

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ JULY 8, 2011 ★ Honesdale, PA ★ No. 17



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CASES REPORTED

John J. Devine and Linda Devine
v.
Association of Property Owners of the Hideout, Inc.

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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.



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

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

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in 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
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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

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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Patricia Biondo

COURT OPINION

Edited and summarized by Ronnie Fischer, Esq.

John J. Devine and Linda Devine

v.

Association of Property Owners of the Hideout, Inc.

Docket No. 617 - D.R. - 2009

Attorney for plaintiffs John J. Devine and Linda Devine : Tammy Lee Clause, Esq.
Attorney for defendant Assoc. of Property Owners of the Hideout: Patricia Fecile-Moreland, Esq.

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

Summary of the Case

This case came before the Court on a petition filed by the plaintiffs requesting injunctive relief. Specifically, the plaintiffs, who own property in the development known as the Hideout, sought to enjoy the Hideout Property Owners' Association ("the Hideout") from constructing and using an emergency access road on a parcel adjoining the plaintiffs' lot. This lawsuit was initiated in 2010; since then, plaintiff John Devine passed away, and the Hideout completed construction on the emergency access road. With the issue of whether to enjoin construction of the emergency access road made moot, the Court focused on whether Mrs. Devine met her burden of proof for the Court to enjoin the Hideout from using the emergency access road.

The lot next to Mrs. Devine's was initially purchased by the Hideout at a sheriff sale in 2007. At the time of this purchase, it was an unimproved lot. In January of 2008, the Hideout conveyed this lot to itself as a "green area" lot. This conveyance was made subject to the general Declaration of Protective Covenants for the Hideout, as well as certain restrictions pertaining to "green areas," namely that the lot may not be sold by the Hideout, may not be built upon except for common area facilities, and must only be used for the common good of the development and its property owners. The relevant restrictive covenants for the Hideout prohibit nuisances on any lot, limit access to any lot on the development's perimeter to designated roads within the development, and restrict improvements on lots to single-family dwellings and outbuildings.

In March of 2010, the Hideout began constructing a 120-foot-long roadway on the lot, which roadway runs from Windemere Lane (located in the Hideout) to Township Road 362 (Miller Road). The roadway is secured by a gate where the road meets Miller Road and is designated as being for "Emergency Vehicle Use Only." While Mrs. Devine expressed concerns about use of the roadway producing noise, light and dust and creating safety issues for children playing nearby, the Court noted that at the time of the

preliminary injunction hearing, the roadway had been used only once, by emergency personnel. Salem Township does not permit the Hideout the use the roadway for construction vehicles. While other vehicles could use the roadway, these vehicles would be unable to exit onto Miller Road because of the gate.

Mrs. Devine admitted, during her testimony, that the subject roadway is beneficial to the community, as it was constructed to create access for emergency vehicles to Windemere Lane. Specific testimony was presented with respect to the Ledgedale Fire Department, as being able to use the subject roadway would shave up to six minutes off the driving time of Ledgedale Fire Department vehicles responding to that area of the Hideout. The fire chief himself recalled a previous incident in which he and another firefighter ran through the woods from Miller Road in an effort to get to a fire on Windemere Lane more quickly.

The Court began its Discussion by reciting the standard applicable to a request for preliminary injunctive relief, which requires the plaintiff to prove (1) that relief is necessary to thwart immediate and irreparable harm, which harm cannot be remedied by damages, (2) that greater injury will likely result by refusing the injunction than by granting it, (3) that the injunction will restore the parties to the status quo as it existed immediately prior to the alleged wrongful conduct, (4) that the injunction is reasonably suited to abate the offending activity, and (5) that the plaintiff's right to relief is clear. The Court stated that it had no doubt that Mrs. Devine could establish the first, third and fourth requirements if she could show that the Hideout violated its own restrictive covenants with the usage of the subject roadway. The Court then noted that it construed the covenants in favor of the free and unrestricted use of property, and determined that the Hideout's construction of the roadway on the lot was consistent with the restrictive covenants, as well as for the common benefit of the community.

Because the Court did not find any violation of the restrictive covenants, the Court examined whether Mrs. Devine was able to otherwise establish irreparable harm. It concluded that she was not, as it reasoned that the roadway had been used only once at the time of the hearing, and that there was no particular harm that occurred from that singular usage. The Court further reasoned that if a home of one of Mrs. Devine's neighbors were to catch fire, noise and lights would ensue regardless of whether any emergency responders used the subject roadway or another road. The Court concluded that an emergency route is so beneficial to members of the Hideout that it outweighs any detriment, and denied her petition for injunctive relief.

