20773	ZIELINSKI AGNES	3/07/2012	SATISFACTION	20,000.00
2008-00897	HUMIC JOHN P JR	3/09/2012	SATISFACTION	—
2008-00897	HUMIC BRENDA	3/09/2012	SATISFACTION	—
2009-00762	MOROE SUSANNA	3/09/2012	SATISFACTION	—
2009-00869	CISZAK JAMES	3/09/2012	WRIT OF EXECUTION	137,272.94
2009-00979	FIRMSTONE LOUISE	3/05/2012	SATISFACTION	—
2010-00211	KIZER DANIEL J	3/09/2012	WRIT OF EXECUTION	137,583.57
2010-00211	KIZER KAREN	3/09/2012	WRIT OF EXECUTION	137,583.57
2010-00320	XUHN RICHARD	3/08/2012	REASSESS DAMAGES	210,743.09
2010-00320	KUHN RICHARD M AKA	3/08/2012	REASSESS DAMAGES	210,743.09
2010-00320	KUHN CAROL	3/08/2012	REASSESS DAMAGES	210,743.09
2010-00320	KUHN CAROL M AKA	3/08/2012	REASSESS DAMAGES	210,743.09
2010-00571	OSHEA BRENDA JOYCE	3/09/2012	WRIT OF EXECUTION	29,147.63
2010-00826	RENNELL VALERIE N	3/09/2012	CONSENT JUDGMENT	254,406.53
2010-00826	RENNELL JEFFREY K	3/09/2012	CONSENT JUDGMENT	254,406.53
2010-00834	NOVAK SCOTT	3/09/2012	JUDGMENT	2,808.03
2010-00990	SHAFFER DEAN G	3/09/2012	WRIT OF EXECUTION	6,876.64
2010-00990	WAYNE BANK GARNISHEE	3/09/2012	WRIT EXEC/GARNISHEE	—
2010-00990	WELLS FARGO BANK GARNISHEE	3/09/2012	WRIT EXEC/GARNISHEE	—
2011-00116	HERNANDEZ RODERICK	3/05/2012	DEFAULT JUDGMENT	51,537.88
2011-00251	LAPOINT THERESE	3/09/2012	WRIT OF EXECUTION	2,845.62
2011-00251	WAYNE BANK GARNISHEE	3/09/2012	WRIT EXEC/GARNISHEE	—
2011-00315	CHERNOMAZ OLGA	3/09/2012	WRIT OF EXECUTION	274,486.04
2011-00315	CHERNOMAZ OLGA V AKA	3/09/2012	WRIT OF EXECUTION	274,486.04
2011-00439	UNITED STATES OF AMERICA	3/09/2012	JUDGMENT	—
2011-00505	HERBERT TED	3/09/2012	DEFAULT JUDGMENT	21,996.53
2011-00519	LUNCH BOX CAFE DEFENDANT/APPELLEE	3/08/2012	DEFAULT JUDGMENT	2,542.48
2011-00520	HINKLEY GLORIA J HINLEY GLORIA J	3/09/2012	DEFAULT JUDGMENT	13,887.13
2011-00520	HINLEY GLORIA J HINKLEY GLORIA J	3/09/2012	DEFAULT JUDGMENT	13,887.13
2011-00568	BEERS AUDRA	3/09/2012	WRIT OF EXECUTION	131,027.22
2011-00568	BEERS BRIAN L	3/09/2012	WRIT OF EXECUTION	131,027.22

