

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ APRIL 13, 2012 ★ Honesdale, PA ★ No. 5



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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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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 content. 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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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.

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Per Year

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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.

Prothonotary, Clerk of The Court

Edward "Ned" Sandercock

Chief Public Defender

Scott Bennett, Esq.

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Edward Howell

Auditors

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Judy O'Connell

Kathleen A. Schloesser

Jury Commissioners

Judith M. Romich

Patricia Biondo

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.

ADMINISTRATRIX NOTICE

Estate of ELSA GABRIEL AKA
ELSIE GABRIEL

Late of Honesdale Borough

Administratrix

LINDA ZINTEL

8 TWIN WILLOW DRIVE

HONESDALE, PA 18431

Attorney

MATTHEW L. MEAGHER,
ESQUIRE

1018 CHURCH STREET

HONESDALE, PA 18431

4/13/2012 • 4/20/2012 • 4/27/2012

ESTATE NOTICE

Estate of Marian C. Verikas,
deceased of Paupack Township,
Wayne County, Pennsylvania.
Letters Testamentary on the above
estate having been granted to John
J. Verikas, Jr. and Christine Pahlke,
all persons indebted to the said
estate are requested to make
payment, and those having claims
to present the same without delay
to her attorney, Anthony J.

Magnotta, Esq., P.O. Box 408,
Hawley, PA 18428

4/13/2012 • 4/20/2012 • 4/27/2012

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

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

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

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

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

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

EXECUTRIX NOTICE
Estate of FRANCES
RUTKOWSKY AKA FRANCES
RUTKOSKY AKA FRANCES
RUTKOWSKI
Late of Clinton Township
Executor
RUTH M. SZOSTOWSKI
C/O THE HONESDALE
NATIONAL BANK TRUST DEPT.
724 MAIN ST.
HONESDALE, 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
HONESDALE, 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

OTHER NOTICES

**LEGAL NOTICE
NOTICE OF
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of Fourstar Homes RSD, Inc., has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to home building, construction, and all other items authorized under the

Business Law of 1988 as amended.
Said Articles of Incorporation
having been filed with the
Department of State on March 10,
2011.

ALFRED G. HOWELL, Esquire
HOWELL & KRAUSE
109 Ninth Street
Honesdale, Pennsylvania 18431
(570) 253-2520

4/13/2012

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 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 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
additonal

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, 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.

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.

