

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ APRIL 6, 2012 ★ Honesdale, PA ★ No. 4



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## 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.*

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

Mailed Copy	\$100
Emailed Copy	\$50
Mailed & Emailed	\$125

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

### WAYNE COUNTY OFFICIALS

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

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

#### *Magisterial District Judges*

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

#### *Court Administrator*

Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

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

Edward "Ned" Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

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

#### *Treasurer*

Brian T. Field

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

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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*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**

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

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**ESTATE NOTICES**

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

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

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**EXECUTOR NOTICE**

Estate of BERNEDA IRENE  
CLIFT AKA BERNEDA CLIFT  
AKA BERNEDA I. CLIFT  
Late of Waymart Borough  
Executor  
WYLAND L. CLIFT AND  
SHIRLEY CLIFT  
800 ST. TIKHON'S ROAD  
WAYMART, PA 18472

Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**ADMINISTRATOR NOTICE**

Estate of LISA ANN PEGOSH  
AKA LISA A. PEGOSH AKA  
LISA PEGOSH  
Late of Damascus Township  
Administrator

NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

Attorney  
NICHOLAS A. BARNA

831 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**EXECUTRIX NOTICE**

Estate of ESTHER M. SMITH  
AKA ESTHER SMITH AKA  
ESTHER MARIE SMITH  
Late of Honesdale Borough  
Executrix

SANDRA AMES  
PO BOX 307  
HONESDALE, PA 18431

Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**ESTATE NOTICE**

**ESTATE OF RAYMOND A.**

**ONEY**, late of 1404 Golf Park Drive, Lake Ariel, Wayne County, Pennsylvania, 18436, deceased. Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same, without delay, to the undersigned within four (4) months from the date hereof, and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Wayne County, Orphans' Court Division, a particular statement of claim duly

verified by affidavit, setting forth an address within the County where notice may be given to claimant

Karen Oney, Executrix  
919 Acker Road  
Stroudsburg, PA 18360

**LAW OFFICES**

JAMES F. MARSH, ESQUIRE  
109 N. 7th Street  
Stroudsburg, PA 18360

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**EXECUTRIX NOTICE**

Estate of AUBREY ERROL  
OFMAN AKA A. ERROL  
OFMAN AKA ERROL OFMAN  
Late of Damascus Township  
Executor

SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431  
Attorney

SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**EXECUTRIX NOTICE**

Estate of JEAN M. RICKARD  
AKA JEAN RICKARD  
Late of Cherry Ridge Township  
Executor

SUSAN RICKARD HENRY  
C/O 1105 COURT STREET  
HONESDALE, PA 18431  
Attorney

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

**4/6/2012 • 4/13/2012 • 4/20/2012**

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**EXECUTRIX NOTICE**

Estate of FRANCES  
RUTKOWSKY AKA FRANCES  
RUTKOSKY 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**

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**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**

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**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

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**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  
HONESDALE, PA 18431

3/30/2012 • 4/6/2012 • 4/13/2012

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**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

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**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

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**OTHER NOTICES**

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**NOTICE  
LEGAL NOTICE  
RE: NO. 18-CIVIL-2012  
ACTION TO QUIET TITLE**

Stephen M. Doherty, John J. Doherty and Merilynde K. Doherty, his wife, Raymond G. Doherty and Debra B. Doherty, as Trustees of the Raymond G. Doherty Living Trust, Elizabeth V. Doherty as Trustee of the Doherty Trust, Raymond G. Doherty and Debra B. Doherty,  
Plaintiffs

VS.

Wayne County Development Company, Northeastern Pennsylvania Oil Company, Sidney Coons and Mary Coons, his wife, Henry A. Tingley as Administrator of the Estate of Mary E. Coons, Grace M. Coons, daughter of Mary E. Coons, Mrs. Ruby P. Johnston, daughter of Mary E. Coons, Mrs. A.M. Williams, daughter of Mary E. Coons, Mrs. Blanch A. Wooley, daughter of Mary E. Coons, and Howard Holgesson, grandson of Mary E. Coons, and Coe F. Young



and Mary A. Young, his wife, their heirs, assigns, executors, administrators, and all persons claiming by or through them Defendants

**ORDER FOR ENTRY OF  
DEFAULT JUDGMENT TO  
QUIET TITLE**

AND NOW, this 15th day of March, 2012, upon consideration of plaintiffs' Motion for Default Judgment to Quiet Title pursuant to Pa.R.C.P. 1066(a), it is hereby ORDERED that a judgment by default be entered against defendants Wayne County Development Company, Northeastern Pennsylvania Oil Company, Sidney Coons and Mary Coons, his wife, Henry A. Tingley as Administrator of the Estate of Mary E. Coons, Grace M. Coons, daughter of Mary E. Coons, Mrs. Ruby P. Johnston, daughter of Mary E. Coons, Mrs. A.M. Williams, daughter of Mary E. Coons, Mrs. Blanch A. Wooley, daughter of Mary E. Coons, and Howard Holgesson, grandson of Mary E. Coons, and Coe F. Young and Mary A. Young, his wife, their heirs, executors, administrators, assigns, and any and all other persons claiming any right, title or interest in or to the real property described in plaintiffs' Complaint that is inconsistent with the interest or claim of plaintiffs as set forth in the Complaint, and specifically barring defendants from claiming any interest in or to the oil, gas, minerals or metals or timber located on and/or under the subject property, unless the defendants file an answer or other responsive

pleading to plaintiffs' Complaint within thirty (30) days of the date of this Order.