One of the most interesting aspects of the Court's decision is its reference, in a footnote, to the federal case of *J.C. Penney & Co. v. Giant Eagle, Inc.*, 813 F.Supp. 360, *aff'd*, 995 F.3d 217 (W.D. Pa. 1992). It is clear by the Court's reference to this case that the Court believes that a violation of restrictive covenants constitutes irreparable harm that cannot be compensated by monetary damages. Also instructive is the Court's analysis of whether the plaintiff succeeded in proving irreparable harm in the absence of a violation of a restrictive covenant, as the Court found the plaintiff's concerns about increased light, noise and dust to be too speculative to support such a finding.

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 PATRICIA R. DICKSON
AKA PATRICIA DICKSON
Late of Berlin Township
Co-Executor
ROBERT S. DICKSON
PO BOX 28
BEACH LAKE, PA 18405
Co-Executor
SUZANNE BLACKMAN
8 SUMMIT ST.
NYACK, NY 10960
Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

6/24/2011 • 7/1/2011 • 7/8/2011

EXECUTRIX NOTICE

Estate of DORIS SUNDQUIST
AKA DORIS E. SUNDQUIST
Late of Staten Island, Richmond Co., NY
Executrix
CHRISTINE GIOVE
300 WINCHESTER AVE.
STATEN ISLAND, NY 10312

Attorney
MICHAEL D. WALKER
P.O. BOX 747
HAMLIN, PA 18427

6/24/2011 • 7/1/2011 • 7/8/2011

EXECUTOR NOTICE

Estate of THOMAS MAZZANNA
SR. AKA THOMAS MAZZANNA
AKA THOMAS M. MAZZANNA
AKA THOMAS M. MAZZANNA
SR.
Late of Damascus Township
Executor
GARY MAZZANNA
115 OAK PLANTATION DR.
RIDGELAND, SC 29936
Attorney
NICHOLAS A. BARNA, ESQ.
831 COURT STREET
HONESDALE, PA 18431

7/8/2011 • 7/15/2011 • 7/22/2011

OTHER NOTICES

NOTICE OF FILING OF ARTICLES OF INCORPORATION

Pursuant to the General Associations Act of 1988, as amended, notice is hereby given that on June 14, 2011, Articles of Incorporation for Green Heat Group, Inc. were filed with the Department of State, Harrisburg, Pennsylvania, the said corporation being organized under the provisions of the Business

Corporation Law, General Associations Act of 1988, as amended. The purposes of the corporation are: To engage in and to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania Business Corporation Law, General Associations Act of 1988, as amended and supplemented, and to do all things and exercise all power, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania as amended and supplemented.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

7/8/2011

NOTICE

TAKE NOTICE THAT a Certificate of Organization was filed with the Department of State. The name of the Limited Liability Company is Medical Prevention of the United States L.L.C. This Limited Liability Company has been organized under the provision pursuant to 15 Pa. C.S. 8913.

NICHOLAS A. BARNA, ESQUIRE
831 Court Street
Honesdale, PA 18431

7/8/2011

**IN RE: PETITION FOR
CHANGE OF NAME
OF L. R. M.-M.**

Case No.: 420 - Civil - 2011
Wayne County Court of Common
Pleas

Notice that: On June 27, 2011, a petition was filed to change the name of minor child Liam Raymond Miller-McDonough to Liam Raymond Miller. The Court has scheduled a hearing on the petition, at which time interested parties may appear and show cause, if any, why the petition should not be granted. This hearing is scheduled for August 10, 2011 at 10:15 a.m. in Courtroom No. 2 of the Wayne County Courthouse, Honesdale, PA.

Counsel for petitioner:
Bugaj/Fischer
P.O. Box 390
Honesdale, PA 18431

7/8/2011

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
JULY 20, 2011**

By virtue of a writ of Execution First Savings Bank of Perkasio 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 July, 2011 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 MESSUAGE, piece or parcel of land situate in the Township of Dreher, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the common corner of Lot 10 and Lot 11, said corner being in the centerline of Country Lane; THENCE along Lot 10, North 48 degrees 56 minutes 04 seconds West, 570.33 feet to a corner; THENCE along Lot 9, North 17 degrees 30 minutes 00 seconds East, 386.04 feet to a corner in the line of lands now or formerly of Madeline Beierle; THENCE along the lands now or formerly of Madeline Beierle, South 84 degrees 51 minutes 05 seconds East 364.65 feet to a corner; THENCE along Lot 12, South 12 degrees 00 minutes 01 seconds East 611.62 feet to a corner in the centerline of Country Lane; THENCE along the centerline of Country Lane following a curve to the left with a radius of 300.00 feet an arc distance of 213.36 feet to the point and place of BEGINNING.

COMPRISING within said boundaries Lot Number 11 as shown on a certain plan of lots on

the lands of the grantor herein.

