

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JUNE 1, 2012 ★ Honesdale, PA ★ No. 12



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES.....	8
CIVIL ACTIONS FILED	24
MORTGAGES & DEEDS.....	28
CLE SCHEDULE.....	34

CASES REPORTED

Randal Kohrs and Suzanne Kohrs, his wife, Plaintiffs
v.
Richard Ramme and Brenda Ramme, his wife, Defendants

© 2012 Legal Journal of Wayne County



**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

Christine Rechner, Esq., Acting Editor
crechner@choiceonemail.com

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

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Jeffrey Treat, Esq.

Vice-President
Alfred G. Howell, Esq.

Secretary
Ronnie Bugaj Fischer, Esq.

Treasurer
Matthew Louis Meagher, Esq.

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

The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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

Edited by Chris Rechner, Esq.

Provided by Chris Rechner, Esq.

**Randal Kohrs and
Suzanne Kohrs, his wife
Plaintiffs**

v.

**Richard Ramme and
Brenda Ramme, his wife
Defendants**

Docket No. 432-2011-Civil

Attorney for Plaintiffs: Lee Krause, Esquire

Attorneys for Defendants: Joseph Rydzewski, Esquire

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

Summary of the Case

The Court conducted a non-jury trial on Plaintiffs' request for damages in the amount of \$12,500.00 for breach of a written residential lease agreement, and on Defendants' counterclaim for Plaintiffs' failure to return their security deposit in accordance with the Landlord Tenant Act, 68 P.S. § 250.512.

Defendants rented a residential property from Plaintiffs for an initial 6-month term. Either party could terminate the lease with sixty days notice but without any notice, the lease would automatically renew for another six month term. Defendants deposited a \$2,000.00 security deposit and timely paid rent of \$1,000.00 a month during the first term.

During the second term, Defendants notified Plaintiffs of difficulty paying the entire amount of rent and an oral agreement was reached to allow Defendants to pay only \$500.00 a month until they could get back on their feet. The Court made a specific finding of fact that Defendants further obligated themselves to pay the arrearage that accrued as well.

Defendants continued paying the reduced rent of \$500.00 a month from June 2009 until June 2011 when they gave Plaintiffs thirty days' notice of vacating the residence.

Plaintiffs requested the accrued arrearage but received nothing. Defendants vacated at the end of June 2011 and purchased a home less than one mile away from their former rental home.

Based on the evidence and testimony presented, the Court did not agree with the argument advanced by Defendants that the written lease had been orally modified in June 2009 with Plaintiffs' concession regarding the amount of the rent. In Pennsylvania, the law is well settled that a written agreement may be modified by a subsequent written or oral agreement and that this modification may be shown by writings or by words or by conduct or by all three. Dora v. Dora, 141 A.2d 587 (Pa.1958); Elliott-Lewis Corp v. York-ShIPLEY, Inc., 94 A.2d 47 (Pa. 1953). Further in order for an oral modification to be valid two specific criteria must be met: valid consideration and evidence which is clear, precise and convincing. Pellegrene v. Luther, 169 A.2d 298 (Pa. 1961); National Bank of Fayette County v. Valentich, 22 A.2d 724 (Pa.1941); Stoner v. Sley System Garages, 46 A.2d 172 (Pa. 1946).

In the case at bar, the Court determined that as to the first criteria, even though Plaintiffs agreed to accept a lower amount of rent, Defendants also agreed to pay the arrearage on the original lease when they were financially able. Thus, no consideration supported the alleged oral modification. As to the second criteria, the Court determined Defendants did not meet their burden of clear and convincing evidence of an oral modification to the lease inasmuch as both parties admitted that they knew the terms of the lease automatically renewed after June 2009. As a result, the Court ruled that Defendants claim must fail.

As to Defendants' counterclaim for the return of their security deposit, the Court looked to the Landlord Tenant Act set forth at 68 P.S. § 250.512, Recovery of improperly held escrow funds. Defendants argued that they left the property undamaged when they vacated the premises, while Plaintiffs alleged they breached the lease by failing to maintain the lawn and fill the oil tank at the time they vacated. However, the evidence presented at the time of the trial revealed no need for the lawn to be cut or any repair to landscaping. Further, Plaintiffs refilled the oil tank over a month after Defendants vacated the premises and failed to provide a list of these damages to Defendants within thirty (30) days as required by the statute. The Court therefore ruled that Plaintiffs forfeited their rights to retain the security deposit, citing to Adamsky v. Picknick, 603 A.2d 1096 (Pa.Super. 1992).

The verdict issued by the Court was in favor of the Plaintiffs in the amount of \$12,500.00, and in favor of Defendants in the amount of \$2,000.00 on their Counterclaim.



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.

EXECUTOR NOTICE

Estate of WILLIAM TARCI
Late of Lehigh Township (died
April 25, 2012)

Executor
EMIL GAVINSKI JR.
3001 WILDWOOD CT.
MONMOUTH JCT., NJ 08852
Executor
PAUL GAVINSKI
605 POND CREEK RD.
WHITE HAVEN, PA 19661

6/1/2012 • 6/8/2012 • 6/15/2012

EXECUTRIX NOTICE

Estate of MICHAEL T. LAPOINT
Late of Texas Township
Executrix

JEAN M. LAPOINT
1095 SHADY LANE
HONESDALE, PA 18431
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

6/1/2012 • 6/8/2012 • 6/15/2012

EXECUTRIX NOTICE

Estate of RUTH N. LANGE
Late of Hawley Borough
Executrix

JEAN L. BURDICK
299 ELM STREET
HAMBURG, PA 19526
Attorney
A. JOSEPH ANTANAVAGE
64 N. FOURTH STREET
HAMBURG, PA 19526

6/1/2012 • 6/8/2012 • 6/15/2012

EXECUTRIX NOTICE

Estate of TERRY CHARLES
HUNTER AKA TERRY C.
HUNTER

Late of Berlin Township
Executrix
KIM ANN LAWSON
933 CALKINS ROAD
MILANVILLE, PA 18443
Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

6/1/2012 • 6/8/2012 • 6/15/2012

**ESTATE OF
BRADLEY T. BLACK**

ESTATE OF Bradley T. Black of
Moscow, Wayne County,
Pennsylvania (died November 03,
2011). Notice is hereby given that
Letters Testamentary for the Estate
of BRADLEY T. BLACK have
been issued to LORI A. BLACK,
Administrator of the Estate. All

those having claims or demands against this Estate or indebtedness owed to Estate shall present claims or remit payment without delay to the Administrator, or to James T. Mulligan Jr., Attorney for the Estate, 321 Spruce Street, Suite 300, Scranton, PA 18503.