Plaintiffs are required to publish this Order once in the Wayne Independent and Wayne County Legal Journal and file proof of publication of same with the Court. Upon praecipe of the plaintiffs after the expiration of thirty (30) days from the date of this Order, the Prothonotary shall enter final judgment against the defendants named herein as set forth above, provided that the defendants do not take any action of record within thirty (30) days of the date of this Order.

/s/ RAYMOND L. HAMILL, P.J.

Nicholas A. Barna, Esq.  
Attorney for Plaintiffs  
831 Court Street  
Honesdale, P A 18431  
570-253-4921

**4/6/2012**

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**LEGAL NOTICE**  
IN THE COURT OF COMMON  
PLEAS FOR THE TWENTY-  
SECOND JUDICIAL DISTRICT  
WAYNE COUNTY,  
PENNSYLVANIA

Adam Waxman, and David  
Waxman,  
Plaintiffs

vs.

James C. English, Executor, Estate  
of Ronald W. Lackmann, and  
Ronald W. Lackmann, and all those

claiming by, under or through him,  
Defendant

**CIVIL DIVISION**  
No. 93 CIVIL 2012

Complaint to Quiet Title  
Satisfaction of Mortgage  
This is an action to order the  
satisfaction of a mortgage held by  
the defendants, either individually  
or in a representative capacity.  
**NOTICE TO DEFEND**  
If you wish to defend you must  
enter a written appearance  
personally or by attorney and filing  
in writing with the Court your  
defenses or objections with the  
court. You are warned that if you  
fail to do so the case may proceed  
without you and a judgment may  
be entered against you by the Court  
without further notice for the 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, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE YOU  
WITH INFORMATION ABOUT  
HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO  
HIRE A LAWYER, THIS  
OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH  
INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.**

**NORTHERN PENNSYLVANIA  
LEGAL SERVICES**  
Wayne County Office  
Wayne County Courthouse  
Honesdale, Pennsylvania 18431  
570-253-1031

**PENNSYLVANIA LAWYER  
REFERRAL SERVICE**  
P. O. Box 1986  
100 South Street  
Harrisburg, Pennsylvania 17108  
800-692-7375  
717-238-6715

4/6/2012

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**LEGAL NOTICE**  
**COMPLAINT IN MORTGAGE**  
**FORECLOSURE**

TO: JAMES C. BRAYER

YOU ARE HEREBY NOTICED  
that the Plaintiff, Mark R. Brojack  
has filed a complaint in mortgage  
foreclosure in the Court of  
Common Pleas of Wayne County  
to #46-CIVIL-2012 for a mortgage  
foreclosure action in regard to real  
property located in South Canaan  
Township, Wayne County, PA  
pursuant to a Special Order of  
Court as to service encompassing  
publication dated March 22, 2012.  
This is a notice of the filing of the  
mortgage foreclosure complaint.

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 AGAINST 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  
COURTHOUSE, 925 COURT  
STREET, HONESDALE, PA  
18431  
(570) 253-5970

David F. Bianco, Esq.

Fields & Bianco  
707 Main St PO Box 84  
Forest City PA 18421  
(570) 785-5788

4/6/2012

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**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 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 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**

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**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 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.**

Pro Se-Marie Welch, President

**3/30/2012 • 4/6/2012 • 4/13/2012**

**SHERIFF'S SALE  
MAY 2, 2012**

By virtue of a writ of Execution The Dime 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 2nd day of May, 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 in the Borough of Honesdale (formerly Texas Township), County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner in the highway leading from the Cherry Ridge Turnpike to the old Methodist Chapel and adjoining the lands now or formerly of Jeremiah Lennon on the south; thence east along the lands now or formerly of said Lennon to the lands now or formerly of Patrick Spellman; thence north along the lands now or formerly of said Spellman to a corner adjoining the lands now or formerly of Philip Ryan; thence west along the lands now or formerly of the said Ryan to the highway above described; and then south along said highway to the place of BEGINNING. CONTAINING one-quarter of an acre, more or less.

BEING the same piece or parcel which Robert J. Menotti and Angela Menotti, his wife, granted and conveyed to Robert J. Menotti by virtue of their deed dated September 26, 2003 and recorded September 26, 2003 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Record Book 2345, Page 82.

UNDER AND SUBJECT to all covenants, conditions and restrictions as set forth in the chain of title.

Address Being: 439 RIDGE STREET, HONESDALE, PA 18431

Seized and taken in execution as Deborah Jean Menotti, as Executrix of the Estate of Robert J. Menotti 439 Ridge Street HONESDALE PA 18431 Internal Revenue Service, Technical Support Advisory 600 Arch Street, Room 3259 Philadelphia PA 19106 United States Attorney Suite 309, Federal Building, North Washington & Linden Streets

Scranton PA 18501  
Attorney General of the USA  
Department of Justice Washington  
DC 20005

Execution No. 459-Civil-2011  
Amount \$49,184.34 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

WAYNE COUNTY BAR ASSOCIATION



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schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

David M. Gregory, Esq.

4/6/2012 • 4/13/2012 • 4/20/2012

**SHERIFF'S SALE  
MAY 2, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC 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 2nd day of May, 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 tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot #459, Section 5, of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne

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

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of way as are contained in the prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Alfredo Felipe and Kerry Felipe, his wife, by Deed from Daniel C. Stine, Jr. and Joann J. Giacobbe Stine, his wife, dated 07/30/2004, recorded 08/03/2004 in Book 2556, Page 276.