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

2011-00589	PENNSTAR BANK GARNISHEE	3/09/2012	JUDGMENT - GARNISHEE	—
2011-00590	HONESDALE NATIONAL BANK GARNISHEE	3/09/2012	JUDGMENT - GARNISHEE	—
2011-00592	WALLACE LORRAINE	3/09/2012	WRIT OF EXECUTION	204,526.62
2011-00631	DAMATO DEBRA	3/05/2012	DEFAULT JUDG IN REM	255,034.63
2011-00703	MARSHALL BURTON	3/09/2012	DEFAULT JUDG IN REM	191,723.84
2011-00703	MARSHALL BETTY	3/09/2012	DEFAULT JUDG IN REM	191,723.84
2011-00744	WALKER ASHLEY	3/09/2012	DEFAULT JUDGMENT	1,250.36
2011-00745	KENYON ROGER	3/09/2012	DEFAULT JUDGMENT	1,838.75
2011-00747	CUCCIA CHARLES	3/09/2012	DEFAULT JUDGMENT	1,510.57
2011-00748	ROBINSON PETER D	3/09/2012	DEFAULT JUDGMENT	1,081.94
2011-00778	DEKENIPP JOANNE E	3/09/2012	DEFAULT JUDGMENT	13,596.40
2011-00778	DEKENIPP MICHAEL	3/09/2012	DEFAULT JUDGMENT	13,596.40
2011-00787	TOBIN AMY M	3/09/2012	DEFAULT JUDGMENT	5,194.70
2011-00813	STINNARD LESTER	3/09/2012	DEFAULT JUDGMENT	5,187.67
2011-00818	SCARFO JOHN P	3/09/2012	DEF.AULTJUDGMENT	46,784.43
2011-00818	SCARFO JOHN P	3/09/2012	WRIT OF EXECUTION	46,784.43
2011-20191	RAE KATHRYN M	3/06/2012	SATISFACTION	—
2011-20333	HUMIC BRENDA	3/08/2012	SATISFACTION	—
2011-20350	LOUIS & COMPANY ENTOURAGE LLC	3/06/2012	SATISFACTION	1,193.00
2011-20546	MUCK WILLIAM	3/06/2012	SATISFACTION	—
2011-20546	MUCK MARION	3/106/2012	SATISFACTION	—
2011-21390	HUMIC JOHN	3/08/2012	SATISFACTION	—
2011-21473	MUSUMECI VITA	3/09/2012	JUDGMENT	2,261.45
2011-21473	MUSUMECI JAMES	3/09/2012	JUDGMENT	2,261.45
2011-21687	STINAVAGE JOHN	3/06/2012	SATISFACTION	3,000.00



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2011-21914	LESCHINSKI SUSAN	3/08/2012	SATISFACTION	570.65
2011-21916	DENAULT MICHELLE	3/05/2012	SATISFACTION	574.65
2011-21916	GARGON MARK	3/05/2012	SATISFACTION	574.65
2012-00012	WHITOSKY MADELINE	3/09/2012	DEFAULT JUDGMENT	18,869.40
2012-00019	WELLS TAMMY M	3/09/2012	DEFAULT JUDGMENT	4,786.68
2012-00050	DECKER DANIEL C	3/09/2012	JUDGMENT/BY AGREEMNT	2,408.10
2012-20011	STEPKIN SHEELAH K GROLIMUND	3/06/2012	SATISFACTION	—
2012-20011	GROLIMOND SHEELAH K STEPKIN	3/06/2012	SATISFACTION	—
2012-20178	SWANSON BRIAN	3/07/2012	DISCONTINUED	—
2012-20254	TROUTMAN BARBARA	3/05/2012	MUNICIPAL LIEN	2,195.81
2012-20254	FASANELLA JOHN	3/05/2012	MUNICIPAL LIEN	2,195.81
2012-20255	DAILEY LESTER P ESTATE OF	3/05/2012	MUNICIPAL LIEN	2,810.92
2012-20255	DAILEY DONALD TERRE TENANT	3/05/2012	MUNICIPAL LIEN	2,810.92
2012-20256	LANNAK ANTHONY J	3/05/2012	SUGGESTION NONPYMNT	2,276.10
2012-20257	PUTZI STEPHEN M	3/06/2012	TAX LIEN	1,093.13
2012-20257	PUTZI SUZANNE	3/06/2012	TAX LIEN	1,093.13
2012-20257	AMERICAN REAL ESTATE	3/06/2012	TAX LIEN	1,093.13
2012-20258	THOMPSON WAYNE A	3/06/2012	TAX LIEN	1,655.06
2012-20258	THOMPSON JOANNA M	3/06/2012	TAX LIEN	1,655.06
2012-20259	MIDDLETON JOAN F	3/06/2012	TAX LIEN	3,586.51
2012-20260	COSTA JOSEPH A	3/06/2012	TAX LIEN	1,599.80
2012-20261	KEEVIL DAVID J	3/06/2012	TAX LIEN	598.93
2012-20261	KEEVIL DENISE J	3/06/2012	TAX LIEN	598.93
2012-20262	AUGHE BRIAN M	3/06/2012	TAX LIEN	8,044.77
2012-20262	AUGHE KAREN L	3/06/2012	TAX LIEN	8,044.77
2012-20263	BUTLER RICHARD BRUCE	3/06/2012	JUDGMENT	16,456.49
2012-20264	PFUND COLBEY	3/06/2012	JUDGMENT	1,561.50
2012-20265	DECANDIDO CORRADO	3/06/2012	JP TRANSCRIPT	9,020.39
2012-20265	NEW LOOK DESIGNS D/B/A	3/06/2012	JP TRANSCRIPT	9,020.39
2012-20266	HOPFER GARY R	3/06/2012	JP TRANSCRIPT	4,507.64
2012-20267	STAUFFER WAYNE E	3/07/2012	JUDGMENT NOTE	129,000.00
2012-20267	STAUFFER JOANNE F	3/07/2012	JUDGMENT NOTE	129,000.00
2012-20268	BARNES BRETT F	3/07/2012	JP TRANSCRIPT	3,431.26
2012-20269	CALLAHAN CHARLES ROBERT	3/08/2012	JUDGMENT	1,333.50
2012-20270	HARPER WILLIAM CHRISTOPHER	3/08/2012	JUDGMENT	6,309.71
2012-20271	KELLEY JOANN K	3/08/2012	JUDGMENT	92,262.53
2012-20272	MALINOWSKI ADAM J	3/08/2012	JUDGMENT	2,100.00
2012-20273	MARKS ROBIN J	3/08/2012	JUDGMENT	5,135.71
2012-20274	MCDONOUGH DANIEL P	3/08/2012	JUDGMENT	1,494.50
2012-20275	MILLER JOHN C	3/08/2012	JUDGMENT	1,571.50
2012-20276	PENA JOSE MANUEL	3/08/2012	JUDGMENT	4,786.50
2012-20277	RAINEY PAUL B	3/08/2012	JUDGMENT	5,418.50
2012-20278	RECK JOHN PAUL PETER	3/08/2012	JUDGMENT	1,145.50
2012-20279	REDMOND JAMES	3/08/2012	JUDGMENT	2,002.00
2012-20280	ROHR ANTHONY	3/08/2012	JUDGMENT	1,159.00
2012-20281	HECKERJOHN R	3/08/2012	MUNICIPAL LIEN	2,121.62
2012-20281	HECKER TAMARA J	3/08/2012	MUNICIPAL LIEN	2,121.62