6/1/2012 • 6/8/2012 • 6/15/2012

EXECUTOR NOTICE

Estate of VITO RUSSO
Late of Lake Township
Executor
JOSEPH R. RUSSO
1797 THE HIDEOUT
LAKE ARIEL, PA 18436
Attorney
MICHAEL D. WALKER, ESQ.
P.O. BOX 747
HAMLIN, PA 18427

5/25/2012 • 6/1/2012 • 6/8/2012

EXECUTOR NOTICE

Estate of LYNDA MILLS
Late of Dreher Township
Executor
MICHAEL S. STODDARD
3917 FONTAINEBLEAU
TAMPA, FL 33634
Attorney
ERROL C. FLYNN, ESQUIRE
926 COURT ST.
HONESDALE, PA 18431

5/25/2012 • 6/1/2012 • 6/8/2012

EXECUTOR NOTICE

Estate of RUTH LOOMIS AKA
RUTH A. LOOMIS
Late of Honesdale Borough
Executor
RONALD J. MALTI

53 SKYVIEW LANE
HAWLEY, PA 18428
Attorney
RICHARD B. HENRY, ESQUIRE
1105 COURT STREET,
HONESDALE, PA 18431

5/18/2012 • 5/25/2012 • 6/1/2012

EXECUTOR NOTICE

Estate of THEOFILA V.
BURLEIGH AKA THEOFILA
BURLEIGH AKA THEOFILA R.
BURLEIGH
Late of Salem Township
Executor
JAMES J. BURLEIGH
93 OLD FARM ROAD
DOXBURY, MA 02332
Attorney
ERROL C. FLYNN
926 COURT ST.
HONESDALE, PA 18431

5/18/2012 • 5/25/2012 • 6/1/2012

OTHER NOTICES

**NOTICE OF INTENTION OF
NAME CHANGE**

To Whom It May Concern:

Notice is hereby given that on April 26, 2012 the Petition for Change of Name of Isaiah Krull-Folsom a/k/a Isaiah Shupe was filed in the Court of Common Pleas of Wayne County to docket number 321-2012 requesting a decree to change his name to Isaiah Shupe.

The Court has scheduled the **19th day of June, 2012 at 11:30 a.m.** as the time for the Hearing on said Petition, when and where all persons interested may appear and

show cause, if any they have, why the prayer of the said Petition should not be granted.

6/1/2012

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
JUNE 13, 2012**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of June, 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 Lake Township, County of Wayne, Commonwealth of Pennsylvania, known as Lot 1866, Section 16 of The Hideout a subdivision situated in the Township 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 through 104; as amended and supplemented.

SUBJECT to all easements, covenants, conditions, and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970 as amended and supplemented real estate taxes for all periods following 1975; governmental laws and regulations, and liens created by Grantees.

TAX PARCEL #12-0-0025-0090

BEING KNOWN AS: 1866
Windmere Lane, Lake Ariel, PA
18436

Seized and taken in execution as
Craig Fleischman 1866 Windmere
Lane LAKE ARIEL PA 18436
Roseanne Fleischman 1866
Windmere Lane LAKE ARIEL PA
18436

Execution No. 147-Civil-2011
Amount \$201,845.05 Plus
additional

March 16, 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.**

Jill Jenkins Esq.

5/18/2012 • 5/25/2012 • 6/1/2012

**SHERIFF'S SALE
JUNE 13, 2012**

By virtue of a writ of Execution Flagstar Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of June, 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 situate in the Township of Dreher, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a corner on the Township Road #312 (Kilgore Road) centerline, said corner being common to the lands of Murphy as described in Wayne County Deed Book 41, Page 839;

Thence along said lands and passing through a found iron pin at 30.31 feet, South 80 degrees 3 minutes and 6 seconds East 388.00 feet to a found iron pin corner;

Thence passing through lands of the grantor and through a set iron pin at 259.75 feet, South 5 degrees 6 minutes and 12 seconds West 289.75 feet to a corner on the Township Road #311 (Nevin Road) centerline;

Thence along said centerline the following three courses and distances:(1) North 78 degrees 6 minutes and 45 seconds West 106.56 feet to a corner;(2) North 80 degrees 32 minutes and 18 seconds West 94.45 feet to a corner;(3) North 88 degrees 50 minutes and 51 seconds West 200.00 feet to a corner at the intersection of Township Road #311 and #312;

Thence along the centerline of Township Road #312 (Kilgore Road) North 7 degrees 26 minutes and 15 seconds East 316.80 feet to

the point of beginning.

Parcel contains 115,717 square feet or 2.65 acres, be the same more or less.

Subject to all the reservations, restrictions, easements and right-of-ways as may appear in the chain-of-title.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

TITLE TO SAID PREMISES VESTED IN Jodi Wagner and William Wagner, h/w, by Deed from Lewis R. Van Aken and Sally R. Van Aken, h/w, dated 07/22/2003, recorded 07/24/2003 in Book 2285, Page 257.

Premises being: 10 KILGORE ROAD, NEWFOUNDLAND, PA 18445-5224

Seized and taken in execution as Jodi Wagner 10 Kilgore Rd. NEWFOUNDLAND PA 18445 William Wagner 10 Kilgore Rd. NEWFOUNDLAND PA 18445

Execution No. 175-Civil-2011 Amount \$293,484.93 Plus additional

March 16, 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.

Allison F. Wells Esq.

5/18/2012 • 5/25/2012 • 6/1/2012

**SHERIFF'S SALE
JUNE 13, 2012**

By virtue of a writ of Execution M&T Bank f/k/a M&T Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of June, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania more particularly

described as follows:

Lot 143, Section 4, as shown on Plat of Lots, Wallenpaupack Lake Estates, dated March 23, 1971 by VEP & Co. as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

Being the same property acquired by Michael P. Mara, by Deed recorded 07/22/1986, of record in Deed Book 445, Page 903, in the Office of the Recorder of Wayne County, Pennsylvania.

TOGETHER WITH all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, matters, easements, rights of way, if any, as set forth in Schedule "A" attached hereto and made a part thereof.

BEING TAX NO.: 19-0-0035.0171

BEING KNOWN AS: 40
MUSTANG ROAD AKA 163
MUSTANG ROAD, LAKE
ARIEL,
PENNSYLVANIA 18436.

Title to said premises is vested in Michael P. Mara by deed from FRANK J. MARA AND NOREEN M. MARA, HIS WIFE dated June 18, 1986 and recorded July 22, 1986 in Deed Book 445, Page 903.

Seized and taken in execution as Michael P. Mara 40 Mustang Rd

Lake Ariel PA 18436

Execution No. 628-Civil-2011
Amount \$9,387.64 Plus additional

March 16, 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.

Marc S. Weisberg, Esq.

5/18/2012 • 5/25/2012 • 6/1/2012

**SHERIFF'S SALE
JUNE 13, 2012**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will

be exposed to Public Sale, on Wednesday the 13th day of June, 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 Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of the White Mills Road (SR 2006) at the common corner of the lands herein described and the lands now or formerly of Kowalczyk (Deed Book 250, Page 1180); thence North 40 degrees 53 minutes 56 seconds West through an iron pin set at the edge of the road to a point for a corner; thence North 72 degrees 53 minutes 57 seconds East 261.46 feet to a point for a corner in the center of a fifty (50) foot wide right-of-way; thence South 30 degrees 59 minutes 20 seconds West to a point for a corner in the centerline of the aforesaid road; thence South 66 degrees 37 minutes 16 seconds West 7.2 feet; thence South 61 degrees 52 minutes 17 seconds West 46.00 feet; thence South 59 degrees 44 minutes 12 seconds West 68.61 feet; thence South 55 degrees 45 minutes 13 seconds West 59.64 feet; thence South 52 degrees 51 minutes 35 seconds West 13.34 feet to the point or place of BEGINNING.