Premises being: 459  
UNDERWOOD LANE, LAKE  
ARIEL, PA 18436

Tax Parcel No. 22-0-0019-0014



Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as  
Alfredo Felipe 109 Kensington  
Road, Apartment 8 BRONXVILLE  
NY 10708  
Kerry Felipe 109 Kensington Road,  
Apartment 8 BRONXVILLE NY  
10708

Execution No. 958-Civil-2010  
Amount \$187,846.22 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.

Andrew J. Marley, Esq.

4/6/2012 • 4/13/2012 • 4/20/2012

**SHERIFF'S SALE**  
**MAY 2, 2012**

By virtue of a writ of Execution  
Loancare, a Division of FNF  
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 2nd day of May,  
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 together with the buildings  
and improvements thereon, situate  
in the Township of Damascus,  
County of Wayne, Commonwealth  
of Pennsylvania, being Lots 30 and  
31 as shown on the Map of  
Delaware Park of lots surveyed for  
the Tammany Realty Corporation  
by George E. Ferris, Registered  
Surveyor, August 9, 1961, and duly  
filed in the Wayne County  
Recorder's Office on March 24,  
1966, in Map Book No. 7 at page  
46.

SUBJECT to public highway and  
public utility easements of record,  
if any.

Together with the right to use the  
roadways and community beaches,  
in common with the owners of the  
other lots, upon the express  
condition that the grantees, their  
heirs, legal representatives or  
assigns, assume all risk of injury to  
the person or property and waive  
any and all claim or claims for

damages on account of any such injury to person or property that could or might be made by reason of the use of said roadways and community beaches, and will indemnify and hold and save harmless the Tammany Realty Corporation, its successors or assigns, of and from any and all claims, loss, damage or injury arising or growing out of such use.

EXCEPTING AND RESERVING to Tammany Realty Corporation, its successors or assigns: (A) Any and all claims and recoveries against the City of New York, which have heretofore arisen or which may hereafter arise, from the acquisitions and operations of the Board of Water Supply of the City of New York, and the City of New York; (B) The right, without the jointure, release or consent of the grantees, their heirs, legal representatives or assigns to dedicate the roads and streets abutting the aforesaid property to public use, and also to grant any public utility company, municipality or water company the right to install, erect, lay, re-lay, maintain and remove poles, wires, guys, supports, conduits, water pipes, sewer pipes, gas pipes, and such other usual and customary appurtenances for electric lines, telephone and telegraph lines, TV aerial service lines, water systems, sewage systems and gas systems, in, on or over the roads and streets abutting the aforesaid property, and any and all claims for damages, by reason thereof, is hereby waived and released by the grantees, their

heirs, legal representatives, or assigns.

SUBJECT to covenants and restrictions as recorded in Wayne County Deed Book 417 at page 907.

TITLE TO SAID PREMISES VESTED IN Joseph E. Verderber and Donna L. Verderber, his wife, as tenants by the entireties, by Deed from Nancy DiScerni, dated 07/01/2004, recorded 07/19/2004 in Book 2544, Page 199.

Premises being: 9 TAMMANY FLAT ROAD, DAMASCUS, PA 18415

Tax Parcel No. 07-0-0003-0002 & 07-0-0003-0003

Improvements thereon:  
RESIDENTIAL DWELLING

Seized and taken in execution as Joseph E. Verderber PO Box 88 CALLICOON NY 12723  
Donna L. Verderber PO Box 88 CALLICOON NY 12723

Execution No. 1032-Civil-2010  
Amount \$185,884.36 Plus additional

February 7, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's

schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

John Michael Kolesnik, Esq.

4/6/2012 • 4/13/2012 • 4/20/2012

**SHERIFF'S SALE  
MAY 2, 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 2nd day of May, 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 tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as lot #2635,

Section 42, of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, According to the Plats thereof recorded in the office of the recorder of deeds of Wayne County, Pennsylvania April 9, 1970, in plat Book 5, Page 27; May 11, 1970 in plat Book 5, Pages 34,37,41 through 48 and 50; September 8, 1970 in plat Book 5, page 57; February 8,1 971 in plat Book 5, Pages 62 and 63; March 24, 1971 in plat Book 5, Page 66; May 10, 1971 in plat Book 5, Pages 71 and 72; March 14, 1972 in plat Book 5, Pages 76, 79 through 84 and 86; May 26, 1972 in plat Book 5, Pages 93 through 95; September 26, 1972 in plat Book 5, Pages 96,97 and 100 through 104; March 9, 1973 in plat Book 5 Page 106; March 23. 1973 in plat Book 5 Page 107; April 3, 1973 in plat Book 5 Pages 108 through 110; May 18, 1973 in plat Book 5, Pages 111 through 119; and September 24, 1973, in plat Book 5, Pages 120 through 123.

Being Tax No.: 12-0-0039-0042

BEING KNOWN AS: 2635  
Boulder Road, Lake Ariel,  
Pennsylvania, 18436

Title to said premises is vested in Joseph Ferris and Diane Ferris, his wife, by deed from James T. Gensler, single, dated June 21, 2005 and recorded May 18, 2006 in Deed Book 3041, Page 318.

Seized and taken in execution as

Joseph Ferris 2635 Boulder Road  
LAKE ARIEL PA 18436  
Diane Ferris 2635 Boulder Road  
LAKE ARIEL PA 18436

Execution No. 879-Civil-2010  
Amount \$97,127.21 Plus additional

February 7, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by

him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Terrence J. McCabe, Esq.