BEARINGS of the magnetic meridian and CONTAINING 6.61 acres of land be the same more or less.

EXCEPTING AND RESERVING subject to private road purposes that portion of the right of way of Country Lane along the southeasterly side of the above described premises.

ALSO EXCEPTING AND RESERVING the right of way of the Pennsylvania Power and Light Company whose power lines run over and across the above described premises.

TOGETHER with access to a public road in accordance with an Easement Agreement dated August 19, 1987, recorded October 27, 1987 in the Recorder of Deeds Office in and for Wayne County, Pennsylvania in Deed Book 476, Page 342, providing access over roads shown on the Plan of Subdivision recorded in Plat Book 91, page 5, namely over Country Lane leading to the public road.

BEING THE SAME PREMISES which Steven Donald Dalrymple by Deed dated May 14, 2004, and recorded on May 24, 2004 in Wayne County Deed Book 2505, Page 232, et seq., granted and conveyed unto Steven D. Glasson and Jennifer A. Glasson.

PROPERTY ADDRESS BEING:
11 COUNTRY LANE,

NEWFOUNDLAND, PA 18445

Improvements: SINGLE FAMILY
DWELLING

Seized and taken in execution as
Steven D. Glasson 114 Austin
Avenue WILKES BARRE PA
18705

Jennifer A. Glasson 114 Austin
Avenue WILKES BARRE PA
18705

Execution No. 33-Civil-2011
Amount \$257,066.37 Plus additional

May 10, 2011
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.

Jeffrey G. Trauger, Esq.

6/24/2011 • 7/1/2011 • 7/8/2011

**SHERIFF'S SALE
JULY 20, 2011**

By virtue of a writ of Execution
Pennstar Bank, a Division of
N.B.T. Bank, 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 July, 2011 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 Salem
Township, Wayne County,
Commonwealth of Pennsylvania,
being all of Lot No. 2, as depicted
on a certain plot of lots of Lands of
Alfred & Maria Elena
PremutoLands of Alfred & Maria
Elena Premuto, as prepared by
Maka Survey Inc., Karl A.
Henning, P.L.S., recorded in
Wayne County Map Book Volume
82, Page 49, on December 16,
1994 and containing 1.264 acres

BEING THE SAME premises
conveyed to Alexander Rae and
Kathryn Rae, his wife, by virtue of
the Deed of Alfred C. Premuto and
Maria Elena Premuto, his wife,
dated June 29, 2004 and recorded
June 30, 2004 to Wayne County
Instrument No. 200400007231 or
Volume 2531, Page 116.

ADDRESS KNOWN AS : 1387
LEDGEDALE ROAD, LAKE
ARIEL, PA 18436

Seized and taken in execution as
Alexander Rae, a/k/a Alexander T.
Rae a/k/a Alexander T. Rae, Jr. 27
Red Hawk Drive WLE 1032
LAKE ARIEL PA 18436
Kathryn Rae a/k/a Kathryn M. Rae,
adult individuals and husband &
wife 27 Red Hawk Drive, WLE
LAKE ARIEL
PA 18436

Execution No. 807-Civil-2010
Amount \$20,785.86 Plus additional

May 10, 2011
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.**
Matthew E. Turowski Esq.

6/24/2011 • 7/1/2011 • 7/8/2011

**SHERIFF'S SALE
AUGUST 3, 2011**

By virtue of a writ of Execution
Deutsche Bank Nat'l. Trust Co., as
Trustee in Trust for the Benefit of
Certificateholders for Ameriquest
Mortgage Securities Trust 2005-
R5, Asset-Backed Pass-
Through Certificates, Series 2005-
R5 issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 3rd day of August,
2011 at 10:00 AM in the
Conference Room on the third
floor of the Wayne County
Courthouse in the Borough of
Honesdale the following property,

ALL THAT CERTAIN piece or
parcel of land lying, situate in the
Borough of Honesdale, County of
Wayne and State of Pennsylvania
bounded westward by the eastern
line of East Street northward by
land of Robert A. Smith; eastward
by Dyberry Creek and southward
by land of Graham Watts. Being
sixty-five feet and six inches in
front and rear.

TAX PARCEL #: 11-0-002-0093

**BEING KNOWN AS: 1715 East
Street, Honesdale, PA 18431
Seized and taken in execution as
James Kille 1715 East Street
HONESDALE PA 18431
Shirley Kille 1715 East Street
HONESDALE PA 18431**

Execution No. 212-Civil-2010
Amount \$123,851.61 Plus additional

May 13, 2011
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.**

Michael T. McKeever Esq.