2012-20282	XAZAWIC ROBERT	3/08/2012	MUNICIPAL LIEN	3,176.77
2012-20282	KAZAWIC LORETTA	3/08/2012	MUNICIPAL LIEN	3,176.77
2012-20283	KAZAWIC ROBERT J	3/08/2012	MUNICIPAL LIEN	2,331.16
2012-20283	KAZAWIC LORETTA M	3/08/2012	MUNICIPAL LIEN	2,331.16
2012-20284	KAZAWIC ROBERT J	3/08/2012	MUNICIPAL LIEN	5,381.04
2012-20284	KAZAWIC LORETTA M	3/08/2012	MUNICIPAL LIEN	5,381.04
2012-20285	RESINO KEVIN	3/08/2012	MUNICIPAL LIEN	479.31
2012-20285	RESINO PAULETTE	3/08/2012	MUNICIPAL LIEN	479.31
2012-20286	TISCHLER JULIA	3/08/2012	MUNICIPAL LIEN	479.31
2012-20287	WILLIAMS COLBY GEROLD	3/09/2012	JUDGMENT	1,706.00
2012-20288	CRAIG DANE ROBERT	3/09/2012	JUDGMENT	27,366.40
2012-20289	JAVITZ MATTHEW	3/09/2012	JUDGMENT	1,659.00
2012-20290	SWANSON BRIAN D	3/09/2012	FEDERAL TAX LIEN	37,225.37
2012-90017	OLSEN ANNETTE ESTATE	3/08/2012	ESTATE CLAIM	7,997.91