**4/6/2012 • 4/13/2012 • 4/20/2012**



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**CIVIL ACTIONS FILED**

*FROM MARCH 10, 2012 TO MARCH 16, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2003-20903	ZAMPACOTA ANNA	3/16/2012	SATISFACTION	13,000.00
2005-20243	TYLER BRIAN	3/12/2012	SATISFACTION	583.86
2006-20472	DIETERICH MICHAEL	3/13/2012	SATISFACTION	—
2007-00507	NDLOVU MZIKAYISE L	3/13/2012	VACATE JUDGMENT	—
2007-00507	NDLOVU MZIKAYISE A/K/A	3/13/2012	VACATE JUDGMENT	—
2007-20691	P&A FISHER OIL CO INC	3/15/2012	CONSOLIDATED MUNLIEN	37,066.64
2008-20634	OREHEK ALLEN J	3/13/2012	SATISFACTION	68,841.99
2009-00191	LOWRY RITA D	3/16/2012	WRIT OF EXECUTION	2,058.04
2009-00191	HONESDALE NATIONAL BANK	3/16/2012	WRIT OF EXECUTION	2,058.04
2009-00423	STACK STEVEN A/K/A STEVEN T STACK	3/14/2012	WRIT OF EXECUTION	185,007.35
2009-00423	STACK STEVEN T A/K/A	3/14/2012	WRIT OF EXECUTION	—
2009-20765	THOMPSON BARRY WILLIAM	3/15/2012	SATISFACTION	—
2010-00147	FLEISCHMAN CRAIG	3/12/2012	WRIT OF EXECUTION	201,845.05
2010-00147	FLEISCHMAN ROSEANNE	3/12/2012	WRIT OF EXECUTION	201,845.05
2010-00680	GRIMALDI ROBERT	3/15/2012	JUDGMENT WITHDRAWN	—
2010-00680	GRIMALDI MARY ANN NUSS-	3/15/2012	JUDGMENT WITHDRAWN	—
2010-00680	NUSS-GRIMALDI MARY ANN	3/15/2012	JUDGMENT WITHDRAWN	—
2010-00687	CRITELLI TYLER	3/12/2012	JUDGMENT	130,016.09
2010-00687	OLPAKA KAREN	3/12/2012	JUDGMENT	130,016.09
2010-00824	PARKER JEFFERY C	3/12/2012	JUDGMENT "IN REM"	179,028.95
2010-00824	SHREK CORISSA C	3/12/2012	JUDGMENT "IN REM"	179,028.95
2010-00896	YORK GUILLERMO	3/14/2012	SUMMARY JUDGMENT	463,629.10
2010-00959	CERNIGLIA SHERYL	3/12/2012	WRIT OF EXECUTION	118,632.21
2010-21471	SCHMIDT ALLEN	3/12/2012	SATISFACTION	542.44
2010-21786	CRISTIEAN MARIN	3/12/2012	SATISFACTION	—
2010-21786	CRISTIEAN AURELIA	3/12/2012	SATISFACTION	—
2010-22062	TILLMAN RONALD	3/12/2012	SATISFACTION	1,976.22
2010-22062	KING NADINE	3/12/2012	SATISFACTION	1,976.22
2011-00042	COLACCICO JAMES P	3/14/2012	JUDGMENT/STIPULATION	4,245.07
2011-00066	ZELLER GEORGE	3/12/2012	WRIT OF EXECUTION	202,621.17
2011-00066	KLINGER ZELLER SHERREE	3/12/2012	WRIT OF EXECUTION	202,621.17
2011-00066	ZELLER SHERREE KLINGER	3/12/2012	WRIT OF EXECUTION	202,621.17
2011-00175	WAGNER JODI	3/12/2012	WRIT OF EXECUTION	293,494.93
2011-00175	WAGNER WILLIAM	3/12/2012	WRIT OF EXECUTION	293,494.93
2011-00350	DWYER JILL M	3/12/2012	WRIT OF EXECUTION	142,451.05
2011-00350	DWYER WILLIAM J	3/12/2012	WRIT OF EXECUTION	142,457.05
2011-00394	CONYACK DAVID	3/15/2012	JUDGMENT WITHDRAWN	—
2011-00394	CONYACK LYNDA	3/15/2012	JUDGMENT WITHDRAWN	—