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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 17, 2012 TO MARCH 23, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20271	TOLENTINO JOSE DELGADO	3/23/2012	SATISFACTION	—
1999-20587	THOMAS MICHELLE MARIE	3/23/2012	SATISFACTION	—
2003-20497	THOMPSON KENNETH P	3/23/2012	SATISFACTION	—
2003-20498	THOMPSON KENNETH P	3/23/2012	SATISFACTION	—
2005-20542	WEGRZYN GARY	3/23/20:1.2	SATISFACTION	35,302.34
2005-20542	WEGRZYN J DZIELAK	3/23/20:1.2	SATISFACTION	35,302.34
2006-00830	FRANCISCO JOHN A	3/21/2012	VACATE JUDGMENT	—
2006-00830	FRANCISCO SUSAN M	3/21/2012	VACATE JUDGMENT	—
2007-21159	ARENA JOHN J	3/23/2012	SATISFACTION	4,732.41
2007-21159	ARENA MARY L	3/23/2012	SATISFACTION	4,732.41
2008-20453	KOVALESKI SCOTT D	3/19/2012	SATISFACTION	67,882.23
2008-20716	WISEMAN STEVEN	3/23/2012	SATISFACTION	—
2009-00942	SALERNO GARY	3/23/2012	WRIT OF EXECUTION	159,757.28
2009-20187	MERRON ROBERT F	3/23/2012	SATISFACTION	19,841.51
2009-20225	MISC ESSENTIALS LLC	3/20/2012	SATISFACTION	23,119.85
2009-21683	ROESEMANN RONNIE WILLIAM	3/22/2012	SATISFACTION	—
2010-00896	YORK GUILLERMO	3/23/2012	JDGMT BY COURT ORDER	470,227.56
2010-00896	YORK GUILLERMO	3/23/2012	WRIT OF EXECUTION	470,227.56
2010-00896	ARMENGOL RAUL (ARMEGOL)	3/23/2012	WRIT OF EXECUTION	470,227.56
2010-00983	CARILLO FRANK	3/23/2012	WRIT OF EXECUTION	350,179.92
2010-00983	CARILLO EMMA GRACE	3/23/2012	WRIT OF EXECUTION	350,179.92
2010-20402	LOISELE PATRICIA D	3/21/2012	SATISFACTION	642.80
2010-20567	ELEAZARD BENJAMIN ROSNEL	3/20/2012	SATISFACTION	—
2010-20849	ZEGERS ARTHUR	3/21/2012	SATISFACTION	—
2010-21608	KILGALLEN KAREN A KILGALLEN	3/22/2012	SATISFACTION	—
2010-21739	FAY MICHAEL JR	3/20/2012	SATISFACTION	—
2010-21762	KOSTIW BRIAN CHRISTOPHER	3/20/2012	SATISFACTION	—
2011-00325	GOLA JR MARK E	3/19/2012	MOTOR VEHICLE JDGMT	2,213.33
2011-00473	HONESDALE NATIONAL BANK GARNISHEE	3/23/2012	wRIT OF EXECUTION	—
2011-00473	CARMODY ROBERT J	3/23/2012	WRIT OF EXECUTION	14,456.49
2011-00648	COLVER JOHN	3/23/2012	DEFAULT JUDGMENT	2,294.33
2011-00651	PLASTARAS BRIAN PATRICK	3/23/2012	WRIT OF EXECUTION	202,975.41
2011-00651	PLASTARAS YVONNE D	3/23/2012	WRIT OF EXECUTION	202,975.41
2011-20135	HELMAN KEITH A	3/23/2012	SATISFACTION	993.31
2011-20230	LOISELE PATRICIA D	3/21/2012	SATISFACTION	706.81
2011-21164	LUIGI KAPAJ	3/21/2012	SATISFACTION	699.83
2011-21448	PRETOSH DAVID J	3/23/2012	WRIT OF SCIRE FACIAS	—
2011-21448	PRETOSH KATHLEEN A	3/23/2012	WRIT OF SCIRE FACIAS	—
2011-21493	KELLOOG ALBERT LEE JR	3/20/2012	SATISFACTION	—