7/8/2011 • 7/15/2011 • 7/22/2011

**SHERIFF'S SALE
AUGUST 3, 2011**

By virtue of a writ of Execution Wells Fargo Bank , 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 3rd day of August, 2011 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,

ALL THAT CERTAIN lot, piece or

parcel of land situate in the Township of Oregon, County of Wayne and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the centerline of State Route 1001 (S.R. 1001) formerly legislative Route #63032, said point being the southwesterly corner of Lot #18A and a common corner of lands of Carmille Morabito as shown on maps hereinafter referred to; thence along the centerline of S.R. 1001, North 41 degrees 44 minutes 24 seconds East fifty-three and sixty-one one-hundredths (53.61) feet to a point; thence continuing along the centerline of S.R. 1001, North 50 degrees 16 minutes 33 seconds East one hundred seventy-one and thirteen one-hundredths (171.13) feet to a point, being a junction of said road with Horseshoe Drive; thence leaving the centerline of S.R. 1001, and along the southwesterly right-of-way of Horseshoe Drive, South 52 degrees 58 minutes 48 seconds East six hundred eighty-three and three one-hundredths (683.03) feet to an iron pin corner in the Division Line between Lot No. 2A and Lot 2B of the Michael F. Funaro Subdivision; thence leaving the southwesterly right-of-way line of Horseshoe Drive and along said Division Line, South 59 degrees 16 minutes 7 seconds West two hundred thirty-seven and seventy one-hundredths (237.70) feet to an iron pin corner in line of lands of the aforementioned Carmille Morabito; thence along said lands, North 52 degrees 58 minutes 48 seconds West

six hundred thirty-six and sixty-one one-hundredths (636.61) feet to the place of BEGINNING.

CONTAINING 3.348 acres of land, be the same, more or less.

BEING comprised of part of Lot #16 on Map of Carley Brook View of Royal Star, Inc. dated March 1972 and recorded in Wayne County Map Book 18, at Page 162, part of Lot #18A on Map of Carley Brook View Re-Subdivision dated June 21, 1988 and recorded in Wayne County Map Book 64, at Page 69, part of Lot No. 2 as shown on Plan titled 'Final Subdivision Plan, Lands of Barbara E. Funaro, Oregon Township, Wayne County, Pennsylvania', dated August 20, 1998 and recorded in Wayne County Map Book 90, at Page 38

and all of Lot No. 2A as shown on Plan titled 'Final Subdivision Plan, Lands of Michael F. Funaro, Oregon Township, Wayne County, Pennsylvania.

The premises are conveyed under and subject to such easements for public utility purposes as may affect the premises, as physically situate on such premises or as recorded in Wayne County, Pennsylvania.

UNDER AND SUBJECT to the use of said roadway in common with other lot owners in Carley Brook View Development and granting and conveying to the Grantees, their heirs and assigns the right to use of roadway known as Horseshoe Drive.

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ALSO conveying to the Grantees, their heirs and assigns, the Grantors' undivided interest in Horseshoe Drive, which is bounded and described as follows:

BEING a roadway known as Horseshoe Drive and being fifty (50) feet wide and approximately 5,000 feet in length extending from its northern terminus with Pennsylvania Legislative Route #63032 and ending at its southern terminus with said Pennsylvania Legislative Route; said roadway is shown on

instituted by:

viz:

map of land of the former Grantor known as Carley Brook View, which map is recorded in Wayne County Map Book 18 at Page 162, dated March, 1972.

UNDER AND SUBJECT to the covenants and restrictions as set forth in Wayne County Deed Book 500 at Page 731.

TITLE TO SAID PREMISES VESTED IN Jason Newbon and Karen Newbon, his wife, by Deed from Sergio P. Sardinha, dated 02/05/2005, recorded 02/14/2005 in Book 2711, Page 53.

Seized and taken in execution as Jason Newbon 20 Horseshoe Drive a/k/a 18A, Horseshoe Dr. HONESDALE PA 18431 Karen Newbon 20 Horseshoe Drive a/k/a 18A, Horseshoe Dr. HONESDALE PA 18431

The Public Defender's Office of Wayne County has an anticipated opening for a part time public defender beginning August of 2011. Applicants must be members of the Pennsylvania Bar Association and qualified to practice criminal law. Please submit a résumé to the Wayne County Public Defender's Office, Wayne County Courthouse, 925 Court Street, Honesdale, Pennsylvania 18431 if interested. For further information please call (570) 253-5970 Ext. 2510.

