

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JUNE 8, 2012 ★ Honesdale, PA ★ No. 13



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## CASES REPORTED

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

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**Court of Common Pleas  
22nd Judicial District:**

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

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

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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**

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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**

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Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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*Edited by Chris Rechner, Esq.*

*Provided by Chris Rechner, Esq.*

**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**

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

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**ESTATE NOTICES**

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

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

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**EXECUTOR NOTICE**

Estate of 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

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**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

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**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

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**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

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**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**

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**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**

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**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**

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**OTHER NOTICES**

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**NOTICE OF  
SHERIFF'S SALE**

IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA  
NO. 560 CIVIL 2010

BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS  
SERVICING, LP

Vs.

KENNETH BRAUN, JR.,  
DECEASED

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
KENNETH BRAUN, JR.,  
DECEASED

Being Premises: 275 GREEN  
VALLEY CIRCLE, A/K/A 18  
GREEN VALLEY CIRCLE,  
LAKE ARIEL, PA 18436

Being in TOWNSHIP OF  
PAUPACK, County of WAYNE,  
Commonwealth of Pennsylvania,  
19-0-0030-0307

Improvements consist of  
residential property.  
Sold as the property of KENNETH  
BRAUN, JR., DECEASED

Your house (real estate) at 275  
GREEN VALLEY CIRCLE,  
A/K/A 18 GREEN VALLEY  
CIRCLE, LAKE ARIEL, PA 18436

is scheduled to be sold at the Sheriff's Sale on 08/01/2012 at 10:00 AM, at the WAYNE County Courthouse, 925 Court Street, Courthouse Annex, Honesdale, PA 18431, to enforce the Court Judgment of \$194,796.85 obtained by, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP (the mortgagee), against the above premises.

PHELAN HALLINAN &  
SCHMIEG, LLP  
Attorney for Plaintiff

6/8/2012

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**LEGAL NOTICE**  
**ACTION IN QUIET TITLE**  
IN THE COURT OF COMMON  
PLEAS OF THE 22ND JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE

JONATHON PITTI,  
Plaintiff

VS.

EDWARD A. HALLENBACK  
and WAYNE HALLENBACK,  
Defendant

ACTION IN QUIET TITLE  
NO. 766 – CIVIL – 2011

**LEGAL NOTICE**  
Legal Notice

The Defendants are notified that in this matter regarding Tax Parcels

01-08-30 and 01-08-31,  
Preliminary Judgment was entered against you on May 24, 2012. You have 30 days to contest the same. If you fail to do so, Final Judgment may be entered thereafter.

Warren Schloesser, Esq.

6/8/2012 • 6/15/2012

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**SHERIFF'S SALES**

*Individual Sheriff's Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff's Sale notices are posted on the public bulletin board of the Sheriff's office in Honesdale, located at 925 Court Street.*

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**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, convenants, 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, convenants, 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**

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**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.

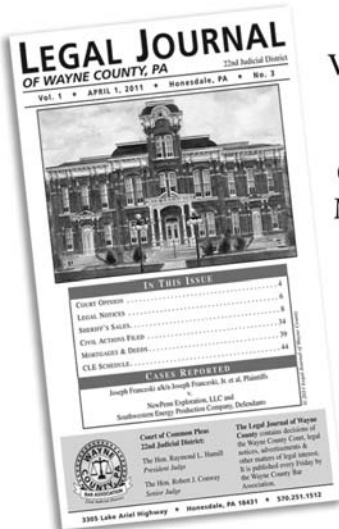
**SECOND PARCEL: ALL THAT CERTAIN** piece or parcel of land situate in the Township of Clinton, Wayne County, Pennsylvania, known and distinguished as the southwest part of lot number nine in the Elk Forest Tract and bounded as follows:

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.



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

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Mortgages, Deeds, Judgments & MORE.

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Emailed Copy \$50  
Mailed & Emailed \$125

Email [baileyd@ptd.net](mailto:baileyd@ptd.net) or call 570-251-1512.