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

2011-21597	HILLER DONALD A JR	3/19/2012	SATISFACTION	120,477.53
2011-21951	BRODOWSKY EDWARD S	3/23/2012	SATISFACTION	—
2011-21951	BRODOWSKY PAMELA K	3/23/2012	SATISFACTION	—
2012-00071	SHIRHALL KAREN	3/23/2012	DEFAULT JUDGMENT	4,941.11
2012-00095	MARTZEN PAUL A/K/A	3/23/2012	DEFAULT JUDGMENT	243,057.03
2012-00095	MARTZEN PAUL S	3/23/2012	DEFAULT JUDGMENT	243,057.03
2012-00095	MARTZEN GERTRUDE	3/23/2012	DEFAULT JUDGMENT	243,057.03
2012-00095	MARTZEN PAUL A/K/A	3/23/2012	WRIT OF EXECUTION	243,057.03
2012-00095	MARTZEN PAUL S	3/23/2012	WRIT OF EXECUTION	243,057.03
20~2-00095	MARTZEN GERTRUDE	3/23/2012	WRIT OF EXECUTION	243,057.03
2012-20033	KIZER KAREN	3/23/2012	SATISFACTION	11,390.31
2012-20033	D&K HVAC LLC D/B/A	3/23/2012	SATISFACTION	11,390.31
2012-20235	NAHOLNIK JOHN	3/20/2012	SATISFACTION	—
20~2-20265	DECANDIDO CORRADO	3/22/2012	WRIT OF EXECUTION	9,777.94
2012-20265	NEW LOOK DESIGNS D/B/A	3/22/2012	WRIT OF EXECUTION	9,777.94
2012-20309	OLD FRIENDS CONSTRUCTION INC	3/19/2012	SUGGESTION NON/PYMNT	3,931.96
2012-20310	OLD FRIENDS CONSTRUCTION INC	3/19/2012	SUGGESTION NON/PYMNT	1,460.39
2012-20311	MEHRTENS ERIC	3/19/2012	JP TRANSCRIPT	178.50
2012-20311	MEHRTENS JENNIFER	3/19/2012	JP TRANSCRIPT	178.50
2012-20312	NEISTASIA JOSEPH	3/19/2012	JP TRANSCRIPT	988.89
2012-20313	FOY JAMIE	3/19/2012	JP TRANSCRIPT	739.44
2012-20313	FOY KATIE	3/19/2012	JP TRANSCRIPT	739.44
2012-20314	LEFFERTS CARL	3/19/2012	TAX LIEN	69,898.83
2012-20315	OLVER RAY	3/20/2012	JP TRANSCRIPT	630.47
2012-20316	QUINN CHRISTINA M	3/20/2012	JP TRANSCRIPT	275.69
2012-20317	GOODWIN WILLIAM R	3/20/2012	JP TRANSCRIPT	12,166.00
2012-20317	BILL GOODWIN CONSTRUCTION LLC	3/20/2012	JPTRANSCRIPT	12,166.00
2012-20318	KOUSIS STEVE	3/20/2012	JP TRANSCRIPT	6,177.33
2012-20318	KOUSIS MARTHA	3/20/2012	JP TRANSCRIPT	6,177.33
2012-20319	KLINKEL JEFF SCOTT	3/20/2012	JUDGMENT	1,190.00
2012-20320	HINZ HENRY JACOB	3/20/2012	JUDGMENT	1,209.50
2012-20321	PHILLIP JOSEPH A	3/20/2012	JUDGMENT	1,084.50
2012-20322	DIETERICH ALEXANDER RUDOLPH	3/20/2012	JUDGMENT	1,254.00
2012-20323	BUCKLEY CHRISTINA RUTH	3/20/2012	JUDGMENT	1,280.00
2012-20324	MCHALE JENNIFER	3/21/2012	JP TRANSCRIPT	1,102.05
2012-20325	KORINIS JOHN S	3/21/2012	JP TRANSCRIPT	1,689.78
2012-20326	WESTERFIELD TODD	3/21/2012	JP TRANSCRIPT	3,148.80
2012-20327	TOMASELLO RUSSELL	3/21/2012	JUDG/SUFFOLK CO NY	2,457.66

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2012~20328	BURTON GARY S II	3/22/2012	JUDGMENT	6,159.71
2012-20329	POHLE JOSHUA	3/22/2012	JUDGMENT	1,774.12
2012-20330	QUICK FLOYD L	3/22/2012	JUDGMENT	1,257.00
2012-20331	HICKS KEVIN E	3/22/2012	TAX LIEN	2,053.36
2012-20331	HICKS LISA D	3/22/2012	TAX LIEN	2,053.36
2012-20332	JENNINGS JOHN	3/22/2012	JP TRANSCRIPT	1,209.30
2012-20333	GREGORY RICHARD D	3/22/2012	MUNICIPAL LIEN	278.48
2012-20333	GREGORY HELGA	3/22/2012	MUNICIPAL LIEN	278.48
2012-20334	SCHETTIG JOHN	3/22/2012	JP TRANSCRIPT	1,436.45
2012-20335	HUSTON ROBERT	3/22/2012	JP TRANSCRIPT	945.01
2012-20335	HUSTON JODI	3/22/2012	JP TRANSCRIPT	945.01
2012-20336	BATZEL ALLAN EDWARD	3/23/2012	JUDGMENT	1,050.50
2012-20337	OZACK PAUL JOSEPH JR	3/23/2012	JUDGMENT	2,904.00
2012-20338	ROGERS DAVID M	3/23/2012	TAX LIEN	1,442.90
2012-20338	ROGERS CATHY M	3/23/2012	TAX LIEN	1,642.90
2012-40016	SEDORA DAVE	3/22/2012	MECHANICS LIEN CLAIM	12,755.67

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00200	FAATZ SCOTT KENNETH	PLAINTIFF	3/22/2012	—
2012-00200	PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	3/22/2012	—