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

2011-00628	MARA. MICHAEL P	3/12/2012	DEFAULT JUDGMENT	9,387.64
2011-00628	MARA MICHAEL P	3/12/2012	WRIT OF EXECUTION	9,387.64
2011-00708	WURST STEPHEN J	3/12/2012	DEFAULT JUDGMENT	129,017.00
2011-00725	SIPKO BRIAN C	3/14/2012	WRIT OF EXECUTION	43,401.18
2011-00725	SIPKO ANTOINETTE M A/K/A	3/14/2012	WRIT OF EXECUTION	43,401.18
2011-00725	PARSLEY ANTOINETTE	3/14/2012	WRIT OF EXECUTION	43,401.18
2011-00739	NOBLE JENNIFER K A/K/A	3/12/2012	DEFAULT JUDGMENT	12,279.99
2011-00739	YANNIS JENNIFER K	3/12/2012	DEFAULT JUDGMENT	12,279.99
2011-00750	CILINO ANTONIO H	3/12/2012	DEFAULT JUDGMENT	137,429.77
2011-00750	WEIST CHRISTIE L	3/12/2012	DEFAULT JUDGMENT	137,429.77
2011-00779	URREGO JEANETTE	3/16/2012	DEFAULT JUDGMENT	92,667.51
2011-00779	QRREGO JEANETTE	3/16/2012	WRIT OF EXECUTION	92,667.51
2011-20112	ELLIOTT ROBERT S	3/16/2012	SATISFACTION	749.72
2011-20112	ELLIOTT CHRISTINE	3/16/2012	SATISFACTION	749.72
2011-20742	BOGUSKI ARICH D	3/15/2012	SATISFACTION	—
2011-20744	MCLAIN CHRISTOPHER	3/13/2012	SATISFACTION	—
2011-21021	MACHINSKI MICHAEL ALAN	3/15/2012	SATISFACTION	—
2011-21234	TROTTA CHRISTINE	3/14/2012	SATISFACTION	—
2011-21278	ESTUS STEVEN ENGLERT	3/12/2012	SATISFACTION	1,619.54
2011-21360	COONEY MICHAEL	3/14/2012	SATISFACTION	733.83
2011-21360	COONEY DEBRA	3/14/2012	SATISFACTION	733.83
2011-21415	ELLIOTT ROBERT S	3/16/2012	SATISFACTION	653.23
2011-21415	ELLIOTT CHRISTINE	3/16/2012	SATISFACTION	653.23
2011-21504	EMANUEL DAVID JOSEPH	3/15/2012	SATISFACTION	—
2011-21702	MCMANUS BRIAN A	3/12/2012	SATISFACTION	1,965.64
2011-21702	MCMANUS TRACIE A	3/12/2012	SATISFACTION	1,965.64
2012-00018	WAYNE COUNTY DEVELOPMENT CO	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	COONS SIDNEY	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	COONS MARY	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	COONS MARY E	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	TINGLEY HENRY A	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	COONS GRACE M	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	JOHNSTON RUBY P MRS	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	WILLIAMS A M MRS	3/15/2012	DEFAULT JUDGMENT	.00
2012-00018	WOOLEY BLANCH A MRS	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	HOLGESSON HOWARD	3/15/2012	DEFAULT JUDGMENT	—
2012-00018	YOUNG MARY A	3/15/2012	DEFAULT JUPGMENT	—
2012-00018	YOUNG COE F	3/15/2012	DEFAULT JUDGMENT	—
2012-00023	LAWLESS JOHN R	3/15/2012	DEFAULT JUDGMENT	107,478.38
2012-00023	LAWLESS STEPHANIE A	3/15/2012	DEFAULT JUDGMENT	107,478.38

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2012-00031	KIZER DAVID R	3/15/2012	DEFAULT JUDGMENT	16,957.54
2012-00038	SCHUMACHER HORST K	3/14/2012	DEFAULT JUDGMENT	201485.14
2012-00041	DOE JOHN	3/12/2012	JDGMT IN EJECTMENT	—
	AND/OR TENANT/OCCUPANT			
2012-00041	SMITH ANDREW J SR	3/12/2012	JUDGMENT IN EJECTMT	—
	A/K/A SMITH ANDREW J			
2012-00042	TOBIN TODD C	3/16/2012	JUDGMENT/POSSESSION	—
	AND/OR OCCUPANTS			
2012-00042	TOBIN TODD C	3/16/2012	WRIT OF POSSESSION	—
	AND/OR OCCUPANTS			
2012-00051	BURROWS ROBERT	3/15/2012	DEFAULT JUDGMEINT	4,572.76
2012-00172	KAZAWIC ROBERT J SR	3/13/2012	CONFESSION OF JDGMT	423,235.31
2012-00172	KAZAWIC LORETTA M	3/13/2012	CONFESSION OF JDGMT	423,235.31
2012-20199	WIENER BRUCE JAY	3/13/2012	SATISFACTION	—
2012-20291	GRIFFIN WARREN F	3/12/2012	JP TRANSCRIPT	2,867.15
2012-20291	SANTOSA RONNY	3/12/2012	JP TRANSCRIPT	2,867.15
2012-20292	WILSON BRUCE ESTATE OF	3/12/2012	JP TRANSCRIPT	1,985.77
2012-20293	WATSON FRANCES S	3/12/2012	JP TRANSCRIPT	1,985.77
2012-20294	AKIN DEMILADE OLUGBADE	3/12/2012	JP TRANSCRIPT	5,070.85
2012-20294	OLUGBADE DEMILADE AKIN	3/12/2012	JP TRANSCRIPT	5,070.85
2012-20295	KINSLEY ROBERT E	3/12/2012	JP TRANSCRIPT	2,857.37
2012-20296	BARRETT JERRY W	3/14/2012	JUDGMENT	1,649.00
2012-20297	ZURLO JOHN V	3/14/2012	JUDGMENT	1,851.00
2012-20298	ZURLO JOHN V	3/14/2012	JUDGMENT	1,295.00
2012-20299	DUGAN KAREN	3/14/2012	JP TRANSCRIPT	1,979.99
2012-20300	SELVAGGIO STEPHEN F	3/14/2012	JUDG/LEHIGH CO PA	16,500.00
2012-20300	SELVAGGIO PLUMBING AND HEATING INC T/A	3/14/2012	JUDG/LEHIGH CO PA	16,500.00
2012-20301	SNYDER GEORGE J	3/15/2012	JUDGMENT	4,866.00
2012-20302	DUPREY ANDY WILLIAM JR	3/15/2012	JUDGMENT	1,159.50
2012-20303	SERGE JENNIFER A	3/15/2012	JP TRANSCRIPT	4,026.45
2012-20304	TRABALKA JASON E	3/16/2012	JP TRANSCRIPT	2,838.89
2012-20305	ARMSTRONG DEBRA	3/16/2012	MUNICIPAL LIEN	342.34
2012-20306	HAFER GARY	3/16/2012	JP TRANSCRIPT	1,262.07
2012-20307	LOCKWOOD LAURIE	3/16/2012	JP TRANSCRIPT	4,536.00
2012-20308	TWILLEY JOHN	3/16/2012	WRIT OF REVIVAL	31000.00