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-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 WALLENPAPACK 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

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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  
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 on 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

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Estate Planning & Settlement*

*Kip Odell & Company llc*



**Kip J. Odell**  
Certified  
Machinery & Equipment  
Appraiser

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

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  
additonal

April 11, 2012  
Sheriff Mark Steelman

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That all claims to the property will  
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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**

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**CIVIL ACTIONS FILED**

*FROM MAY 12, 2012 TO MAY 18, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2005-00360	ARNOLD RONALD	5/16/2012	SATISFACTION	—
2005-00360	ARNOLD TINA M	5/16/2012	SATISFACTION	—
2007-21450	SOSA ANTONIO I	5/18/2012	WITHDRAW WRIT EXEC	—
2007-21450	DREAM BUILDERS T/D/B/A	5/18/2012	WITHDRAW WRIT EXEC	—
2008-00471	PENNSTAR BANK GARNISHEE	5/16/2012	DISSOLVE ATTACHMENT	—
2008-00807	COLANTONIO GARY R IND. & DBA COLANTONIO TILE & CONS	5/18/2012	WRIT OF EXECUTION	32,599.00
2008-00807	COLANTONIO TILE AND CONSTRUCTION DBA	5/18/2012	WRIT OF EXECUTION	32,599.00
2008-00807	ANDREWS KENNETH GARNISHEE	5/18/2012	WRIT EXEC/GARNISHEE	—
2009-00423	STACK STEVEN A/K/A STEVEN T STACK	5/15/2012	AMEND "IN REM" JUDG	209,653.59
2009-00423	STACK STEVEN T A/K/A	5/15/2012	AMEND "IN REM" JUDG	209,653.59
2009-00869	CISZAK JAMES	5/15/2012	AMEND "IN REM" JUDG	151,124.50
2009-00942	SALERNO GARY	5/15/2012	AMEND "IN REM" JUDG	181,218.91
2009-21115	FUNKE MICHAEL	5/16/2012	SATISFACTION	4,430.02
2009-21115	-FUNKE JESSICA	5/16/2012	SATISFACTION	4,430.02
2010-00218	SOKOLOVSKAYA YULIYA	5/16/2012	WRIT OF EXECUTION	83,330.00
2010-00453	MOORE JEFFREY	5/15/2012	AMEND "IN REM" JUDG	257,858.30
2010-00453	MOORE CHERYL	5/15/2012	AMEND "IN REM" JUDG	257,858.30
2010-00461	ADI MARGARITA	5/16/2012	WRIT OF EXECUTION	124,874.41
2010-00560	BRAUN KENNETH JR DECEASED	5/15/2012	AMEND "IN REM" JUDG	223,255.80
2010-00571	OSHEA BRENDA JOYCE	5/15/2012	AMEND "IN REM" JUDG	32,715.85
2010-00912	BYRNE RICHARD T	5/15/2012	WRIT OF EXECUTION	96,785.28
2010-00912	BYRNE CAROL J	5/15/2012	WRIT OF EXECUTION	96,785.28
2010-00959	CERNIGLIA SHERYL	5/15/2012	AMEND "IN REM" JUOO	133,350.13
2010-01064	PRIOLEAU AVA	5/15/2012	JUDGMENT "IN REM"	313,460.69
2010-01064	PRIOLAU AVA A/K/A	5/15/2012	JUDGMENT "IN REM"	313,460.69
2010-01064	SAWYER AVA A/K/A	5/15/2012	JUDGMENT "IN REM"	313,460.69
2010-01083	CURE WILLIAM L JR	5/16/2012	WRIT OF EXECUTION	72,010.95
2010-01083	COAL MINERS PUB AND EATERY INC	5/16/2012	WRIT OF EXECUTION	72,010.95