CONTRACT — DEBT COLLECTION CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00143	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/05/2012	—
2012-00143	HAGGERTY PATRICIA	DEFENDANT	3/05/2012	—
2012-00144	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/05/2012	—
2012-00144	WEIDNER JENNIFER	DEFENDANT	3/05/2012	—
2012-00144	CLARK FRANK C JR	DEFENDANT	3/05/2012	—
2012-00148	CITIBANK	PLAINTIFF	3/06/2012	—
2012-00148	GAVITT DEBORAH	DEFENDANT	3/06/2012	—
2012-00152	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/07/2012	—
2012-00152	DELATORRE CYNTHIA	DEFENDANT	3/07/2012	—
2012-00153	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/07/2012	—
2012-00153	CULVER CAROL	DEFENDANT	3/07/2012	—
2012-00154	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/07/2012	—
2012-00154	EVANS NICOLE	DEFENDANT	3/07/2012	—
2012-00155	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/07/2012	—
2012-00155	JOHNSON ROSANNA	DEFENDANT	3/07/2012	—
2012-00155	WATSON BOBBY	DEFENDANT	3/07/2012	—
2012-00156	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/07/2012	—
2012-00156	HOWARD TRACY	DEFENDANT	3/07/2012	—
2012-00156	HOWARD JOHN	DEFENDANT	3/07/2012	—
2012-00157	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/07/2012	—
2012-00157	RODRIGUEZ BENNY	DEFENDANT	3/07/2012	—
2012-00158	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/07/2012	—
2012-00158	HERLIHY TERRI	DEFENDANT	3/07/2012	—
2012-00165	FORD MOTOR CREDIT COMPANY	PLAINTIFF	3/09/2012	—
2012-00165	MILLER WILLIAM	DEFENDANT	3/09/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00159	FORD MOTOR CREDIT COMPANY	PLAINTIFF	3/07/2012	—
2012-00159	JENSON BRAD	DEFENDANT	3/07/2012	—
2012-00159	HOUGHTON ROXANNE	DEFENDANT	3/07/2012	—
2012-00166	FORD MOTOR CREDIT COMPANY	PLAINTIFF	3/09/2012	—
2012-00166	HESKELL LIBBY M	DEFENDANT	3/09/2012	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-0014S	BROTHERS LAWN CARE INC PLAINTIFF/APPELLEE	PLAINTIFF	3/05/2012	—
2012-00145	2 COUSINS CONSTRUCTION & LAND DEFENDANT/APPELLANT	DEFENDANT	3/05/2012	—
2012-00145	BUEHRING ERICH C JR DEFENDANT/APPELLANT	DEFENDANT	3/05/2012	—
2012-00150	MIDLAND FUNDING PLAINTIFF/APPELLEE	PLAINTIFF	3/06/2012	—
2012-00150	GAGLIONE JANET DEFENDANT/APPELLANT	DEFENDANT	3/06/2012	—
2012-00161	INERGY PROPANE PLAINTIFF/APPELLEE DBA	PLAINTIFF	3/07/2012	—
2012-00161	DAVIS H JOAN PLAINTIFF/APPELLEE	PLAINTIFF	3/07/2012	—
2012-00161	RUBINO DAVID DEFENDANT/APPELLANT	DEFENDANT	3/07/2012	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00164	GOODWIN WILLIAM R	PLAINTIFF	3/09/2012	—
2012-00164	E R LINDE CONSTRUCTION CORP	PEFENDANT	3/09/2012	—
2012-00164	LEEWARD CONSTRUCTION INC	PEFENDANT	3/09/2012	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00160	1965 CHEVY NOVA WAGON VIM 115355N150793	PETITIONER	3/07/2012	—
2012-00160	FORTUNA ROBERT PETITIONER	PETITIONER	3/07/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00146	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/05/2012	—
2012-00146	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	3/05/2012	—
2012-00146	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	3/05/2012	—
2012-00146	MORAN EDWARD	DEFENDANT	3/05/2012	—
2012-00146	MORAN NICLE J	DEFENDANT	3/05/2012	—
2012-00149	WELLS FARGO BANK S/E/M	PLAINTIFF	3/06/2012	—
2012-00149	WELLS FARGO HOME MORTGAGE INC	PLAINTIFF	3/06/2012	—
2012-00149	WEIDNER DOROTHY	DEFENDANT	3/06/2012	—
2012-00149	WEIDNER PETER J	DEFENDANT	3/06/2012	—
2012-00149	WEIDNER JOHN J ESTATE	DEFENDANT	3/06/2012	—

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.