CONTRACT — DEBT COLLECTION CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00191	AMERICAN EXPRESS CENTURION	PLAINTIFF	3/19/2012	—
2012-00191	STANTON DONALD A	DEFENDANT	3/19/2012	—
2012-00193	AMERICAN EXPRESS CENTURION	PLAINTIFF	3/20/2012	—
2012-00193	KENTIS CAROL	DEFENDANT	3/20/2012	—
2012-00194	CAVALRY SPV I AS ASSIGNEE OF	PLAINTIFF	3/20/2012	—
2012-00194	BANK OF AMERICA/FIA CARD SERVI	PLAINTIFF	3/20/2012	—
2012-00194	FOSTER JAMES	DEFENDANT	3/20/2012	—
2012-00195	CAVALRY SPV I AS ASSIGNEE OF	PLAINTIFF	3/20/2012	—
2012-00195	BANK OF AMERICA/FIA CARD SERVI	PLAINTIFF	3/20/2012	—
2012-00195	THOMAS RICHARD	DEFENDANT	3/20/2012	—
2012-00197	PORTFOLIO RECOVERY ASSOCAITES	PLAINTIFF	3/21/2012	—
2012-00197	SCHMUCK KARL	DEFENDANT	3/21/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00190	FORD MOTOR CREDIT COMPANY	PLAINTIFF	3/19/2012	—
2012-00190	BROWN MICHAEL A	DEFENDANT	3/19/2012	—
2012-00198	FORD MOTOR CREDIT COMPANY	PLAINTIFF	3/22/2012	—
2012-00198	DOTY MARY A	DEFENDANT	3/22/2012	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00202	GOOD LINDA	PLAINTIFF	3/22/2012	—
2012-00202	STATE FARM FIRE AND CASUALTY	DEFENDANT	3/22/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00188	1956 FORD F-100 VIN 1FUD6L19349	PETITIONER	3/19/2012	—
2012-00188	HENDERSON JOHN	PETITIONER	3/19/2012	—
2012-00203	1997 HONDA CIVIC VIN 1HGEJ6627TL015372	PETITIONER	3/22/2012	—
2012-00203	HONOVOWSKI ANTHONY	PETITIONER	3/22/2012	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00192	STEVENS LAURENCE PLAINTIFF/APPELLEE	PLAINTIFF	3/19/2012	—
2012-00192	STOUT ROBERT DEFENDANT/APPELLANT	DEFENDANT	3/19/2012	—
2012-00192	ROBERTS LEAH DEFENDANT/APPELLANT	DEFENDANT	3/19/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00205	DIME BANK	PLAINTIFF	3/23/2012	—
2012-00205	SELVAGGIO STEPHEN F	PEFENDANT	3/23/2012	—
2012-00205	SELVAGGIO TERESA	DEFENDANT	3/23/2012	—

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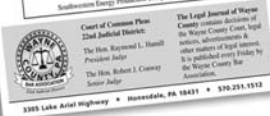
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CASES REPORTED

Joseph Formicola v. Joseph Formicola, Jr. et al. Plaintiff.
Necrom Exploration, LLC v. ...
Southwestern Energy Production Company, Defendants.



Court of Common Pleas
22nd Judicial District
The Hon. Raymond L. Bazzell
President Judge
The Hon. Robert J. Conroy
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.

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REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00196	BANK OF NEW YORK MELLON F/K/A	PLAINTIFF	3/21/2012	—
2012-00196	BANK OF NEW YORK	PLAINTIFF	3/21/2012	—
2012-00196	DAEMONTE JORDANO	DEFENDANT	3/21/2012	—
2012-00204	SIBELLO ANITA	PLAINTIFF	3/23/2012	—
2012-00204	LAABS TIMOTHY A	DEFENDANT	3/23/2012	—
2012-00204	LAABS CAROL ANNE	DEFENDANT	3/23/2012	—

TORT — INTENTIONAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00189	GRAND LODGE OF PENNSYLVANIA	PLAINTIFF	3/19/2012	—
2012-00189	INDEPENDENT ORDER OF ODD FELLO	PLAINTIFF	3/19/2012	—
2012-00189	MUMFORD DIRK	DEFENDANT	3/19/2012	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00201	MICARI PATRICIA	PLAINTIFF	3/22/2012	—
2012-00201	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT	DEFENDANT	3/22/2012	—
2012-00201	HIDEOUT ASSOCIATION OF PROPERTY OWNERS	DEFENDANT	3/22/2012	—