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

2010-21871	DUDA KEITH R	5/16/2012	SATISFACTION	2,000.00
2010-21871	DUDA FAYE	5/16/2012	SATISFACTION	2,000.00
2011-00175	WAGNER JODI	5/15/2012	AMEND "IN REM" JUDG	310,933.18
2011-00175	WAGNER WILLIAM	5/15/2012	AMEND "IN REM" JUDG	310,933.18
2011-00265	REE ANTHONY D	5/17/2012	SATISFACTION	—
2011-00405	ALOUACHE ATMANE	5/16/2012	DEFAULT JUDGMENT	11,776.55
2011-00471	MAY JEROME J	5/18/2012	DEFAULT JUDGMENT	2,877.60
2011-00504	GAVITT DEBORAH J	5/16/2012	CONSENT JUDGMENT	7,763.04
2011-00660	CROWLEY MARGARET	5/15/2012	JDGMT. BY COURT ORDER	2,235.75
2011-00810	SALVATORIELLO PATRICK N	5/15/2012	WRIT OF EXECUTION	122,608.47
2012-00068	STINNARD EARLENE DEFENDANT/APPELLEE	5/16/2012	DEFAULT JUDGMENT	2,782.02
2012-00082	DEININGER WILLIAM	5/16/2012	DEFAULT JUDGMENT	14,799.32
2012-00083	ANDERSON KRISTEN	5/16/2012	DEFAULT JUDGMENT	5,457.77
2012-00093	ENGLISH JAMES C EXECUTOR	5/15/2012	FINAL JUDGMENT	—
2012-00093	LACKMANN RONALD W ESTATE	5/15/2012	FINAL JUDGMENT	—
2012-00111	STANKO ERIN	5/16/2012	DEFAULT JUDGMENT	2,362.26
2012-00133	KAPCSANDI JOSEPH J	5/16/2012	DEFAULT JUDGMENT	1,891.39
2012-00159	JENSON BRAD	5/16/2012	DEFAULT JUDGMENT	12,806.52
2012-00159	HOUGHTON ROXANNE	5/16/2012	DEFAULT JUDGMENT	12,806.52
2012-00181	ZIPPERLEN ANNA R	5/16/2012	DEFAULT JUDGMENT	3,855.85
2012-20334	SCHETTIG JOHN	5/18/2012	VACATE JUDGMENT	—
2012-20540	STRACKBEIN THOMAS	5/14/2012	JUDGMENT	2,802.50
2012-20541	SWINGLE NICHOLAS	5/14/2012	JUDGMENT	953.00
2012-20542	SCHOFIELD RICHARD	5/14/2012	JP TRANSCRIPT	2,560.80
2012-20543	ROBINSON PETER	5/14/2012	JP TRANSCRIPT	3,058.87
2012-20544	MIKE ROBINSON BUILDERS INC	5/14/2012	SUGGESTION NON/PYMNT	4,515.82
2012-20545	BOYLE EDWARD T INDIVIDUALLY	5/14/2012	SUGGESTION NON/PYMNT	824.92
2012-20545	CAR SHOP AUTOMOTIVE THE T/A	5/14/2012	SUGGESTION NON/PYMNT	824.92
2012-20546	JOHNSON TAMMY M	5/14/2012	WRIT OF REVIVAL	1,353.13
2012-20547	JOSEPH STEPHEN L	5/15/2012	WRIT OF REVIVAL	6,369.12
2012-20547	JOSEPH BARBARA ANN	5/15/2012	WRIT OF REVIVAL	6,369.12
2012-20548	ROBINSON PETER D	5/15/2012	JPTRANSCRIPT	3,918.04
2012-20549	NORTHEAST CUSTOM HOMES LLC	5/16/2012	SUGGESTION NON/PYMNT	4,981.53
2012-20550	HANSON DANIELLE P	5/16/2012	JP TRANSCRIPT	1,683.34
2012-20551	DIFLORIO VINCENT A	5/16/2012	SUGGESTION NON/PYMNT	1,017.90
2012-40030	HIDEOUT PROPERTY OWNERS P ASSOCIATION INC OWNER	5/16/2012	STIP VS LIENS	—
2012-40030	RR WILMOT INC CONTRACTOR	5/16/2012	STIP VS LIENS	—
2012-40030	LANES CRANES SERVICE CONTRACTOR	5/16/2012	STIP VS LIENS	—
2012-90027	SEVCIK RUDOLF ESTATE	5/17/2012	ESTATE CLAIM	30,174.59