CONTAINING 1.01 acres as surveyed by James B. Rutherford, P.L.S. on 4/21/06. An approved subdivision map is recorded at Map Book 106, Page 61.

TITLE TO SAID PREMISES VESTED IN Sylvano Cerniglia and Sheryl Cerniglia, h/w, by Deed from John C. Dyson, Jr., sole trustee or his successors in trust under the John C. Dyson, Jr. Living Trust Dated October 5, 1999 and Any Amendments Thereto, dated 07/13/2007, recorded 07/16/2007 in Book 3336, Page 108.

By virtue of the death of Sylvano Cerniglia on 05/01/2010, Sheryl Cerniglia, as surviving tenant by the entireties, became sole owner of the property.

Premises being: 257 WHITE MILLS ROAD, HONESDALE, PA 18431

Seized and taken in execution as Sheryl Cerniglia 257 White Mills Road HONESDALE PA 18431

Execution No. 959-Civil-2010 Amount \$118,632.21 Plus additional

March 19, 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.

5/18/2012 • 5/25/2012 • 6/1/2012

**SHERIFF'S SALE
JUNE 20, 2012**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of June, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEING LOT NO. 87, Section 5, as

shown on Plan of Lots of Wallenpaupack Lake Estates, dated March 23, 1971, by VEP & Co., as recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Plat Book 14, Page 117, said map being incorporated by reference herewith as if attached hereto.

UNDER AND SUBJECT to the covenants, conditions, and restrictions applicable to all lots at Wallenpaupack Lake Estates; said restrictions run with the land as reflected in Wayne County Deed Book 415 at Page 954.

TITLE TO SAID PREMISES VESTED IN Steven Stack, by Deed from Frank Cerra and Marie B. Cerra, h/w, dated 06/23/2006, recorded 06/30/2006 in Book 3072, Page 303.

Premises being: 87 LAKE SHORE DRIVE AKA, 34 LAKE SHORE DRIVE, LAKE ARIEL, PA 18436

Tax Parcel No. 19-0-0033-0048

Seized and taken in execution as Steven Stack 41 Cambridge Drive SMITHTOWN NY 11787

Execution No. 423-Civil-2009
Amount \$185,007.35 Plus
additional

March 21, 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.

5/25/2012 • 6/1/2012 • 6/8/2012

**SHERIFF'S SALE
JUNE 20, 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 20th day of June, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel and tract of land lying situate and being in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania,

being more particularly described as follows:

PARCEL I:

BEGINNING in the Easterly line of the Public Road leading from Hawley to Long Ridge and at the Southwesterly corner of a lot conveyed by the Pennsylvania Coal Company to the Hawley Water Company; thence along the line of the said Hawley Water Company in an Easterly direction one Hundred (100) feet to a point; thence in Southerly direction seventy-five (75) feet to a point and thence a Westerly direction one hundred (100) feet to the aforesaid Easterly line of the Public Road aforementioned, and thence in a Northerly direction seventy-five (75) feet along said road to the place of BEGINNING.
CONTAINING 7,500 feet of land.

TOGETHER with all rights of way and UNDER AND SUBJECT to all exceptions, covenants, reservations, restrictions, easements and condition of record as found in the chain of title.

PARCEL II:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being on the easterly side of the Long Ridge Road, sometimes called Arnold Street, in the Township of Palmyra, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in Palmyra Township on the northerly side of

the old road formerly to the Max Wood property (formerly Smith), at a stones corner being the easterly line of the lot formerly of Debby Kyzer; thence northerly along the said Kyzer lot one hundred (100) feet to a stone fence; thence easterly along said stone fence a distance of seventy-five (75) feet to a stake corner; thence easterly along the lands of Cornelius C. Perry et ux parallel to the first mentioned line a distance of one hundred (100) feet to a stake for a corner in the aforementioned old road; and thence along the northerly side of the old road a distance of seventy-five (75) feet to the stones corner, the place of BEGINNING. CONTAINING seventy-five hundred (7500) square feet of land, more or less.

TOGETHER with all rights of way and UNDER AND SUBJECT TO all exceptions, covenants, reservations, restrictions, easements and conditions of record as found in the chain of title.

BOTH PARCELS BEING the same land which Peter J. Tirpok and Theresa E. Radomski, as tenants in common, by dated July 30, 1999 and recorded in Wayne County Deed Book 1540 at Page 347, granted and conveyed unto Brian C. Sipko and Antoinette M. Sipko, his wife.

TAX MAP NUMBERS: 18-285-121.- AND 18-825-122.-

ADDRESS BEING: RR #2, Box 450, RIDGE STREET, HAWLEY,

PA 18428

Seized and taken in execution as Brian C. Sipko 312 B Forge Road EAST GREENVILLE PA 18041 Antoinette M. Sipko, a/k/a Antoinette Parsley 7540 Starrucca Road SUSQUEHANNA PA 18847

Execution No. 725-Civil-2011
Amount \$43,401.18 Plus additional

March 21, 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.

5/25/2012 • 6/1/2012 • 6/8/2012

**SHERIFF'S SALE
JUNE 27, 2012**

By virtue of a writ of Execution Flagstar Bank, FSB issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of June, 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 THOSE CERTAIN pieces or parcels of land, situate in the Township of Clinton, County of Wayne and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL: BEGINNING at a corner in the carriage way of a road leading by the house of John Dolph; thence along said road North seventy five degrees East sixty eight and eight tenths rods to a corner in the carriage way of a road leading by the house of John Clark and Charles McCabe; thence along said road, South fourteen degrees East fourteen and six tenths rods to a corner in said road, thence by other lands of said Charles McCabe, West eight and four tenths roads, and South one quarter of a degree West seventy four and four tenths rods to corner, the northeast corner of Stanton of Wilcot; thence by land last mentioned South eighty eight and three quarters degrees West forty two rods to a corner; the southeast of land occupied by Amos Denslow; thence by land last

mentioned, North fifteen and a quarterdegrees West seventy four rods to the place of BEGINNING. CONTAINING twenty six acres and one hundred and twenty six perches, be the same or less.

SECOND PARCEL: ALL THAT CERTAIN piece or parcel of land situate in the Township of Clinton, Wayne County, Pennsylvania, known and distinguished as the southwest part of lot number nine in the Elk Forest Tract and bounded as follows:

BEGINNING at the southwest corner of said lot; thence North eighty rods to stones; thence East ninety eight rods to stones, being the southwest of Zenas H. Ruppell's land; thence eighty rods to stones in the South line of said lot; thence West ninety eight rods to the place of BEGINNING. CONTAINING forty nine acres of land as surveyed by Davis S. West, be the same more or less.

THIRD PARCEL: ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Clinton, formerly Canaan, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the southeast corner thereof; thence North on the east line eighty rods to a stones set for a corner; thence West one hundred rods to stones set for a corner; thence South eighty rods to stones set for a corner in the south

line of said lot; thence East on said south line one hundred rods to the place of BEGINNING.

CONTAINING fifty acres, be the same more or less.