2012-00151	ONEWEST BANK	PLAINTIFF	3/06/2012	—
2012-00151	VENEROSO DIANNE ADMINISTRATRIX	DEFENDANT	3/06/2012	—
2012-00151	GAVICH ALLAN ESTATE	DEFENDANT	3/06/2012	—
2012-00167	BAYVIEW LOAN SERVICING	PLAINTIFF	3/09/2012	—
2012-00167	THOMAS MARK R	DEFENDANT	3/09/2012	—
2012-00167	THOMAS EILEEN L	DEFENDANT	3/09/2012	—

REAL PROPERTY — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00162	TD BANK	PLAINTIFF	3/09/2012	—
2012-00162	BENITEZ SERGIO J	DEFENDANT	3/09/2012	—

TORT — MOTOR VEHICLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00147	STATE FARM MUTUAL AUTOMOBILE	PLAINTIFF	3/06/2012	—
2012-00147	REILLY NICHOLAS	DEFENDANT	3/06/2012	—
2012-00147	CRUM QUENTIN	DEFENDANT	3/06/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 19, 2012 TO MARCH 23, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kaczka Kathleen L	Wayne Bank	Preston Township	
Seifried Kathleen L			311,200.00
Ahern Edward M	Honesdale National Bank	Hawley Borough	66,000.00
Murphy John G	Community Bank	Lehigh Township	
Murphy Brenda L	First Liberty Bank & Trust		136,200.00
Scheck Gary W	Dime Bank	Palmyra Township	
Scheck Pamela J			280,000.00
ORourke Elaine	Wayne Bank	Lake Township	45,800.00
Vollono Phillip J	Wells Fargo Bank	Salem Township	
Vollono Millicent D			275,000.00
Austin Richard	Dime Bank	Damascus Township	112,000.00
Olver Dave T Jr	Dime Bank	Berlin Township	117,000.00
Andrews James	Vantage Trust Federal Credit Union	Canaan Township	
Andrews Brittany			14,000.00
Rizzi Kenneth	First Credit Union Of Scranton	Lake Township	
Rizzi Cindy			35,000.00
Schoenharl Edward H	Wells Fargo Bank	Lehigh Township	
Schoenharl Mary T			175,000.00
Neiger Edward	T D Bank	South Canaan Township	120,000.00
Mikulak Theodore J	Honesdale National Bank	Texas Township	
Mikulak Kim C		Texas & Cherry Ridge Twps	10,000.00
		Cherry Ridge Township	
		Cherry Ridge & Texas Twps	10,000.00
Mikulak Theodore J	Honesdale National Bank	Texas Township	
Mikulak Kim C		Texas & Cherry Ridge Twps	95,000.00
		Cherry Ridge Township	
		Cherry Ridge & Texas Twps	95,000.00
Minnick Mark A	Honesdale National Bank	Salem Township	
Minnick Pamela J			150,000.00
Henshaw Ronald	Honesdale National Bank	Waymart Borough	
Henshaw Gayle L			78,500.00
Lamberton Kevin J AKA	Honesdale National Bank	South Canaan Township	
Lamberton Kevin AKA			115,000.00
Lamberton Tammie L AKA			
Lamberton Tammie AKA			
Valanta Robert P Sr	Honesdale National Bank	Salem Township	85,000.00
Faber Mark	Honesdale National Bank	Sterling Township	
Mitchell Maria Elizabeth			60,000.00