Execution No. 978-Civil-2010
Amount \$153,457.91 Plus additional

May 16, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Daniel G. Schmieg Esq

7/8/2011 • 7/15/2011 • 7/22/2011

CIVIL ACTIONS FILED

FROM JUNE 11, 2011 TO JUNE 17, 2011
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2000-00115	ZABADY ENTERPRISES INC P	6/14/2011	JUDGMENT ON VERDICT	—
2000-00115	ELLEN MEMORIAL HEALTH CARE P CENTER	6/14/2011	JUDGMENT ON VERDICT	—
2000-00115	TRITE THOMAS A ADM./EST. CHARLES O BARTO, JR.	6/14/2011	JUDGMENT ON VERDICT	—
2000-00115	CHARLES O BARTO JR AND ASSOCIATES	6/14/2011	JUDGMENT ON VERDICT	—
2000-20282	SPERGER FRANK	6/15/2011	SATISFACTION	—
2000-20282	SPERGER CHRISTINE	6/15/2011	SATISFACTION	—
2004-20453	BABBITT CLAUDE	6/17/2011	SATISFACTION	—
2004-20453	ANDERSON JOAN	6/17/2011	SATISFACTION	—
2006-20621	QUALITY DESIGNER HOMES INC	6/13/2011	REIS WRITSCIREFACIAS	—
2006-20622	QUALITY DESIGNER HOMES INC	6/13/2011	REIS WRITSCIREFACIAS	—
2006-20623	QUALITY DESIGNER HOMES INC	6/13/2011	REIS WRITSCIREFACIAS	—
2006-20625	QUALITY DESIGNER HOMES INC	6/13/2011	REIS WRITSCIREFACIAS	—
2006-20626	QUALITY DESIGNER HOMES INC	6/13/2011	REIS WRITSCIREFACIAS	—
2008-00904	ALL JERSEY EXPRESS COMPANY	6/14/2011	WRIT OF EXECUTION	9,247.75
2008-00904	ABOYOUN LOUIS INDIVIDUALLY	6/14/2011	WRIT OF EXECUTION	9,247.75
2008-00904	DT BANK	6/14/2011	WRIT EXEC/GARNISHEE	9,247.75
2008-21071	WEAVER JAMIE	6/14/2011	SATISFACTION	—
2008-21902	BODISH KATHLEEN W	6/17/2011	SATISFACTION	529.84
2009-00793	BURANICH KRIS.TIE L	6/13/2011	DEFAULT JUDGMENT	5,803.83
2009-01108	WAGGLE KEVIN M P	6/17/2011	JDGMT BY COURT ORDER	—
2009-01108	WAGGLE LINDA ANN P	6/17/2011	JDGMT BY COURT ORDER	—
2009-01108	RUSSO SALVATORE P TRUSTEE	6/17/2011	JDGMT BY COURT ORDER	—
2009-20251	LEDGEDALE BBQ PIT & COUNTRY STORE	6/15/2011	SATISFACTION	—
2009-20942	FARRELL PATRICK M	6/13/2011	SATISFACTION	—
2009-20942	FARRELL SARAH P	6/13/2011	SATISFACTION	—
2010-00208	GIACOBBE DOMINIC J JR	6/14/2011	JUDGMENT OPENED	—
2010-00208	GIACOBBE DOMENIC J JR A/K/A	6/14/2011	JUDGMENT OPENED	—
2010-00208	GIACOBBE KAREN L	6/14/2011	JUDGMENT OPENED	—
2010-00568	WASCO INSURANCE	6/14/2011	JUDGMENT OPENED	—
2010-00683	DUBEY GREGORY	6/16/2011	WITHDRAW JUDGMENT	—
2010-00683	DUBEY GINA	6/16/2011	WITHDRAW JUDGMENT	—
2010-00773	SURPLICE SARA J	6/16/2011	VACATE JUDGMENT	—
2010-00773	SURPLICE JAMES V	6/16/2011	VACATE JUDGMENT	—
2010-00795	BING JONATHAN	6/13/2011	DEFAULT JUDG IN REM	156,907.76