EXCEPTING AND RESERVING thereout and therefrom a certain parcel of land conveyed unto James Martzen and Julie Martzen, his wife, by deed dated February 21, 1980 and bounded and described as follows:

BEGINNING at an iron pipe corner found, being the southeast corner of lands of James and Julie Martzen, Deed Book 264, page 151, the grantees herein; thence along the eastern line of lands of said James and Julie Martzen, North 20 degrees 09 minutes 00 seconds West 150.00 feet to an iron pin corner set in a stone wall, being the northeast corner of lands of said James and Julie Martzen and being located on the southern line of lands of Killeen, Deed Book 314, page 924 and on the northern division line or Parcel II of lands of the Grantors herein; thence along said northern division line, along line of lands of said Killeen, Folong, Deed Book 279, page 203, and Dolph, Deed Book 311, page 095, North 84 degrees 00 minutes 00 seconds East 300.00 feet to an iron pin corner set in said stone wall; thence departing from said division line and through lands of the Grantors herein, South 20 degrees 09 minutes 00 seconds East 150.00 feet to an iron pin corner set and South 84 degrees 00 seconds West 300.00 feet to the

place of BEGINNING.

CONTAINING within bounds, 43,635 square feet (1.002 acres) of land. As surveyed by Alfred K. Bucconear, Registered Surveyor, in January, 1980.

ALSO EXCEPTING AND RESERVING thereout and therefrom a parcel of land consisting of 0.988 acres conveyed to James Martzen and Julie Martzen, his wife, as more particularly set forth in Wayne County Deed Book 284 at page 151, and Wayne County Map Book 19, page 74.

Seized and taken in execution as Gertrude Martzen 299 Little Keen Road WAYMART PA 18472 Paul Martzen, a/k/a Paul S. Martzen 299 Little Keen Road WAYMART PA 18472

Execution No. 95-Civil-2012
Amount \$243,057.03 Plus
additional

April 11, 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 L. Markowitz, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

**SHERIFF'S SALE
JUNE 27, 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 27th day of June, 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 TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A FIFTY (50) FOOT WIDE RIGHT-OF-WAY, SAID POINT BEING THE COMMON CORNER OF LOT NOS. S2 AND S3 WITH REFERENCE TO THE HEREINAFTER MENTIONED MAP;

THENCE ALONG THE SAID RIGHT-OF-WAY NORTH 45 DEGREES 26 MINUTES EAST SEVENTY-FIVE (75) FEET TO A POINT IN THE SAID RIGHT-OF-WAY AND ALSO IN LINE OF LOT NO. S1; THENCE ALONG THE COMMON LINE DIVIDING LOT NOS. S1 AND S2, SOUTH 61 DEGREES 59 MINUTES EAST, ONE HUNDRED FORTY-

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

Kip Odell & Company llc



Kip J. Odell
Certified
Machinery & Equipment
Appraiser

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

EIGHT AND SIX-TENTHS (148.60) FEET TO A POINT WHICH IS FIVE (5) FEET WEST OF THE PENNSYLVANIA POWER & LIGHT COMPANY PROJECT BOUNDARY LINE;

THENCE ALONG A LINE FIVE (5) FEET WEST OF, AND PARALLEL TO THE SAID PROJECT BOUNDARY LINE, SOUTH 28 DEGREES 01 MINUTE WEST EIGHTY-FOUR AND SIX-TENTHS (84.6) FEET TO A POINT IN LINE OF LOT NO. S3;

THENCE ALONG THE COMMON LINE DIVIDING LOT NOS. S2 AND S3, NORTH 57 DEGREES 37 MINUTES WEST ONE HUNDRED SEVENTY-ONE AND SIX-TENTHS (171.6) FEET TO THE PLACE OF BEGINNING.

COMPRISING WITHIN SAID BOUNDARIES LOT NO. S2 AS IDENTIFIED ON THE PLOT OF BRIAR HILL (SUMMIT) ON LAKE WALLENPAUPACK OF LAKELAND ASSOCIATES, INC., DATED APRIL 15, 1964.

A PORTION OF LAND CROSSING THE NORTHWESTERLY SIDE OF SAID LOT IS RESERVED FOR COMMON RIGHT OF WAY AND UTILITY INSTALLATION AND MAINTENANCE; SAID PORTION RESERVED IS TWENTY-FIVE (25) FEET IN WIDTH AT THE SOUTHERLY END AND TAPERS TO A

Seized and taken in execution as Guillermo York 8520 Fairburn Drive SPRINGFIELD VA 22152 Raul Armengol 35 Summit Circle LAKEVILLE PA 18438

Execution No. 896-Civil-2010
Amount \$470,227.56 Plus
additional

April 11, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Margaret Gairo, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

**SHERIFF'S SALE
JUNE 27, 2012**

By virtue of a writ of Execution The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-19 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of June, 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 lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and

described as follows:

BEGINNING in the center of a fifty (50) foot wide road or right-of-way known as Ascot Avenue, being a common corner of lots 13, 14, 39 and 40; thence leaving the center of said fifty (50) foot wide road or right-of-way North forty-two (42) degrees fifty-eight (58) minutes thirty (30) seconds West along the common boundary line between lots 39 and 40, two hundred seventy-nine and twenty-two one-hundredths (279.22) feet to a point for a corner being a common corner of lots 33,34, 39 and 40; thence North fifty-three (53) degrees fifty-six (56) minutes zero (00) seconds East along the common boundary line of lots 40, 33 and 32, three hundred eight-one and sixty-seven one-hundredths (381.67) feet to a point for a corner, being a common corner of



LEGAL JOURNAL
OF WAYNE COUNTY, PA Third Judicial District

Vol. 1 • APRIL 1, 2011 • Honesdale, PA • No. 1

IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	8
CIVIL ACTIONS FILED	24
MORTGAGES & DEEDS	29
CLE SCHEDULE	44

CASES REPORTED

Joseph Frazzetta v. Joseph Frazzetta, Jr. et al. Plaintiff
NewPlex Exploration, LLC and
Southwestern Energy Production Company, Defendants

**Court of Common Pleas
Third Judicial District**
The Hon. Raymond L. Hunsell
Presiding Judge
The Hon. Robert J. Conroy
Senior Judge

The Legal Journal of Wayne County contains decisions of the Wayne County Court legal notices, advertisements & is published every Friday by the Wayne County Bar Association.

1205 Lake Ariel Highway • Honesdale, PA 18431 • 570.251.1512

Introducing the
WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
Get weekly Sheriff Sales, Estate Notices,
Mortgages, Deeds, Judgments & MORE.

Subscribe Today!
Subscription Rates Per Year – Prepay Only!

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

Email baileyd@ptd.net or call 570-251-1512.

lots 40, 41 and 32; thence along the common boundary line between lots 40 and 41 South forty-two (42) degrees fifty-eight (58) minutes thirty (30) seconds East one hundred ninety-two and fifty-five one-hundredths (192.55) feet and South seven (7) degrees thirty-five (35) minutes twenty (20) seconds West one hundred fifty and seventy-eight one-hundredths (150.78) feet to a point for a corner on the boundary line of lot #13 and in the center of a fifty (50) foot wide road or right-of-way known as Ascot Avenue; thence always along the center of said fifty (50) foot wide road or right-of-way and being the common boundary line between lots 13 and 40 around curve #670 a length of one hundred thirty-three and six one-hundredths (130.06) feet and thence South forty-seven (47) degrees one (1) minute thirty (30) seconds West one hundred forty-six (146) feet to the point or place of BEGINNING.