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MORTGAGES AND DEEDS

*RECORDED FROM APRIL 2, 2012 TO APRIL 5, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Downtown Chad D	Dime Bank	Starrucca Borough	35,000.00
Rogowski Ann Marie	Mortgage Electronic Registration Systems	Dyberry Township	177,000.00
Rogowski Ann Marie	Housing & Urban Development	Dyberry Township	177,000.00
Manassy Erik	Mortgage Electronic Registration Systems	Paupack Township	153,500.00
Manassy Norina Ann			
Neal Michael R	Mortgage Electronic Registration Systems	Paupack Township	
Neal Amy M			296,000.00
Morgan Shirley	Mortgage Electronic Registration Systems	Hawley Borough	110,151.00
Leonard Justin S	Wells Fargo Bank	Scott Township	
Leonard Meghan K			61,564.00
Felsman Derek C	Honesdale National Bank	Waymart Borough	
Felsman Elizabeth			130,100.00
Olsen Virginia F	Citizens Savings Bank	Lake Township	78,000.00
Williams Sara	Dime Bank	Damascus Township	117,800.00
Burkhardt Michael F	Wayne Bank	Canaan Township	
Burkhardt Carol A			52,000.00
Riddle Amanda	Wells Fargo Bank	Salem Township	149,625.00
Pagnotti Georgia F AKA Osif Georgia F AKA	Wayne Bank	Waymart Borough	61,000.00
Worobey Brian	Bird Russell	Preston Township	17,500.00
Highhouse Lynn	Honesdale National Bank	Dyberry Township	100,000.00
Haynes Ashley D	E S S A Bank & Trust	Dreher Township	
Haynes Amy			376,600.00
Hogan Margaret A	Mortgage Electronic Registration Systems	Paupack Township	80,000.00
Howell Randy L	Honesdale National Bank	Clinton Township	70,000.00
Griffis Vincent Llewellyn Jr	Honesdale National Bank	Berlin Township	
Griffis Kathryn L			75,000.00
Santee Raymond J	Wells Fargo Bank	Paupack Township	218,500.00
Gruber Robert A	Mortgage Electronic Registration Systems	Lake Township	
Gruber Emma J			155,439.00

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

Lopata Thomas A	Mortgage Electronic Registration Systems	Lake Township	
Lopata Marcia			103,920.00
Kovatch Bruce J	First National Community Bank	Cherry Ridge Township	
Kovatch Ann C			50,000.00
Ferraro Christopher AKA	Valley National Bank	Paupack Township	
Ferraro Christopher A AKA			402,000.00
Ferraro Haley AKA			
Ferraro Haley M AKA			
Kirk William E	Wells Fargo Bank	Lehigh Township	
Targonski Roberta			142,000.00
Murphy John A	Agchoice Farm Credit	Lebanon Township	
Murphy Margaret S			200,000.00
Petrosky Neil J	Honesdale National Bank	Honesdale Borough	
Petrosky Angelia A			68,000.00
Prevete Krupali V	Community Bank	Lehigh Township	
	First Liberty Bank & Trust		300,000.00
Prevete Krupali V	Community Bank	Lehigh Township	
	First Liberty Bank & Trust		50,000.00
Sweeney Kristen	Wayne Bank	Palmyra Township	60,000.00
Davis Jeffrey L	Honesdale National Bank	Preston Township	
Davis Windy M			429,000.00
Kingston James W	Honesdale National Bank	Damascus Township	
Kingston Sylvia			39,000.00
Ruffino Florence	E S S A Bank & Trust	Paupack Township	
Andretta Charles R			151,000.00
Britt Elbert J	Honesdale National Bank	Mount Pleasant Township	
Britt Joann T			135,000.00
Dileo Frank William Sr	Mortgage Electronic Registration Systems	Salem Township	75,000.00
ORourke Gerald M	J P Morgan Chase Bank	Salem Township	
ORourke Janet M			116,200.00
Paolercio Michael	Wells Fargo Bank	Paupack Township	
Paolercio Kathryn			336,000.00

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 for more information.