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

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00168	MAREE WARREN LEE	PLAINTIFF	3/12/2012	—
2012-00168	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	3/12/2012	—

**COMPLAINT — CONFESSION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00172	WAYNE BANK	PLAINTIFF	3/13/2012	—
2012-00172	KAZAWIC ROBERT J SR	DEFENDANT	3/13/2012	—
2012-00172	KAZAWIC LORETTA M	DEFENDANT	3/13/2012	—

**CONTRACT — DEBT COLLECTION CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00170	DISCOVER BANK	PLAINTIFF	3/12/2012	—
2012-00170	EMERICK DEBORAH K	DEFENDANT	3/12/2012	—
2012-00181	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/15/2012	—
2012-00181	ZIPPERLEN ANNA R	DEFENDANT	3/15/2012	—
2012-00182	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/15/2012	—
2012-00182	SEBER AUDREY	DEFENDANT	3/15/2012	—
2012-00183	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/16/2012	—
2012-00183	RAZNY LEONARD III	DEFENDANT	3/16/2012	—
2012-00184	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/16/2012	—
2012-00184	MIKES JEFFREY	DEFENDANT	3/16/2012	—
2012-00184	MIKES HOPE N	DEFENDANT	3/16/2012	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00180	COMMUNITY BANK	PLAINTIFF	3/15/2012	—
2012-00180	AYERS NATHANIEL	DEFENDANT	3/15/2012	—
2012-00180	AYERS NOYAR	DEFENDANT	3/15/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00171	2006 WR 450F YAMAHA VIN JYACJ09Y66A002210	PETITIONER	3/13/2012	—
2012-00171	TYLER MATTHEW D PETITIONER	PETITIONER	3/13/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00173	WELLS FARGO BANK	PLAINTIFF	3/14/2012	—
2012-00173	ALEVIS KENNETH	DEFENDANT	3/14/2012	—
2012-00174	GMAC MORTGAGE	PLAINTIFF	3/14/2012	—
2012-00174	JOHNSON EDWARD S	DEFENDANT	3/14/2012	—
2012-00174	JOHNSON KATHLEEN	DEFENDANT	3/14/2012	—

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



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Kip J. Odell  
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Machinery & Equipment  
Appraiser

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2012-00175	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	3/14/2012	—
2012-00175	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	3/14/2012	—
2012-00175	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	3/14/2012	—
2012-00175	SIMYAN JOSEPH N	DEFENDANT	3/14/2012	—
2012-00175	SIMYAN AMANDA L	DEFENDANT	3/14/2012	—
2012-00177	US BANK NATIONAL ASSOCIATION	PLAINTIFF	3/14/2012	—
2012-00177	INFANTE PATRICIA A A/K/A	DEFENDANT	3/14/2012	—
2012-00177	INFANTE PATRICIA ANNE	DEFENDANT	3/14/2012	—
2012-00177	INFANTE ROBERT F A/K/A	DEFENDANT	3/14/2012	—
2012-00177	INFANTE ROBERT FRANCIS	DEFENDANT	3/14/2012	—
2012-00185	GMAC MORTGAGE	PLAINTIFF	3/16/2012	—
2012-00185	KOHUTH CRAIG F	DEFENDANT	3/16/2012	—
2012-00185	KOHUTH NICOLE	DEFENDANT	3/16/2012	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00176	STACHAM WILLIAM	PLAINTIFF	3/14/2012	—
2012-00176	RACOWSKI KENNETH	PLAINTIFF	3/14/2012	—
2012-00176	FILARSKY MARK E	PLAINTIFF	3/14/2012	—
2012-00176	FILARSKY ROBERT J	DEFENDANT	3/14/2012	—
2012-00176	STACHAM ROBERT	DEFENDANT	3/14/2012	—
2012-00176	ZAWACKI KENNETH	DEFENDANT	3/14/2012	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00169	MALTI RONALD J	PLAINTIFF	3/12/2012	—
2012-00169	MALTI RUTH ANN ESTATE	PLAINTIFF	3/12/2012	—
2012-00169	JOSEPH WILLIAM JR	DEFENDANT	3/12/2012	—
2012-00169	BOROUGH OF HONESDALE	DEFENDANT	3/12/2012	—
2012-00169	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	3/12/2012	—
2012-00169	PARSONS BRINCKERHOFF	DEFENDANT	3/12/2012	—
2012-00179	ACKER CHARLES	PLAINTIFF	3/15/2012	—
2012-00179	WAGNER MARGARET	DEFENDANT	3/15/2012	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00187	ALLSTATE INSURANCE COMPANY	PLAINTIFF	3/16/2012	—
2012-00187	KEYSTONE BLOCK AND SUPPLY CO	DEFENDANT	3/16/2012	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00186	FORD KATHERINE	PLAINTIFF	3/16/2012	—
2012-00186	MACDONALD LUCIANNE D/B/A	DEFENDANT	3/16/2012	—
2012-00186	TINY TOTS LEARNING GROUP	DEFENDANT	3/16/2012	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 26, 2012 TO MARCH 31, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Frey Patricia	Dime Bank	Palmyra Township	10,000.00
Doherty Pamela A	Wayne Bank	Lebanon Township	
Doherty Gary L			70,000.00
Uhlich Renee	Wayne Bank	Damascus Township	190,000.00
Kolek Keith	Mortgage Electronic Registration Systems	Lake Township	
Kolek Kristen H			103,500.00
Hinds Janna Karin	Wells Fargo Bank	South Canaan Township	
Hinds Karl By Agent			132,600.00
Hinds Janna Karin Agent			
Kelly Padraic	Mortgage Electronic Registration Systems	Lake Township	
Kelly Daniel J			412,000.00
Moody Road	Schubert Charles R Schubert Margaret	Buckingham Township	
			194,000.00
Paulson Laura L	Mortgage Electronic Registration Systems	Salem Township	
Campbell Darren R			124,755.00
Schubert Charles Rind & Af	Mortgage Electronic Registration Systems	Buckingham Township	
Schubert Margaret By Af			417,000.00
Bolha Rosemarie	Navy Federal Credit Union	Lake Township	165,000.00
Parks Nancy	Honesdale National Bank	Lake Township	40,000.00
Rapp Kevin R	Mortgage Electronic Registration Systems	Lake Township	228,074.00
Myers Garry C IV	Dime Bank	Texas Township	
Myers Alison M			246,000.00
Vinton Charles W	Mortgage Electronic Registration Systems	Paupack Township	
Vinton Julie T			375,000.00
Pugh Benjamin	Penn East Federal Credit Union	Clinton Township	
Pugh Gladys			34,313.07
Russo Peter A	First National Community Bank	Damascus Township	
Russo Patricia A			30,000.00
Sennefelder Paul E	Pennstar Bank	Dreher Township	30,000.00
Tufano Charles	Pennstar Bank	Sterling Township	
Tufano Sandra			84,000.00