CONTAINING therein 2.0 acres, be the same more or less and being lot #40.

TITLE TO SAID PREMISES VESTED IN Frank Carillo and Emma Grace Carillo, his wife, by Deed from John J. Gilleran and Ann D. Gilleran, his wife, dated 09/18/2006, recorded 9/19/2006 in Book 3130, Page 258, Instrument # 200600010926.

Premises being: 40 ASCOT AVENUE A/KA/ 1050 ASCOT AVENUE, LAKE ARIEL, PA 18436

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 19-0-0045-0040

Seized and taken in execution as Frank Carillo 53 Prospect Avenue GOSHEN NY 10924

Emma Grace Carillo 53 Prospect Avenue GOSHEN NY 10924

Execution No. 938-Civil-2010
Amount \$350,179.92 Plus additional

April 11, 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.

Lauren R. Tabas, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

**SHERIFF'S SALE
JUNE 27, 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 27th day of June, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Lake, Wayne County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point for a corner which point is the most Southeasterly corner of Lot No. 36 and the most Southwesterly corner of Lot No. 37, which point abuts a private drive entitled 'Sr. Colette-Fr. John Drive' which lots and private drive are set forth in a map entitled 'Ginger-Mary-Ann Acres, Lands of Margretta Murnin, Lake Township, Wayne County, Pennsylvania, May 25, 1976, Revised May 31, 1977, Revised August 6, 1977' which map is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Map Book 36, at page 1; thence along the common boundary lines of Lots No. 36 and 37, North eight (08) degrees fifty (50) minutes

East four hundred (400) feet to a point for a corner; thence North eighty-two degrees fifteen (15) minutes West two hundred (200) feet to a point for a corner which point is the most Northwesterly corner of Lots No. 36 and the most Northeasterly corner of Lot No. 35 on said map; thence along the common boundary lines of Lots Nos. 35 and 36 on said map, South eight (08) degrees fifty (50) minutes West four hundred (400) feet to a point for a corner, which point abuts the aforesaid private drive; thence along the edge of the aforesaid private drive, South eighty-two (82) degrees fifteen (15) East two hundred (200) feet to the point or place of BEGINNING.

CONTAINING therein all of Lot No. 36 as set forth on the aforesaid Map.

TOGETHER WITH an easement in right of ingress, egress or regress to be used in common with the Grantor, their heirs and assigns o n the private roads leading from State Road Route 196 through the roads of the development known as "Ginger-Mary-Ann Acres", Lake Township, Wayne County Map Book 35 at page 34.

TITLE TO SAID PREMISES VESTED IN Gary Salerno, by Deed from John J. McCaffrey and Carolyn A. McCaffrey, dated 07/12/2002, recorded 07/18/2002 in Book 2025, Page 348.

Premises being: 122 FATHER

JOHN DRIVE, LAKE ARIEL, PA
18436

Tax Parcel No. 12-0-0058-0018

Seized and taken in execution as
Gary Salerno 122 Father John
Drive LAKE ARIEL PA 18436

Execution No. 942-Civil-2009
Amount \$159,757.28 Plus
additional

April 11, 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.**

Lauren R. Tabas, Esq.

6/1/2012 • 6/8/2012 • 6/15/2012

CIVIL ACTIONS FILED

*FROM MAY 5, 2012 TO MAY 11, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1999-20223	SEAMAN SCOTT ANDREW	5/11/2012	SATISFACTION	—
2002-20063	SEAMAN SCOTT	5/11/2012	SATISFACTION	—
2006-20559	PETTIT DAVID WILLIAM	5/11/2012	SATISFACTION	—
2006-20718	FISHER THOMAS JOHN	5/11/2012	SATISFACTION	—
2006-20932	BUGIANESI SCOTT	5/11/2012	SATISFACTION	—
2007-21518	BERNIER TANYA	5/11/2012	SATISFACTION	—
2008-20428	UTEGG ERIC JAMES	5/10/2012	SATISFACTION	—
2008-20582	COLIGAN DAVID ANDREAS	5/08/2012	SATISFACTION	—
2008-21841	ZABADY ROBERT G	5/11/2012	SATISFACTION	—
2009-00191	HONESDALE NATIONAL BANK	5/07/2012	SATISFY ATTCHMT EXEC	—
2010-00212	KILLE JAMES	5/07/2012	VACATE JUDGMENT	—
2010-00212	KILLE SHIRLEY	5/07/2012	VACATE JUDGMENT	—
2010-01082	CURE WILLIAM L JR	5/07/2012	WRIT OF EXECUTION	161,000.08
2010-20391	BIANCO ROBERT	5/08/2012	SATISFACTION	495.20
2010-20997	FRITTS ARTHUR W	5/07/2012	SATISFACTION	2,307.14
2010-20997	FRITTS LISA K	5/07/2012	SATISFACTWN	2,307.14
2010-21091	SCHROEDER BERTRAND A	5/08/2012	SATISFACTION	—
2010-21464	ALFIERI ANTHONY J	5/11/2012	SATISFACTION	7,733.41
2010-22066	RICHWALDER JOHN PATRICK	5/11/2012	SATISFACTION	—
2011-00116	HERNANDEZ RODERICK	5/11/2012	MOTOR VEHICLE JDGMT	51,537.86
2011-00801	HOWELLS ANNE MARIE ESQ EXECUTRIX OF THE ESTATE	5/10/2012	DEFAULT JUDGMENT	90,239.56
2011-00806	ORTIZ GINA M	5/10/2012	DEFAULT JUDGMENT	155,611.74
2011-20214	BIANCO ROBERT	5/08/2012	SATISFACTION	693.28
2011-20349	SIBELLO ANNMARIE	5/08/2012	SATISFACTION	—
2011-20382	RIJOS DOROTHY E	5/07/2012	SATISFACTION	1,626.24
2011-20382	RIJOS JOSE O	5/07/2012	SATISFACTION	1,626.24
2011-20847	ZATOR PATRICK M	5/11/2012	REIS/WRITSCIREFACIAS	—
2011-20847	ZATOR SHARON L	5/11/2012	REIS/WRITSCIREFACIAS	—
2011-21019	BUMBARGER KURTIS LEE	5/10/2012	SATISFACTION	—
2011-21068	BOYER EMILY LOUISE	5/10/2012	SATISFACTION	—
2011-21155	SHIRALL KAREN M	5/09/2012	WRIT OF EXECUTION	3,310.50
2011-21155	PNC BANK GARNISHEE	5/09/2012	GARNISHEE/WRIT EXEC	3,310.50
2011-21174	ZOLOGA KATHRYN M	5/06/2012	SATISFACTION	—
2011-21775	WEAVER CHRISTOPH	5/08/2012	SATISFACTION	—
2011-90058	LEPP HERTA ESTATE	5/07/2012	DISCONTINUANCE	—
2012-00204	LAABS TIMOTHY A	5/11/2012	DEFAULT JUDGMENT	—
2012-00204	LAABS CAROL ANNE	5/11/2012	DEFAULT JUDGMENT	—