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Fuller Nancy	Downton Chad D	Starrucca Borough	
Fuller Douglas			
Habitat For Humanity Of Suffolk Housing	Habitat For Humanity Of Wayne County Pa Inc	Palmyra Township	Lot 50
Henderson Joyce A	Sopkie Steven	Lake Township	
	Sopkie Susan		Lot 2360
Reinfurt William B	Reinfurt William C	Cherry Ridge Township	
Reinfurt Lorraine			
Wilson Daniel L	Felsman Derek C	Waymart Borough	
Wilson Sarah A	Felsman Elizabeth		Lot 15
Hill Donald W	Hill Darlene A	Paupack Township	
Williams Family Trust By Tr	Olsen Virginia F	Lake Township	
Williams Walter T Tr			Lot 3949
Marcell Christine	Assumma Christine	Lake Township	
Assumma Christine	Assumma Peter		Lot 3761
	Marcell Vanessa		
	Astill Nicole		
Sammartino Thomas P	D K C Properties	Hawley Borough	
Hosler David Exr	Riddle Amanda	Salem Township	
Hosler Norman W Jr Est			Lots 201 & 200
Bird Russell	Worobey Brian	Preston Township	
Lahaszow Anna	Lahaszow Andrew John	Paupack Township	
Quinones Elvin	Hogan Margaret A	Paupack Township	Lot 207
Beahr Susan	Boogertman David	Paupack Township	
	Boogertman Robert A		
Boogertman David	Meehan Robert	Paupack Township	
Boogertman Robert A	Meehan Pierrette		
Stack Mary M	Decourcey Denise	Paupack Township	Lot 178
Ames Leslie	Kelerchian Edward	Lake Township	
	Kelerchian Christina		Lot 815
Jurgensen Charles H	Ordnung Mark A	Cherry Ridge Township	
Jurgensen Wanda M	Ordnung Stephanie A		
Papazian Harry	Gruber Robert A	Lake Township	
Papazian Diane	Gruber Emma J		Lot 4322
Margarella Michael			
Margarella Jeanette			
Kudla Matthew P	Glorioso Louis	Lake Township	
Kudla Mary C	Glorioso Denise		Lot 2017
Fairway Consumer Discount Company	Lopata Thomas	Lake Township	
	Lopata Marcia		Lot 2978
Miller Thomas	Murphy John A	Lebanon Township	
	Murphy Margaret S		
Fritz Grant T	Tamblyn Marjorie A	Oregon Township	
Fritz Paula K	Tamblyn James R		Lot A
Tamblyn Marjorie A	Tamblyn Zachary R	Oregon Township	

Tamblyn James R	Agnesini Jennifer C		Lot A
Shehata Helmi S	Prevete Krupali V	Lehigh Township	
Campbell Susan Exr	Campbell Susan	Berlin Township	
Vukek Stephen Est AKA	Vukek Steven		Lot 35
Vukek Steve Jr Est AKA	Ambrose Wanda		
Vukek Stephen M Est AKA			
Vukek Steve Est AKA			
Cruz Alejandro	Big Bear Property Owners Association	Paupack Township	
	Big Bear Property Owners Association Inc		Lot 75
	Big Bear Campers Property Owners		
Pollaro Jacqueline A	Depietro David A	Canaan Township	Lot 70
Burger David Jr	Burma Road Property	Salem Township	
Promnitz Julia Marie			
AKA By Sheriff	Federal National Mortgage Association	Lake Township	
Promnitz Julia M			
AKA By Sheriff			Lot 3264
Elliott Robert S AKA By Sheriff	Federal National Mortgage Association	Lake Township	
Elliott Robert AKA By Sheriff			Lot 1886
Elliott Christine By Sheriff			
Saudarg John AKA	Saudarg John J Jr	Lehigh Township	
Saudarg John J AKA			
Pendergast Lawrence E	Baker Michael S	Salem Township	
Pendergast McKell Suzanne	Baker Heather Kathleen		Lot 1658
Baker Michael S			
Baker Heather Kathleen			
Chinchar Anne M	Ruffino Florence	Paupack Township	
	Andretta Charles R		Parcel 23
Scissons Becki J By Sheriff	Bank Of New York Mellon Tr	Texas Township 1 & 2	
Scissons Steven L By Sheriff			
Skidmore Joyce E	Skidmore Charles H Jr	Dyberry Township	
Gentile Thomas L Jr AKA	Plude Albert W Jr	Paupack Township	
Gentile Thomas J Jr AKA			

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.

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