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

2010-20351	DUNN RUTH	6/13/2011	SATISFACTION	—
2010-20876	JOYFUL NOISE CHILD LEARNING INC	6/13/2011	SATISFACTION	—
2010-21188	MILLER THOMAS	6/13/2011	SATISFACTION	—
2010-21188	MILLER THERESA	6/13/2011	SATISFACTION	—
2010-21980	KEARNS DEENA M	6/13/2011	SATISFACTION	—
2010-21995	CARRUBE JOSEPH A JR	6/13/2011	SATISFACTION	—
2010-21995	CARRUBE JENNIFER	6/13/2011	SATISFACTION	—
2011-00201	AIKEN BERNADETTE C	6/15/2011	DEFAULT JUDGMENT	3,904.24
2011-00255	EVANS HARRY C	6/13/2011	JUDGMENT IN EJECTMT	—
2011-00255	OCCUPANTS	6/13/2011	JUDGMENT IN EJECTMT	—
2011-00255	EVANS HARRY C	6/13/2011	WRIT OF POSSESSION	—
2011-00255	OCCUPANTS	6/13/2011	WRIT OF POSSESSION	—
2011-00262	BROWN EILEEN	6/13/2011	DEFAULT JUDGMENT	218,577.51
2011-00262	BROWN JONATHAN	6/13/2011	DEFAULT JUDGMENT	218,577.51
2011-00298	DOVIN JOSEPH P	6/13/2011	DEFAULT JUDG IN REM	116,755.27
2011-00302	BUDNOVITCH TIMOTHY	6/13/2011	DEFAULT JUDGMENT	97,201.36
2011-00302	BUDNOVITCH MICHELLE	6/13/2011	DEFAULT JUOGMENT	97,201.36
2011-20750	CARMODY SCOTT C	6/13/2011	TAX LIEN	632.18
2011-20750	CARMODY ERIN M	6/13/2011	TAX LIEN	632.18
2011-20751	MILLENIUM MOTORS	6/13/2011	TAX LIEN	2,026.00
2011-20752	UTEGG HARRY R	6/13/2011	TAX LIEN	460.44
2011-20753	SHELLYS FAMILY RESTAURANT INCORPORATION	6/13/2011	TAX LIEN	2,491.47
2011-20754	CHAPMAN JAMES D	6/13/2011	TAX LIEN	4,108.05
2011-20755	SPANKYS RESTAURANT INC	6/13/2011	TAX LIEN	634.88
2011-20756	SPANGENBERG STANLEY	6/13/2011	TAX LIEN	2,963.76
2011-20757	WELSH ROBERT JR	6/13/2011	TAX LIEN	9,345.42
2011-20758	DECKER ANTHONY C	6/13/2011	TAX LIEN	1,376.69
2011-20758	DECKER BONNIES	6/13/2011	TAX LIEN	1,376.69
2011-20759	SIEPIELA RONALD C	6/13/2011	TAX LIEN	775.13
2011-20760	MAREE SHANNON	6/14/2011	JP TRANSCRIPT	4,703.66
2011-20761	RUDY CHRISTINE E	6/14/2011	JP TRANSCRIPT	3,921.49
2011-20762	BASTARDO DANIEL A	6/14/2011	MUNICIPAL LIEN	535.14
2011-20762	CABRERA FABIOLA G	6/14/2011	MUNICIPAL LIEN	535.14
2011-20763	BACALLAO NISE F	6/14/2011	MUNICIPAL LIEN	532.94
2011-20763	COLON ALBANELA	6/14/2011	MUNICIPAL LIEN	532.94
2011-20764	GAGE DEVERY R	6/14/2011	MUNICIPAL LIEN	535.14
2011-20764	GAGE JUDITH A SCOTT	6/14/2011	MUNICIPAL LIEN	535.14
2011-20764	SCOTT JUDITH A GAGE	6/14/2011	MUNICIPAL LIEN	535.14
2011-20765	GAGE DEVERY R	6/14/2011	MUNICIPAL LIEN	535.14
2011-20765	SCOTT JUDITH A GAGE	6/14/2011	MUNICIPAL LIEN	535.14
2011-20765	GAGE JUDITH A SCOTT	6/14/2011	MUNICIPAL LIEN	535.14
2011-20766	KIVLEN JOSEPH III	6/14/2011	MUNICIPAL LIEN	550.54
2011-20766	KIVLEN JOANNE	6/14/2011	MUNICIPAL LIEN	550.54
2011-20767	PRESTOSH MICHAEL H	6/14/2011	MUNICIPAL LIEN	1,522.94
2011-20767	PRESTOSH DAVID J	6/14/2011	MUNICIPAL LIEN	1,522.94
2011-20768	AMEREX INVESTMENT CORP	6/14/2011	MUNICIPAL LIEN	535.14
2011-20769	BBL OF DELAWARE INC	6/14/2011	MUNICIPAL LIEN	647.34
2011-20770	BBL OF DELAWARE INC	6/14/2011	MUNICIPAL LIEN	645.14