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

2012-00352	HOLLENBECK ESTELLA M	5/08/2012	QUIET TITLE	—
2012-00352	PATTERSON LEVI A	5/08/2012	QUIET TITLE	—
2012-00352	HOLLENBECK FRANK	5/06/2012	QUIET TITLE	—
2012-20069	MARTINO JAMES P	5/07/2012	SATISFACTION	—
2012-20093	DIME BANK THE GARNISHEE	5/10/2012	GARNISHEE/JUDG	639.81
2012-20192	SECHRIST TROY	5/08/2012	REMOVING JUDGMENT	—
2012-20323	BUCKLEY CHRISTINA RUTH	5/11/2012	SATISFACTION	—
2012-20380	REE MARY E	5/07/2012	WRIT OF EXECUTION	5,595.54
2012-20380	HONESDALE NATIONAL BANK GARNISHEE	5/07/2012	GARNISHEE/WRIT EXEC	5,595.54
2012-20515	KIZER KAREN AN LLC	5/07/2012	FEDERAL TAX LIEN	14,050.02
2012-20516	MAZZARIELLO JOSEPH J JR	5/07/2012	JP TRANSCRIPT	1,021.06
2012-20516	MAZZARIELLO CHRISTINE K .	5/07/2012	JP TRANSCRIPT	1,021.06
2012-20517	CARR AMANDA	5/07/2012	JP TRANSCRIPT	3,560.24
2012-20518	DUNHOM LEONARD	5/07/2012	JP TRANSCRIPT	1,314.50
2012-20519	CLARK FRANK JR	5/07/2012	JP TRANSCRIPT	1,807.70
2012-20520	WEIDNER JENNIFER	5/07/2012	JP TRANSCRIPT	5,088.36
2012-20521	ECKERT DANIEL	5/09/2012	JP TRANSCRIPT	5,418.67
2012-20522	MCKENNA JOHN J	5/09/2012	MUNICIPAL LIEN	2,358.69
2012-20522	MCKENNA VICKIE L	5/09/2012	MUNICIPAL LIEN	2,358.69
2012-20523	SINGH PARS	5/09/2012	MUNICIPAL LIEN	400.66
2012-20524	RANDALL KENNETH SCOTT SR	5/10/2012	JUDGMENT	1,057.00
2012-20525	RANDALL KENNETH	5/10/2012	JUDGMENT	1,057.00
2012-20526	FREELAND MYRON	5/10/2012	JUDG/LACKAWANNA CO	17,196.91
2012-20527	GIACOBBE STEPHEN PHILLIP	5/11/2012	JUDGMENT	348.50
2012-20528	GIACOBBE STEPHEN PHILLIP	5/11/2012	JUDGMENT	877.50
2012-20529	GIACOBBE STEPHEN PHILLIP	5/11/2012	JUDGMENT	348.50
2012-20530	GIACOBBE STEPHEN PHILLIP	5/11/2012	JUDGMENT	5,369.94
2012-20531	FLYNN ROBERT E	5/11/2012	JP TRANSCRIPT	1,993.00
2012-20532	HALTERMAN KEITH A	5/11/2012	JUDGMENT	1,585.50
2012-20533	FENON REGINA L	5/11/2012	JUDGMENT	1,173.00
2012-20534	LEWIS TYRONE DAVID	5/11/2012	JUDGMENT	10,722.00
2012-20535	HARRIS JOHN	5/11/2012	JP TRANSCRIPT	12,157.00
2012-20536	HELMAN THOMAS	5/11/2012	JUDGMENT	2,222.50
2012-20537	HAYES TIMOTHY A	5/11/2012	FEDERAL TAX LIEN	15,257.09
2012-20538	SEAGRAVES & SEAGRAVES DEV CO INC THE HOTEL A CORPORATION	5/11/2012	FEDERAL TAX LIEN	15,516.61
2012-20539	COMER VIVIAN A	5/11/2012	FEDERAL TAX LIEN	29,921.12
2012-40029	JENNINGS ROBERT JR OWNER P	5/11/2012	STIP VB LIENS	—
2012-40029	FINELINE HOMES CONTRACTOR	5/11/2012	STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00362	AHRENS ROBERT W	PLAINTIFF	5/11/2012	—
2012-00362	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	5/11/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00353	CACH LLC	PLAINTIFF	5/08/2012	—
2012-00353	FIGUERO JOSE	DEFENDANT	5/08/2012	—
2012-00358	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/11/2012	—
2012-00358	RUZALSKI JOHN J	DEFENDANT	5/11/2012	—
2012-00359	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/11/2012	—
2012-00359	CUCCIA ANDREA	DEFENDANT	5/11/2012	—
2012-00361	CITIBANK	PLAINTIFF	5/11/2012	—
2012-00361	KNOWLES ROBERT M	DEFENDANT	5/11/2012	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00363	POCONO SPRINGS CIVIC ASSOCIATE	PLAINTIFF	5/11/2012	—
2012-00363	VELEHOSKI SCHNEIDER JANET	DEFENDANT	5/11/2012	—
2012-00363	SCHNEIDER JANET VELEHOSKI A/K/A	DEFENDANT	5/11/2012	—
2012-00363	VELEHOSKI JANET A/K/A	DEFENDANT	5/11/2012	—
2012-00363	ORKWIS JANET A/K/A	DEFENDANT	5/11/2012	—
2012-00363	SCHNIDER JANET	DEFENDANT	5/11/2012	—
2012-00363	SCHNEIDER LONNIE A/K/A	DEFENDANT	5/11/2012	—
2012-00363	SCHNIDER LONNIE	DEFENDANT	5/11/2012	—

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

**Representing COMPETITIVE and Highly
Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Bests Insurance Company Rating Guide.