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

Fritz Kevin P	Honesdale National Bank	Honesdale Borough	
Sosa Kelly J			15,500.00
Bosshard Brian	Honesdale National Bank	Waymart Borough	
Bosshard Mary			140,000.00
Krog Carol L	P N C Bank	Sterling Township	70,187.00
Schoeller Mark S	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Loscig Krystle			101,908.00
Bonham Frank J	Honesdale National Bank	Mount Pleasant Township	
Bonham Carrie D			172,500.00
Walsh Michael B	Honesdale National Bank	Cherry Ridge Township	
Walsh Patricia A			189,000.00
Clover Kenneth	Citizens Bank Of Pa	Dyberry Township	
Clover Linda			100,000.00
Bright Allan	Penn Security Bank & Trust Company	Lehigh Township	
Bright Marcia			65,000.00
Blaustein Ira	E S S A Bank & Trust	Lake Township	
Blaustein Rhonda			139,000.00
Shino Robert G	Honesdale National Bank	Waymart Borough	112,000.00
Wertman Kevin	First National Bank Of Pa	South Canaan Township	
Wertman Melissa			36,000.00
Henderson Jeffrey L	Honesdale National Bank	Damascus Township	
Henderson Deborah A			30,000.00
Dirlam Thomas R	Honesdale National Bank	Texas Township	
Dirlam Cinda C			50,000.00
Valerio Salvatore J	E S S A Bank & Trust	Paupack Township	
Valerio Jennifer L			33,000.00
Cucuzza Christopher	Wells Fargo Bank	Salem Township	
Cucuzza Stacey			166,150.00
Hansen Eric J	Penn Security Bank & Trust Company	Lehigh Township	
Hansen Roseann M			82,000.00
R R S C Inc	Dime Bank	Berlin Township	450,000.00

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Kip Odell & Company llc



*Kip J. Odell
Certified
Machinery & Equipment
Appraiser*

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

Tremato Charles G	Mortgage Electronic Registration Systems	Paupack Township	
Williams Angela			95,800.00
Battaglia Camille			
Egan Edgar D	J P Morgan Chase Bank	Salem Township	
Egan Madelyn			136,300.00
Howell Alfred G	Wayne Bank	Honesdale Borough	
Howell Patricia M			160,000.00
Salak Daniel J	Honesdale National Bank	Clinton Township	
Salak Jennifer Lee			112,500.00
Bain Thomas B	Pennstar Bank	Lake Township	
Bain Barbara			160,000.00
Rhodes Dennis C	Mortgage Electronic Registration Systems	Hawley Borough	
Hack Virginia A			158,150.00
Schoonover Garret	Honesdale National Bank	Salem Township	
Schoonover Sherri A			167,500.00
Johnson Nancy	Dime Bank	Salem Township	92,800.00
Reynolds Tina M	Penn Security Bank & Trust Company	Dreher Township	125,000.00
Santo June A	Penn Security Bank & Trust Company	Lake Township	100,000.00
Maier Richard G	Mortgage Electronic Registration Systems	Salem Township	140,000.00
Valerio Salvatore J	E S S A Bank & Trust	Paupack Township	
Valerio Jennifer L			231,700.00
Kitson Deborah	Appel Henry J Jr	Salem Township	
Appel James	Appel Ann M		201,000.00
Appel Kevin			
Appel Joseph			
Neer Claud M	Honesdale National Bank	Damascus Township	
Neer Audrey A			140,000.00
Walsh Michael B	Honesdale National Bank	Honesdale Borough	
Walsh Patricia A			147,000.00
Goda Christine M	Honesdale National Bank	Damascus Township	
Goda Mark B			11,000.00
Penna John	E S S A Bank & Trust	South Canaan Township	
Penna Lisa			194,500.00
Bryant Mark C	Mortgage Electronic Registration Systems	Salem Township	
Bryant Shirley C			175,000.00
Townsend Rebecca A	First National Bank Of Pa	Mount Pleasant Township	
Townsend Robert C			233,750.00
Kromko David	Mortgage Electronic Registration Systems	Canaan Township	
Kromko Deeann			214,615.00
Dixon Gerald E	Honesdale National Bank	Lake Township	85,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fannie Mae AKA By Af Federal National Mortgage Association AKA Phelan Hallinan & Schmieg Af	Curtis Mary S	Dyberry Township	
Hirsch Kurt	Vollono Philip J Vollono Millicent D	Salem Township	Lot KHI
Downing James F Downing Ann Marie	Poole Charles	Lake Township	Lot 2825
Deluise Stephen McPheter Robin Deluise Robin	Miller Tane L	Paupack Township	Lot 53
Griffith Marta AKA Griffith Marta J AKA Work Ruth D	Griffith Marta J Griffith Steven D	Paupack Township	Lot 50A
Jakubik Jay John Jakubik Sandra	Mancino Stephen R Mancino Laura J	Paupack Township	Lot 244
Dlugosh Dolores	Cassidy John T Cassidy Nancy	Lehigh Township	Lot 9
Crawford Romaine Thorne Romaine	Thorne Craig A Thorne Robert V	Preston Township	
Bereziewicz Roman Bereziewicz Elzbieta	Schoenharl Edward H III Schoenharl Mary T	Lehigh Township	
Reed David E Reed Terry W	Schoeller Mark S Loscig Krystle	Cherry Ridge Township	
Hanson John E	Degraw Jack M Jr Degraw Cherie A	Damascus Township	
Coss William Borgonsoli Felice AKA Borgonsoli Phil AKA	Morales Rafael Borgonsoli Vincenzo Farrell Margherita AKA Farrell Margaret AKA	Salem Township Waymart Borough	
Gil Richard Porpora Steven Porpora Venita T	R D Capital Investment Group Porpora Steven	Lake Township Honesdale Borough	Lot 2759 Lot 5
Arezzi Angelo By Sheriff Arezzi Dawn By Sheriff	Bank Of New York Mellon Trust Company Tr	Lehigh Township	Lot 31
Johnson William A Johnson Nancy E	Johnson William A	Salem Township	Lot 578
Odell Brent Exr Heberling Helen G Est Odell Marcus G Odell Jane M	Rich Melinda	Prompton Borough	
Hansen Eric J Janiszewski Roseann M Hansen Roseann M	Hansen Eric J Hansen Roseann M	Lehigh Township	
Suntrust Mortgage Inc	Magno Mark J Magno Kathy A	Paupack Township	Lot Sic