2011-20771	EAST COAST PROPERTY GROUP LLC	6/14/2011	MUNICIPAL LIEN	535.14
2011-20772	EAST COAST PROPERTY GROUP LLC	6/14/2011	MUNICIPAL LIEN	535.14
2011-20773	L&B MORGAN INC	6/14/2011	MUNICIPAL LIEN	561.54
2011-20774	CHIANG CHIM CHIM	6/14/2011	MUNICIPAL LIEN	535.14
2011-20775	LEGEN ROUX LLC	6/14/2011	MUNICIPAL LXEN	535.14
2011-20776	LOBOLITO INC	6/14/2011	MUNICIPAL LIEN	1,553.74
2011-20777	LOBOLITO XNC	6/14/2011	MUNICIPAL LIEN	1,648.34
2011-20778	MATCHINGDONORS.COM INC	6/14/2011	MUNICIPAL LIEN	563.74
2011-20779	VISIONQUEST INVESTMENTS LLC	6/14/2011	MUNICIPAL LIEN	561.54
2011-20780	ADESULU IYINOLA	6/14/2011	MUNICIPAL LIEN	546.14
2011~20781	AVSHAYEV GHENGIS	6/14/2011	MUNICIPAL LIEN	535.14
2011-20782	CURLEY REBECCA L	6/14/2011	JUDGMENT	2,060.00
2011-20783	MATERN LORRAXNE	6/14/2011	JP TRANSCRIPT	939.22
2011-20784	FIGUEROA JOSE M	6/14/2011	JP TRANSCRIPT	4,805.11
2011-20785	ROBINSON CARL H JR	6/15/2011	STATEMENT OF LIEN	353.49
2011-20785	ROBINSON ANDREA L	6/15/2011	STATEMENT OF LIEN	353.49
2011-20786	CARDIELLO JOHN F	6/15/2011	STATEMENT OF LIEN	611.11
2011-20786	PETTO JANVIER	6/15/2011	STATEMENT OF LIEN	611.11
2011-20787	WEIKEL DELMAR E	6/15/2011	STATEMENT OF LIEN	695.44
2012-20788	SANTHA JOSEPH IMRE	6/15/2011	STATEMENT OF LIEN	265.62
2011-20788	ZELMAN MADDALENA	6/15/2011	STATEMENT OF LIEN	265.62
2011-20789	BARRY JASON	6/15/2011	FEDERAL TAX LIEN	37,242.78
2011-20790	FERRARI KATHLEEN	6/15/2011	MUNICIPAL LIEN	501.26
2011-20791	BECKER RAYMOND E	6/15/2011	MUNICIPAL LIEN	744.24
2011-20791	BECKER NANCY E	6/15/2011	MUNICIPAL LIEN	744.14
2011-40058	NOVACK THOMAS J OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40058	NOVACK APRIL L OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40058	SUPERIOR WALLS CONTRACTOR	6/13/2011	WAIVER OF LIENS	—
2011-40058	ADVANCED CONCRETE BY CONTRACTOR	6/13/2011	WAIVER OF LIENS	—
2011-40059	NOVACK THOMAS J OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40059	NOVACK APRIL L OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40059	COLEMAN ELECTRIC CONTRACTOR	6/13/2011	WAIVER OF LIENS	—
2011-40060	NOVACK THOMAS J OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40060	NOVACK APRIL L OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40060	KEN COUTTS EXCAVATING CONTRACTOR	6/13/2011	WAIVER OF LIENS	—
2011-40061	NOVACK THOMAS J OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40061	NOVACK APRIL L OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40061	F/J HESS & SONS INC CONTRACTOR	6/13/2011	WAIVER OF LIENS	—
2011-40062	NOVACK THOMAS J OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40062	NOVACK APRIL It OWNER P	6/13/2011	WAIVER OF LIENS	—
2011-40062	STONE MILL LOG HOMES CONTRACTOR	6/13/2011	WAIVER OF LIENS	—