www.nepainsurance.com

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00349	LEHIGH TOWNSHIP WAYNE COUNTY	PLAINTIFF	5/08/2012	—
2012-00349	ASSET ACCEPTANCE GROUP	DEFENDANT	5/08/2012	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00351	FORD MODEL 2810 TRACTOR	PETITIONER	5/08/2012	—
2012-00351	BERLIN TOWNSHIP BOARD OF SUPER	PETITIONER	5/08/2012	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00350	JPMORGAN CHASE BANK NATIONAL S/B/M/T	PLAINTIFF	5/08/2012	—
2012-00350	CHASE HOME FINANCE S/B/M/T	PLAINTIFF	5/08/2012	—
2012-00350	CHASE MANHATTEN MORTGAGE CORP	PLAINTIFF	5/08/2012	—
2012-00350	DALOV SASHO A	DEFENDANT	5/08/2012	—
2012-00354	WELLS FARGO BANK	PLAINTIFF	5/09/2012	—
2012-00354	STENGEL MICHAEL S	DEFENDANT	5/09/2012	—
2012-00354	STENGEL ELIZABETH	DEFENDANT	5/09/2012	—
2012-00355	HSBC BANK USA NATIONAL ASSOC AS TRUSTEE FOR	PLAINTIFF	5/09/2012	—
2012-00355	MERRILL LYNCH	PLAINTIFF	5/09/2012	—
2012-00355	MEBUS ROAE MARIE	DEFENDANT	5/09/2012	—
2012-00356	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	5/09/2012	—
2012-00356	BAC HOME LOANS SERVICING F/K/A	PLAINTIFF	5/09/2012	—
2012-00356	COUNTRYWIDE HOME LOANS SERVICI	PLAINTIFF	5/09/2012	—
2012-00356	RIVARDO MARY	DEFENDANT	5/09/2012	—
2012-00356	RIVARDO MICHAEL D	DEFENDANT	5/09/2012	—
2012-00357	H&R BLOCK BANK	PLAINTIFF	5/11/2012	—
2012-00357	BAYSTER THOMAS A	DEFENDANT	5/11/2012	—
2012-00360	BANK OF AMERICA	PLAINTIFF	5/11/2012	—
2012-00360	CARD ELAINE L	DEFENDANT	5/11/2012	—
2012-00364	FIRST NATIONAL BANK OF PENNSYLV SUCCESSOR BY MERGER TO	PLAINTIFF	5/11/2012	—
2012-00364	COMMUNITY BANK & TRUST CO	PLAINTIFF	5/11/2012	—
2012-00364	ALLEN KEVIN D	DEFENDANT	5/11/2012	—
2012-00364	ALLEN JODI M	DEFENDANT	5/11/2012	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00352	BUEKI PHILIP JR	PLAINTIFF	5/08/2012	—
2012-00352	HOLLENBECK FRANK	DEFENDANT	5/08/2012	—
2012-00352	HOLLENBECK ESTELLA M	DEFENDANT	5/08/2012	—
2012-00352	PATTERSON LEVI A	DEFENDANT	5/08/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM MAY 21, 2012 TO MAY 25, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Vaughn Sharyn	Honesdale National Bank	Dyberry Township	5,600.00
Flood Thomas H	Honesdale National Bank	South Canaan Township	
Flood Spring K			50,000.00
Schumann Daniel B III	Mortgage Electronic Registration Systems	Texas Township 1 & 2	168,598.00
Cleveland John T	Honesdale National Bank	Scott Township	30,000.00
Hermey Victor	Citizens Savings Bank	Paupack Township	
Hermey Karen			100,000.00
Braun Daniel G	Mortgage Electronic Registration Systems	Paupack Township	
Braun Barbara N			104,600.00
Nikolaeva Tamara	Mortgage Electronic Registration Systems	Salem Township	
Dubovis German			99,000.00
Murray William E	Citizens Savings Bank	Honesdale Borough	
Murray Erin L			132,000.00
Lofaso Joseph Patrick	Penn Security Bank & Trust Company	Sterling Township	
Lofaso Coleen Mary			51,930.00
Cardone Stephen F	Wells Fargo Bank	Paupack Township	
Cardone Sheila			88,000.00
Katzianer Edward	First Niagara Bank	Mount Pleasant Township	
Katzianer Carolann			100,000.00
Bastian Andrew B	Mortgage Electronic Registration Systems	Paupack Township	
Bastian Jane R			640,000.00
Madole Jeffrey	J P Morgan Chase Bank	Damascus Township	
Madole Lydia			381,228.00
Quilles Leticia			
Quilles Vincent			
Podokshik Eugene	Mortgage Electronic Registration Systems	Paupack Township	
Podokshik Anna			225,000.00
Cunningham Kelley	Honesdale National Bank	Honesdale Borough	141,000.00
Lake Como United Methodist Church	Wayne Bank	Preston Township	10,000.00
Corey Kenneth R	Members First Federal Credit Union	Lake Township	
Corey Debra A			25,000.00

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

Ravallese Dennis M	Pennstar Bank	Paupack Township	40,000.00
Vanmanen Irene	Pennstar Bank	Salem Township	10,000.00
Brasco Linda	Mortgage Electronic Registration Systems	Paupack Township	234,002.00
Acevedo Eloy By Af	Mortgage Electronic Registration Systems	Salem Township	
Gonzalez Norma Af			76,000.00
Emmett Darryl	Dime Bank	Damascus Township	
Emmett Kristin L			24,000.00
Eldred Stephen Carl	Dime Bank	Lebanon Township	
Eldred Mary Ann			27,000.00
Merritt Joanne E	Dime Bank	Damascus Township	52,000.00
Otway Dennis B	Dime Bank	Salem Township	
Otway Clarisa			107,500.00
Wright William	Dime Bank	Oregon Township	
Wright Susan			15,000.00
Sackerman Richard T	Dime Bank	Damascus Township	
Sackerman Patricia A			102,500.00
Hall Linda M	Dime Bank	Cherry Ridge Township	50,000.00
Williams Carrie Ann	Dime Bank	Sterling Township	
Williams John H			71,000.00
Mueller Matthew	Dime Bank	Damascus Township	
Schuman Danielle			20,500.00
Tenbus Albert	Dime Bank	Lebanon Township	
Tenbus Sandra			10,000.00
Henry Alan F	Dime Bank	Berlin Township	
Carlson Karen A			10,000.00
Masler Edward M	Dime Bank	Manchester Township	
Burgan Janet			60,000.00
Padua Michael P	Dime Bank	Damascus Township	
Padua Bonnie K			58,000.00
Harvey Luann	Dime Bank	Dyberry Township	
Harvey Joseph M			31,000.00
Hilling Ernest C Jr	Dime Bank	Paupack Township	
Hilling Patricia E			20,300.00
Fritz Timothy	Honesdale National Bank	Oregon Township	
Fritz Christine			167,700.00
Fritz Timothy	Honesdale National Bank	Oregon Township	
Fritz Christine			50,000.00
Koser John P	Mortgage Electronic Registration Systems	Paupack Township	
Koser Teresa L			400,000.00
Wurtz Christopher B	Mortgage Electronic Registration Systems	Paupack Township	
Wurtz Nicole			173,600.00
Treslar Corine	Fidelity Deposit & Discount Bank	Paupack Township	84,750.00
Kopesky Gary A	Wayne Bank	Salem Township	
Kopesky Jacqueline Kearney			227,000.00