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00368	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	5/15/2012	—
2012-00368	DB SERVICING CORPORATION	PLAINTIFF	5/15/2012	—
2012-00368	DELGADO JOYCE E	DEFENDANT	5/15/2012	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00370	NATIONAL COLLEGIATE STUDENT LOAN	PLAINTIFF	5/15/2012	—
2012-00370	SLIVKAVICH NICOLE	DEFENDANT	5/15/2012	—
2012-00370	SLIVKANICH GRACE	DEFENDANT	5/15/2012	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00365	DOHERTY SUSAN PLAINTIFF/APPELLEE	PLAINTIFF	5/14/2012	—
2012-00365	HARRIS KATHLEEN DEFENDANT/APPELLANT	DEFENDANT	5/14/2012	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00356	NITCH RON	PLAINTIFF	5/14/2012	—
2012-00356	BOROTA KAREN	PIAINTIFF	5/14/2012	—
2012-00366	BRIGHT ALLAN	DEFENDANT	5/14/2012	—
2012-00366	BRIGHT MARCI	DEFENDANT	5/14/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00371	ROHRBACH KIMBERLY A	PETITIONER	5/16/2012	—
2012-00371	SPENCER DONNA	RESPONDENT	5/16/2012	—
2012-00371	STARK DON	RESPONDENT	5/16/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00367	RBS CITIZENS NATIONAL ASSOCIAT S/B/M	PLAINTIFF	5/15/2012	—
2012-00367	CHARTER ONE BANK NATIONAL	PLAINTIFF	5/15/2012	—
2012-00367	YOUNG HAROLD J	DEFENDANT	5/15/2012	—
2012-00374	AURORA LOAN SERVICES	PLAINTIFF	5/17/2012	—
2012-00374	LASALA RICHARD	DEFENDANT	5/17/2012	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00369	MEADE MARK C	PLAINTIFF	5/15/2012	—
2012-00369	GUARANTY BANK OF AUSTIN TEXAS	DEFENDANT	5/15/2012	—
2012-00369	JASTROW KENNETH M II	DEFENDANT	5/15/2012	—
2012-00369	DUBUQUE KENNETH R	DEFENDANT	5/15/2012	—
2012-00369	BBVA COMPASS BANK	DEFENDANT	5/15/2012	—
2012-00369	ROUNDPOINT MORTGAGE SERVICING	DEFENDANT	5/15/2012	—
2012-00369	PRIVATE CAPITAL GROUP	DEFENDANT	5/15/2012	—
2012-00369	GILCENDEJAS	DEFENDANT	5/15/2012	—
2012-00369	BRUNGARAT KEVIN	DEFENDANT	5/15/2012	—
2012-00369	ZUCKER GOLDBERG & ACKERMAN LAW FIRM	DEFENDANT	5/15/2012	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00373	GILPIN LORNA	PLAINTIFF	5/16/2012	—
2012-00373	GILPIN DONALD	PLAINTIFF	5/16/2012	—
2012-00373	BARILLO DENNIS	DEFENDANT	5/16/2012	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00372	ROONEY JUDIE	PLAINTIFF	5/16/2012	—
2012-00372	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT	DEFENDANT	5/16/2012	—
2012-00372	HIDEOUT ASSOCIATION OF PROPERTY OWNERS	DEFENDANT	5/16/2012	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MAY 29, 2012 TO JUNE 1, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Edwards Ronald J	Wayne Bank	Damascus Township	
Edwards Debra L			67,000.00
Redmond Jeanne M	Wayne Bank	Dyberry Township	28,000.00
Swartz Harry D	Wayne Bank	Honesdale Borough	15,000.00
Edwards Gerald W	Wayne Bank	South Canaan Township	90,000.00
Montgomery Jess J	Honesdale National Bank	Damascus Township	
Montgomery Emily R			219,300.00
Ballard Scott W	Wayne Bank	Clinton Township	
Ballard Amy M			78,000.00
Dowe Corey B	Mortgage Electronic Registration Systems	Damascus Township	
Dowe Nancy			142,857.00
Geisheimer Erik	Honesdale National Bank	Salem Township	
Geisheimer Melissa			162,300.00
Brown Christopher S	Honesdale National Bank	Bethany Borough	
Brown Alison			145,500.00
Epsshell	L A Commercial Services	Clinton Township 1	165,000.00
Epsshell	L A Commercial Services	Clinton Township 1	400,000.00
Busillo Adolfo P	Mortgage Electronic Registration Systems	Salem Township	
Busillo Sorayda			260,750.00
Mowatt Barbara A AKA	First National Community Bank	Honesdale Borough	
Rohan Barbara A AKA			31,000.00
Mowatt Barbara A AKA	First National Community Bank	Honesdale Borough	
Rohan Barbara A AKA			25,000.00
Ciardo Lisa	First National Community Bank	Damascus Township	100,000.00
Regna Thomas J	Penn Security Bank & Trust Company	Salem Township	160,550.00
Firmstone Jason L	Housing & Urban Development	Honesdale Borough	
Miller Debi Marie			30,255.38
Szostowski John	Honesdale National Bank	Clinton Township	15,000.00
Sprycole Heather L	Honesdale National Bank	Oregon Township	
Cole Heather L Spry			176,000.00
Cole David E			
Sprycole Heather L	Honesdale National Bank	Oregon Township	
Cole Heather L Spry			26,500.00