Canfield Linda	Canfield Kenneth E	Damascus Township	
Zmuda Adam Exr	Zmuda Adam	Dreher Township	
Cure Lenita Est			
Scott Thomas F	Valanda Edward C	Lehigh Township	
	Valanda Christine M		
Honesdale National Bank	Cavallaro Anthony P Tr	Honesdale Borough	
	Cavallaro Stephanie L Tr		
	Cavallaro Living Trust		
Stafford Allan L	A S Platinum Family Limited Partnership	Damascus Township	Lot 3
Bracht Richard Sr	Bracht Ida J	Dreher Township	
Bracht Ida J			
Cullen John F Exr	Cullen John F	Lehigh Township	
Cullen John F			
Cullen John F Est			
Cullen John F Exr	Cullen John F	Lehigh Township	
Cullen John F Est			
Cullen John F			
Cullen John F Exr	Cullen John F	Lehigh Township	
Cullen John F Est			
Cullen John F			
Miller Randy S	Miller Randy S Tr	Lake Township	
Miller Julie A	Miller Julie Ann Tr	Lake & South Canaan Twps	
	Miller Living Trust	South Canaan Township	
		South Canaan & Lake Twps	
Pietrowski Robert	Johnson Nancy	Salem Township	
Kilcullen Kristen			Lots 688 & 687
Appel Henry J Jr	Kitson Deborah	Salem Township	
Appel Ann M	Appel James		Lot 463
	Appel Kevin		
	Appel Joseph		
Goerlitz Doris M	Bryant Mark C	Salem Township	
	Bryant Shirley C		
Liquori Virginia M	Ekici Nigar	Lake Township	Lot 2006
Spinelli Carol Donegan	Spinelli Carol Sue Donegan Tr	Dreher Township	
	Doneganspinelli Carol Sue Tr		
	Carol Sue Donegan Spinelli Living Trust		
Spinelli Carol Donegan	Spinelli Carol Sue Donegan Tr	Dreher Township	
	Doneganspinelli Carol Sue Tr		
	Carol Sue Donegan Spinelli Living Trust		
Pensco Trust Company	Murphy Charles	Damascus Township	
Murphy Charles			Lot 6
Murphy Colleen			

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Zielinski Samuel	Zielinski Michael	Texas Township 1 & 2	
Zielinski Florence			
Zielinski Samuel	Zielinski Michael	Damascus Township	
Zielinski Florence			Lot 33
Bank Of America	Housing & Urban Development	Lake Township	Lot 569
Pollaro Richard J	Hoffman Jacqueline A	Canaan Township	
	Pollaro Jacqueline A		Lot 70
Bednarz Michael	Delacruz Luis	Salem Township	
Bednarz Kelly	Delacruz Melissa		Lot 751
Lawn Richard J	Dixon Gerald E	Lake Township	
Lawn Susan B			Lots 31 A & 32 A
Daniels Arthur H	Yarbrough Joanne	South Canaan Township	
Daniels Shirley L			

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