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

Brzostowski James	Pennstar Bank	Dreher Township	
Brzostowski Barbara Lynn AKA			50,000.00
Federbrzostowski Barbara Lynn AKA			
Brzostowski Barbara Lynn Feder AKA			
Blockberger Michelle M	Tobyhanna Federal Credit Union	Honesdale Borough	20,000.00
Billard Diana	First National Community Bank	Hawley Borough	29,000.00
Wyllie Katie N	Pa State Employees Credit Union	South Canaan Township	
Wyllie Bryan D			125,500.00
Bates A	Kohrs Timothy	South Canaan Township	
Weigelt Chad			65,000.00
Recchio Vincent A	Pennstar Bank	Lake Township	
Recchio Renee A			70,000.00
Fischer Richard	Honesdale National Bank	Manchester Township	
Fischer Joanne T			57,000.00
Moschel Ellen J	Manufacturers & Traders Trust Company	Paupack Township	75,000.00
Stevens Kim Michelle	Mortgage Electronic Registration Systems	Dreher Township	
Stevens Daniel J			158,797.00
Kiesendahl Matthew E	Dime Bank	Paupack Township	356,000.00
Bonham John	Dime Bank	Dyberry Township	
Bonham Sylvia			151,000.00
Loeb Francis E	Loeb Elizabeth	Salem Township	100,000.00
Nolan Kellyn	Mortgage Electronic Registration Systems	Lake Township	58,900.00
Nagel Linda L	Mortgage Electronic Registration Systems	Damascus Township	337,500.00
Nagel Linda L	Housing & Urban Development	Damascus Township	337,500.00
Filipowski Tab M By Af	Mortgage Electronic Registration Systems	Paupack Township	
Filipowski Elizabeth C Af			199,200.00
Filipowski Elizabeth C			
Langman Robert	Wells Fargo Bank	Honesdale Borough	
Langman Trisha M			164,300.00
Gaston Andre	Varick Richard L	Paupack Township	27,000.00
Beddoe Jeffrey W	Dirlam Roger	Salem Township	
Beddoe John H			20,000.00

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](http://www.senatorbaker.com/e-mail.htm) for more information.

McColligan Thomas	Dime Bank	Paupack Township	
Rodonski Judith M			150,000.00
Beck Alfred D	Dime Bank	Honesdale Borough	
Beck Robin L			71,000.00
Drake Lloyd A Jr	Dime Bank	Paupack Township	
Drake Bonnie S			45,000.00
Brownell Laura	Dime Bank	Texas Township	48,000.00
Machules Anne B	Dime Bank	Palmyra Township	50,000.00
Rutledge Michael C	Citizens Savings Bank	Manchester Township	
Hawley Valerie D			35,000.00
Rutledge Valerie H			
Rieger Margot	M & T Bank	Texas Township	337,500.00
Rieger Margot	Housing & Urban Development	Texas Township	337,500.00
Travis Dawn G	P N C Bank	Preston Township	43,000.00
Hamlyn David J	Honesdale National Bank	Mount Pleasant Township	
Hamlyn Darlene E			66,000.00
Gelatt Eric B	Honesdale National Bank	Damascus Township	
Gelatt Tracie S			150,000.00
Jones Charles	Penn Security Bank & Trust Company	Lehigh Township	
Mistysyn Sandra A			264,000.00
Tyson Blake	Honesdale National Bank	Mount Pleasant Township	
Tyson Eileen		Mount Pleasant & Clinton 1 Twp	41,300.00
		Clinton Township 1	
		Clinton 1 & Mount Pleasant Twp	41,300.00
Gin Ron Holdings	Honesdale National Bank	Honesdale Borough	185,000.00
ODay Michael J Jr	Wayne Bank	Honesdale Borough	
ODay Jennifer M			50,400.00

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## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Skelly Edward W	Neer Claud M Neer Audrey A Neer Claud C	Damascus Township	
Carrion Jose R Sr	Association Of Property Owners Of Hideout	Lake Township	
Carrion Marie C			Lot 2344
Jarfas Joseph J	Jarfas Joseph Jeffrey	Manchester Township	
Jarfas Judith S			Lot 3
Wolf David	Moody Road	Buckingham Township	
Wolf Catherine A			Lot C
Kellogg Betsy	Campbell Darren R Paulson Laura L	Salem Township	Lot 1
Almallah Murtada	Watts Donald J	Lehigh Township	
Almallah Suhad	Watts Lorraine D		Lot 25