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



Cole David E			
Ward Dale R	Honesdale National Bank	Honesdale Borough	
Ward Tracy L			76,500.00
Highhouse Larry W	Honesdale National Bank	South Canaan Township	
Highhouse Holly K			36,000.00
McKenna Joseph V	Honesdale National Bank	Mount Pleasant Township	27,000.00
Piotrowski Nancy A	Honesdale National Bank	Berlin Township	
Adams Nancy A P			26,100.00
Peck Donald	Honesdale National Bank	South Canaan Township	
Peck Vivian			14,000.00
Lollo Eugene M	P N C Mortgage	Paupack Township	
Lollo Madeline C			148,800.00
Hinnershitz Christopher L	Mortgage Electronic Registration Systems	Salem Township	
Hinnershitz Tina M			72,000.00
Neal Michael R	Fidelity Deposit & Discount Bank	Paupack Township	
Neal Amy M			37,000.00
Vanamburgh Daisy M	Mortgage Electronic Registration Systems	Salem Township	
Vanamburgh Frederick]			195,578.00
Tamblyn Zachary R	Wayne Bank	Oregon Township	
Agnesini Jennifer C			232,000.00
Andrews Jeffrey J	First National Bank Of Pa	Mount Pleasant Township	
Andrews Dora M			100,000.00
Glorioso Louis	Mortgage Electronic Registration Systems	Lake Township	
Glorioso Denise			175,000.00
Jezerac David G Sr	Dime Bank	Cherry Ridge Township	
Jezerac Barbara A			93,000.00
Murray Christina F	Honesdale National Bank	Hawley Borough	85,000.00
Ziembicki David A	Wayne Bank	Lake Township	
Ziembicki Judy			82,000.00
Stevens Nicole	Mortgage Electronic Registration Systems	Salem Township	
Stevens Robert J Jr			241,074.00
Frisk Lynn M	Mortgage Electronic Registration Systems	Sterling Township	136,000.00
Beahan Laurene Alabovitz	Wayne Bank	Dyberry Township	
Beahan Thomas T		Dyberry Twp & Bethany Boro	400,000.00
		Bethany Borough	
		Bethany Boro & Dyberry Twp	400,000.00
Jenks Charles J	R B S Citizens	Lake Township	
Jenks Denise G			140,000.00
Brown Paul G	P S E C U	Dyberry Township	
Sampson Gloria K			20,800.00
Haggerty Shawn P	Mortgage Electronic Registration Systems	Paupack Township	
Quigley Christine			171,428.00
Northrop Todd	Dime Bank	Paupack Township	