Kopesky Gary A	Wayne Bank	Salem Township	
Kopesky Jacqueline Kearney			350,000.00
Neer Tracy	Dime Bank	Damascus Township	
Neer James			104,000.00
Pahls George D	Dime Bank	Cherry Ridge Township	
Pahls Kathryn M			353,500.00
Jeter Jeffrey L	Wayne Bank	Paupack Township	
Jeter Michele A			210,000.00
Coots Kimberly S	Dime Bank	Canaan Township	
Rowan Julianne			173,000.00
Malloy Barry C	Mortgage Electronic Registration Systems	Paupack Township	
Malloy Diane N			369,600.00
Branning Brett G	Dime Bank	Berlin Township	
Branning Shari Lynn			146,000.00
Lasker John	E S S A Bank & Trust	Lake Township	
Lasker Susan			77,000.00
Osborne John	Honesdale National Bank	Cherry Ridge Township	
Osborne Jennifer			25,000.00
Brand Rex A	Honesdale National Bank	Palmyra Township	
Brand Marci L			75,000.00
Liptak James A	Honesdale National Bank	Dyberry Township	
Liptak Lisa Marie Bates			50,000.00
Batesliptak Lisa Marie			
Bates Lisa Marie			
Seeley Stanley Jr	Honesdale National Bank	South Canaan Township	
Seeley Bernadine			101,400.00
Miszler Nadine	Honesdale National Bank	Clinton Township	
Suerveld Nadine			36,000.00
Miszler Andrew Martin			
Reece William T	Mortgage Electronic Registration Systems	Lehigh Township	72,000.00
Novobilski Karen	Honesdale National Bank	Honesdale Borough	124,000.00
Hetherington Robert Jr	Mortgage Electronic Registration Systems	Paupack Township	322,500.00
Hetherington Robert Jr	Housing & Urban Development	Paupack Township	322,500.00
Cole Jeanne	Mortgage Electronic Registration Systems	Honesdale Borough	
Dahl John J			97,900.00
Aber Janice E			
Dahl J Robert			
Defazio James W	Mortgage Electronic Registration Systems	Salem Township	
Defazio Doris M			129,000.00
Myskowski Jennifer	Bank Of America	Lake Township	
Beatty Scott			146,200.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
S & T Properties Inc	Pennst L L C	Manchester Township	
Morales Octavio	Sena Melanio	Manchester Township	
Morales Erika	Varela Consuelo M		Lots 319 & 320
Sena Melanio			
Varela Consuelo M			
Dixon Benjamin G	Rausch Merkel Corporation	Hawley Borough	
Kominski Debra	Schumann Daniel B III	Texas Township 1 & 2	
Kominski Lon Kevin Sr			
Kominski Janet R			
Kominski Allan Dale			
Simmons Dawn Lynn			
Simmons James D			
Nicol Arthur B	Huhn Thomas A	Paupack Township	
Nicol Margaret	Huhn Denise M		Lot 203
Crocco Laurie A	Gjokaj Agim J	Salem Township	
	Gjokaj Mike M		Lot 680
Moylan Francis P	Moylan Francis P	Salem Township	
Moylan Lorraine			
Petschauer Ingrid	Petschauer Ingrid Tr Ingrid Petschauer Two Zero One Two	Palmyra Township	
Petschauer Ingrid	Petschauer Ingrid Tr Ingrid Petschauer Two Zero One Two	Palmyra Township	
Petschauer Ingrid	Petschauer Ingrid Tr Ingrid Petschauer Two Zero One Two	Palmyra Township	
Nikolaeva Tamara	Nikolaeva Tamara Dubovis German	Salem Township	Lot 684
Buli Jeff	Buli Betty Jane	South Canaan Township	
Larson Daniel	Lofaso Joseph Patrick	Sterling Township	
Larson Marianne	Lofaso Coleen Mary		Lot 21
National Penn Investors Trust Company Tr	Keener Jeremiah J	Lehigh Township	
Keener Jeffrey T			Lots 591 & 592
Keener Jeremiah J Exr	Keener Jeremiah J	Lehigh Township	
Keener Jeffrey T Est			Lot 590
Heinzerling Henry W	Heinzerling Henry W Tr	Damascus Township	
Heinzerling Maureen E	Heinz Erling Maureen E Tr Heinzerling Family Trust		

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.

McGoey Josephine	Collins James E Collins Edith A Collins James M	Paupack Township	Lot 284
Balduzzi Dorothy Toto Adm Totobalduzzi Dorothy Adm Balduzzi Stephen Est	Balduzzi Dorothy Toto Totobalduzzi Dorothy	Lake Township	
Morris John T Jr Romanowski Michael F Downs James J Pagliarini Ernani	Morris John T Jr Romanowski Michael F Downs James J Pagliarini Ernani	Buckingham Township	
Fleming Joseph Fleming Abbe	Fleming Joseph	South Canaan Township	Lot 53
Verikas John J Jr Exr Pahlke Christine Exr Verikas Marian C Est	Pahlke Christine Schneider Catherine	Paupack Township	
Verikas John J Jr Exr Pahlke Christine Exr Verikas Marian C Est	Pahlke Christine Schneider Catherine	Paupack Township	
J A D Construction L L C	Brasco Linda	Paupack Township	Lot 253
Romeo Frank	Acevedo Eloy	Salem Township	Lot 678
Koser John P Koser Teresa L	Koser John P Koser Teresa L	Paupack Township	
Felipe Alfredo By Sheriff Felipe Kerry By Sheriff	Federal National Mortgage Association	Salem Township	Lot 459
Colon Carmen I By Sheriff	Nationstar Mortgage	Berlin Township	
Gnatyshnyak Tatyana By Sheriff Krasnyak Maksim By Sheriff	Federal Home Loan Mortgage Corporation	Lake Township	Lot 2701
Rowles Todd J AKA By Sheriff Rowles Todd M AKA By Sheriff Rowles Nicole By Sheriff	Federal National Mortgage Association	Honesdale Borough	
Lucan Jeffrey Allan By Sheriff	Bank Of New York Mellon Tr	Lehigh Township	Lot 33
Lambdin Jesse By Sheriff	Honesdale National Bank	Honesdale Borough	
Norton Michael Norton Margaret	Malloy Barry C Malloy Diane N	Paupack Township	Lot 2
Branning Brett G	Branning Brett G Branning Shari Lynn	Berlin Township	
Kazawic Robert J Sr Kazawic Loretta M	Glodek David S Glodek Kimberly J	Hawley Borough	
Perrone Anthony Perrone Angela	Lasker John Lasker Susan	Lake Township	Lot 2831
Big Bass Lake Inc	Nixon William Nixon Carol	Lehigh Township	Lot 197

Looking for a mortgage or assignment on MERS?

Start your search here:

<https://www.mers-servicerid.org/sis/index.jsp>

Rynex Deborah J Exr Fiene Jean E Est	Fiene Wayne F	Lehigh Township	Lot 25
Rynex Deborah J Exr Fiene Jean E Est	Rynex Deborah J Rynex James D	Lehigh Township	
Lindsey Russell D By Sheriff	Fidelity Deposit & Discount Bank	Salem Township	
Skawinski Joseph Skawinski Phyllis	Skawinski Joseph D Tr Skawinski Phyllis A Tr Skawinski Living Trust	Paupack Township	Lot 14
Kessler John M Kessler Cindy A Lewis Lewiskessler Cindy A	Reece William T	Lehigh Township	
Hoerschgen Patricia L Reeke Lisa M	Reeke Lisa M Reeke Randolph J	Salem Township	Lot 32
Conway Rebecca	Baker Peter E Baker Eleanor J	Paupack Township	Lot 371
Jennings Robert F Jennings Barbara A Jennings Robert F II	Novobilski Karen	Honesdale Borough	
Hetherington Robert Jr Heinzerling Henry W Tr Heinz Erling Maureen E Tr Heinzerling Family Trust	Hetherington Robert Jr Jacobi Linda	Paupack Township Damascus Township	Lot 20A

Tourism supports more than 452,000 jobs and generates \$36 billion in economic impact from the 172 million annual visitors to the Commonwealth. For more information about Pocono region tourism, visit www.800poconos.com.

CLE Courses

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.

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

- | | |
|---|----------------|
| <input type="checkbox"/> Mailed Copy ONLY | \$100 per year |
| <input type="checkbox"/> Emailed Copy ONLY | \$50 per year |
| <input type="checkbox"/> Mailed and Emailed | \$125 per year |

Individual copies \$5 each

Your Subscription Year: March 2012–March 2013

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net



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