Briody James	Briody John P Tr	Buckingham Township	
Briody Roberta R	Briody Kathleen P Tr James Briody Trust Roberta R Briody Trust		Lot 5
Rapp Kevin R	Rapp Kevin R	Lake Township	
Rapp Barbara A			Lots 555 & 557
Dooley Thomas A	Dooley Diane M	Preston Township	
Dooley Diane M			
Dooley Diane M	Dooley Diamond Cove Qualified Personal	Preston Township	
Dooley Thomas A	Thomas Dooley Family Revocable Trust	Preston Township	
Dooley Diane M	Diane Dooley Family Revocable Trust		
Mandrik Edward Jr	Osborne Richard Lee III	Paupack Township	
Mandrik Janine			Lots 38 & 39
U S Bank National Association Tr By Af	Oswald Anton R	Lake Township	
Pennymac Loan Services Af	Oswald Antoinette		Lot 803
Flynn Robert E	Flynn Robert E Flynn Kim Jody	Preston Township	
Flynn Robert E	Flynn Robert E Flynn Kim Jody	Preston Township	
Leet Clinton H	Murray Joseph J	Bethany Borough	
Leet Lorraine V	Murray Patricia C		Lot 6
Stourbridge Railroad Company	Jurgensen Limited Partnership	Honesdale Borough	Lot A
McAuliffe William B Jr	McAuliffe Thomas F McAuliffe Richard K	Salem Township	Lot 1
G M A C Mortgage Corporation	Housing & Urban Development	Honesdale Borough	
Gardas Gary S Est AKA	Bates A	South Canaan Township	
Gardas Gary Stanley Est AKA	Weigelt Chad		
Firmstone Louise E Adm & Ind			
Gardas Louise Firmstone Adm			
Gardas Gregory			
Gardas Bryan			
Gardas Christopher			
Loeb Francis E	Loeb Francis E	Salem Township	
Loeb Elizabeth			
Fannie Mae By Af	Nolan Kellyn	Lake Township	
Udren Law Offices Af			Lot 2791
Carpenter Leone H	Carpenter Wayne H Carpenter Russell J Tarkington Wendy J	Lake Township	Lot 3296
Baldwin James H Sr	Baldwin Daniel Baldwin James Jr	Salem Township	Lot 2524
Dukerich David	Howell Randy L	Clinton Township 2	
Dukerich Dawn			Lot 4
Garrabrant Harold W	Filipowski Tab M	Paupack Township	
Garrabrant Emily J	Filipowski Elizabeth C		Lots 11 & 12
Esposito Joseph Tr	Esposito Joseph	Lebanon Township	
John Esposito Irrevocable Trust	Winslow Linda		

McGrath Robert C	Mcgrath Sean Mcgrath Thomas	Lake Township	
Varick Richard L	Gaston Andre	Paupack Township	Lot 2
Kepiro Vesna	Hendrickson Daniel S Sr Hendrickson Linda D	Sterling Township	Lot 47
Maurer Michael Tr	Oldt Kirk W	Lehigh Township	
Maurer Suzanne M Tr	Oldt Diane L		Lot 20
Michael Maurer Revocable Living Trust Suzanne M Maurer Revocable Living Trust			
Maurer Michael Tr	Oldt Kirk W	Lehigh Township	
Maurer Suzanne M Tr	Oldt Diane L		Lot 19
Michael Maurer Revocable Living Trust Suzanne M Maurer Revocable Living Trust			
Lu Zhijian	McCormick John F	Paupack Township	
Huang Yujia	McCormick Tracy K		Lot 247
Martin Joseph	Jones Charles	Lehigh Township	
Hoffman Randy	Mistysyn Sandra A		Lot 17
Basford John	Vaccaro Michael	Paupack Township	
Basford Dawn			Lot 32
Steransky Andrew	Getz Kenneth	Paupack Township	
Steransky Mary	Getz Lucia		Lot 4
E H Pooled Eight One One L P	Vonorden Harry Vanorden April	Paupack Township	Lots 417 & 419
U S Bank National Association Tr By Af	Tyson Blake	Clinton Township 1	
Residential Funding Company Af	Tyson Eileen	Clinton 1 & Mount Pleasant Twp Mount Pleasant Township Mount Pleasant & Clinton 1 Twp	
Chapman James E By Sheriff	Veterans Affairs	Bethany Borough	
Welcome Lake Rod & Gun Club	Daniels Jeffrey J Daniels Janis E	Berlin Township	Lot 1
Bethany Gustin L L C	Cousins Brian Cousins Hillary	Berlin Township	
Bethany Gustin L L C	Bethany Gustin L L C	Berlin Township	
R & K Real Estate Holdings	Gin Ron Holdings	Honesdale Borough	
Ritch Michael	Gilbert Travis	Clinton Township 1	
Beddoe Jeffrey W	ODay Michael J	Honesdale Borough	
Beddoe John H	ODay Jennifer		

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

## CLE Courses

### April 17, 2012

9:00 a.m.–1:15 p.m.

*Sheriff's Sales in PA*

3 hours substantive / 1 hour ethics

### April 20, 2012

8:30 a.m.–4:30 p.m.

*Land Use Institute 2012*

5 hours substantive / 1 hour ethics

### June 27, 2012

8:30 a.m.–4:30 p.m.

*General Practitioners Update*

5 hours substantive / 1 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.  
Pre-register through [pbi.org](http://pbi.org).

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