Northrop Marianne			920,000.00
Northrop Todd	Dime Bank	Salem Township	
Northrop Marianne			920,000.00
Vargas Cesar A	Mortgage Electronic Registration Systems	Salem Township	218,000.00
Kuhar Andrew S	Mortgage Electronic Registration Systems	Waymart Borough	
Kuhar Donna			216,525.00
Savani Donna			
Watson Candace J	Penn East Federal Credit Union	Texas Township	
Watson Jeffrey E			10,000.00
Roche Michael R	E S S A Bank & Trust	Oregon Township	104,500.00
Rehm Bruce	Mortgage Electronic Registration Systems	Palmyra Township	
Rehm Karen			228,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Chess Master	Dowe Corey B Dowe Nancy	Damascus Township	Lot 1
Goerlitz Danielle	Epsell	Clinton Township 1	
Lonzinski Danielle M			
Lonzinski Scott			
Flynn Michael	Dinotte Lenny Dinotte Corinne	Paupack Township	Lot 329
Lidy Brenda A Exr	Regna Thomas J	Salem Township	
McQuade Dorothy A Est			Lot 6
Heiney Russell	Hoelzle Steven M	Salem Township	
OShea Dawn			Lots 208 & 309
Milliron John	Lollo Eugene M	Paupack Township	
Milliron Deborah A	Lollo Madeline C		Lot 105
Ditzler William R	Ditzler William R Tr	Salem Township	
Ditzler Joyce C	Ditzler Joyce C Tr William R Ditzler Revocable Living Trust Joyce C Ditzler Revocable Living Trust		Lot 301
Lupini Martha	Clark Marceea K	Buckingham Township	
Lupini Marcie AKA Tr			
Clark Marcie AKA Tr			
Clark Marcia AKA Tr			
Clark Marceea K AKA Tr			
Joseph Lupini Revocable Trust Agreement			
Goetz John P	Hinnershitz Christopher L	Salem Township	
Goetz Loretta L	Hinnershitz Tina M		Lot 616
Pruss Anthony S Jr	Thompson Kimberly A	Sterling Township	
Pruss Marjorie	Stalker Laura		
Tchorzewski Marek	Tusa Michael	Salem Township	

First Pentecostal Church Of Hamlin	Hamlin Assembly Of God	Salem Township	
First Pentecostal Church Of Assembly Of God			
First Pentecostal Church Of Assemblies Of Pentecostal Assembly Of God			
Pentecostal Assembly Of God Of Hamlin Hamlin Assembly Of God			
First Pentecostal Church Of Hamlin	Hamlin Assembly Of God	Salem Township	
Pentecostal Assembly Of God Church Of			
First Pentecostal Church Of Assembly Of God			
First Pentecostal Church Of Assemblies Of Pentecostal Assembly Of God			
Pentecostal Assembly Of God Of Hamlin Hamlin Assembly Of God			
Fenkl Kristen Helene	Fenkl Jeanne Dolores	Damascus Township	
Maciejewski Victoria By Af AKA	Barton Joseph Michael	Lehigh Township	
Maciejewski John J Af Maciejewski Victoria W By Af AKA			
Servis John	Shaheen Timothy J	Dreher Township	
Servis Sherry F	Shaheen Patricia		
Mutascio Dominick By Af	Glorioso Louis	Lake Township	
Mutascio Debra Af Mutascio Debra	Glorioso Denise		Lot 2123
Holleran Geraldine Exr	Holleran Sheila	Salem Township	
Wilcom Robert L Est AKA	Holleran Lauren		
Wilcom Robert Est AKA	Holleran John Holleran Karen Holleran Robert		
Gareis John AKA	Gareis John W Jr	Lehigh Township	
Gareis John W Jr AKA	Gareis John W		Lot 119
Gareis Margarita Rosa	Gareis David E		
Williams Theodore R	Williams Kori Ted Lacey	Damascus Township	
Williams Thomas R	Box Matthew Ryan		Lot A
Dillmuth Roger D Tr	Dillmuth Mark	Damascus Township	
Dillmuth Mark			Lot 12
Dillmuth Roger D Tr	Dillmuth Mark	Damascus Township	
Dillmuth Timothy			Lot 13
Dillmuth Roger D Tr	Dillmuth Mark	Damascus Township	
Dillmuth Timothy			Lot 14

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

Waxman Adam	Burleigh Scott	Mount Pleasant Township	
Waxman David	Burleigh Beverly		
Stiles Howard	Stiles Joann	Lake Township	
Stiles Joann			Lot 3097
Kruchinski Robert A	Stevens Robert J Jr	Salem Township	
Kruchinski Roberta	Stevens Nicole		Lot 3A
Pereksta Marleen Exr	Lescinski David	South Canaan Township	
Riker William Est	Lescinski Kimberly		
Pereksta Marleen	Lescinski David	South Canaan Township	
	Lescinski Kimberly		
Dickinson Andrew	Dickinson Sarah	Waymart Borough	
Dickinson Sarah			Lots 6 & 7
Sherman Richard By Sheriff	Wells Fargo Bank	Lake Township	
Anderson Billie Jo By Sheriff			Lot 1579
Ramirez Vlady Lucia AKA	Allende Lois R	Lake Township	
Ramirez Lucia AKA			Lot 3716
Allende Luz B	Allende Luz B	Lake Township	
Allende Lois R	Allende Lois R		Lot 3716
Fannie Mae AKA	Haggerty Shawn P	Paupack Township	
Federal National Mortgage Association AKA	Quigley Christine		Lot 26
Rosselli Robert V	Northrop Todd	Paupack Township	
Rosselli Judith S	Northrop Marianne		
Fell Grace A	Boyd Keith D	Paupack Township	
	Boyd Jean		Lot 24R
Madden Joan K	Dunning Elizabeth A	Dreher Township	
Bucaria Joan K			Lot 1
Dunning Elizabeth Ann			
Madden Joan K	Bucaria Joan K	Dreher Township	
Bucaria Joan K			Lot 2
Dunning Elizabeth Ann			
Bucaria Joan K	Sassi Steven	Dreher Township	
	Sassi Beverly		Lot 2
U S Bank National Association Tr By Af	Wedemeyer Sheldon III	Paupack Township	
Wells Fargo Bank Af			Lot 383
Branning Debra Jean	Branning Nicholas	Mount Pleasant Township	Parcel 6
Smith Patricia By Sheriff	Beneficial Consumer Discount Co	Manchester Township	
Smith Donald E By Sheriff	Beneficial Mortgage Co Of Pa		
Wirth Nancy S Exr	Vargas Cesar A	Salem Township	
Polay Janet S Est			Lot 786
Housing & Urban Development	Szaboova Adriana	Lake Township	Lot 569

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Sague David By Sheriff	Federal National Mortgage Association	Hawley Borough	Lot 11
Delaware Hills Hunting & Fishing Club Inc	Delaware Hills Hunting & Fishing Club Inc	Buckingham Township	
Fawcett Richard J	Vitrano Paul I	Lake Township	
Fawcett Patricia M	Vitrano Janet M		Lot 1844
Carter Brigitte	Rehm Bruce	Palmyra Township	
Giblin Brigitte	Rehm Karen		Lot 1
Killiany Kristina M	Killiany Gerald S	Salem Township	
Dommes Kristina M	Killiany Sheelah A		Lot 707
Mihalics James A	Mihalics James A	Lake Township	
Mihalics Grace D			Lot 3367
Nudd Robert F	Nudd Robert F Kossman Debra A	Damascus Township	
Kravetsky Gary N	Allen Robert W Jr	Preston Township	
Kravetsky Lois			
Ward Marie Est AKA	Crum Sylvia Ann	Damascus Township	
Ward Marie K Est AKA	Crum Wilbur		
Crum Sylvia Ann Exr			
Thol Marion H Exr			

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**June 27, 2012**

8:30 a.m.–4:30 p.m.

*General Practitioners Update*

5 hours substantive / 1 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.

Pre-register through [pbi.org](http://pbi.org).

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