2011-40063	NOVACK THOMAS J OWNER	P	6/13/2011	WAIVER OF LIENS	—
2011-40063	NOVACK APRIL I, OWNER	P	6/13/2011	WAIVER OF LIENS	—
2011-40063	JACK ZIEGLER WELL DRILLING INC CONTRACTOR		6/13/2011	WAIVER OF LIENS	—
2011-40064	NOVACK THOMAS J OWNER	P	6/13/2011	WAIVER OF LIENS	—
2011-40064	NOVACK APRIL L OWNER	P	6/13/2011	WAIVER OF LIENS	—
2011-40064	CASSEL BUILDING CONTRACTORS		6/13/2011	WAIVER OF LIENS	—
2011-40065	PIMA VINCENT J OWNER	P	6/13/2011	STIP VS LIENS	—
2011-40065	DIMA SANDRA M OWNER	P	6/13/2011	STIP VS LIENS	—
2011-40065	RIDGEFIELD HOMES LLC CONTRACTOR		6/13/2011	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00396	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	6/13/2011	—
2011-00396	HANDL JUDY A	DEFENDANT	6/13/2011	—
2011-00398	DISCOVER BANK	PLAINTIFF	6/14/2011	—
2011-00398	NOVAJOSKY JOHN J	DEFENDANT	6/14/2011	—
2011-00400	FIA CARD SERVICES	PLAINTIFF	6/14/2011	—
2011-00400	ZINTEL GERALD C	DEFENDANT	6/14/2011	—
2011-00405	AMERICAN EXPRESS BANK FSB	PLAINTIFF	6/16/2011	—
2011-00405	ALOUACHE ATMANE	DEFENDANT	6/16/2011	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00407	CHILMONIK WADE J PLAINTIFF/APPELLANT	PLAINTIFF	6/17/2011	—
2011-00407	PASLAWSKY MARGARET DEFENDANT/APPELLEE	PLAINTIFF	6/17/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00399	US BANK NATIONAL ASSOCIATION	PLAINTIFF	6/14/2011	—
2011-00399	PENNSYLVANIA HOUSING FINANCE TRUSTEE FOR	PLAINTIFF	6/14/2011	—
2011-00399	FRANK JULIA A	DEFENDANT	6/14/2011	—
2011-00401	NATIONSTAR MORTGAGE	PLAINTIFF	6/14/2011	—
2011-00401	JOHNSON CANDICE	DEFENDANT	6/14/2011	—
2011-00403	FANNIE MAE	PLAINTIFF	6/15/2011	—
2011-00403	FEDERAL NATIONAL MORTGAGE ASSO	PLAINTIFF	6/15/2011	—
2011-00403	MCDEVITT THOMAS	DEFENDANT	6/15/2011	—
2011-00403	MCDEVITT THERESA	DEFENDANT	6/15/2011	—
2011-00406	BAC HOME LOANS SERVICING LP	PLAINTIFF	6/17/2011	—
2011-00406	COUNTRYWIDE HOME LOANS SERVICING LP F/K/A	PLAINTIFF	6/17/2011	—
2011-00406	LAROSA ANTHONY	DEFENDANT	6/17/2011	—
2011-00406	LAROSA BRIDGET ANN	DEFENDANT	6/17/2011	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00402	RENDENA SERVICES INC PLAINTIFF/APPELLEE	PLAINTIFF	6/15/2011	—
2011-00402	ANTONIOLLI HENRY W PLAINTIFF/APPELLEE	PLAINTIFF	6/15/2011	—
2011-00402	DEMASI GARY DEFENDANT/APPELLANT	DEFENDANT	6/15/2011	—
2011-00402	ALLSTATE PROPERTY & CASUALTY INS CO DEFENDANT/APPELLANT	DEFENDANT	6/15/2011	—
2011-00404	BIANCHI CYNTHIA	PLAINTIFF	6/15/2011	—
2011-00404	BIANCHI EDWARD	PLAINTIFF	6/15/2011	—
2011-00404	PROGRESSIVE SPECIALTY INSURANCE COMPANY	DEFENDANT	6/15/2011	—
2011-00404	PROGRESSIVE CASUALTY INSURANCE COMPANY	DEFENDANT	6/15/2011	—
2011-00404	PROGRESSIVE INSURANCE	DEFENDANT	6/15/2011	—
2011-00404	PROGRESSIVE D/B/A	DEFENDANT	5/15/2011	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00397	RIVERA DAWN A	PLAINTIFF	6/13/2011	—
2011-00397	LEEMAN INC	DEFENDANT	6/13/2011	—
2011-00397	BACKDRAFT RESTAURANT AND BAR D/B/A	DEFENDANT	6/13/2011	—
2011-00397	GLASSMAN LEE D	DEFENDANT	6/13/2011	—
2011-00397	HEINZ JAMES J	DEFENDANT	6/13/2011	—

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SALES REPORTED

Joseph Francisco, aka Joseph Francisco, Jr. et al, Plaintiffs
vs.
Newborn Exploration, LLC and
Southwestern Energy Production Company, Defendants



Court of Common Pleas
22nd Judicial District
The Hon. Raymond L. Bantili
President Judge
The Hon. Robert L. Conway
Senior Judge

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MORTGAGES AND DEEDS

*RECORDED FROM JUNE 27, 2011 TO JULY 1, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Habitat For Humanity Of Wayne County Pa Inc	Honesdale National Bank	Canaan Township	50,000.00
Shorten James R	Fidelity Deposit & Discount Bank	Salem Township	
Shorten Betty			126,750.00
Kelly Brian James AKA Kelly Brian J AKA Kelly Tara	Peoples Neighborhood Bank	Starrucca Borough	112,000.00
Diehl Joshua F	Dime Bank	Lake Township	55,000.00
Kandrovy Joseph R	Wyoming County School Employees Federal	Bethany Borough	
Kandrovy Patricia A			42,175.00
Duffy Mary T By Af Duffy Raymond P By Af Crocenelli Mark J Af	I N G Bank	Berlin Township	60,000.00
Resti Patrick J	Mortgage Electronic Registration Systems	Honesdale Borough	145,350.00
Chesseri Roy J	Wachovia Bank	Paupack Township	61,505.66
Wood Florence	Mortgage Electronic Registration Systems	Berlin Township	277,500.00
Wood Florence	Housing & Urban Development	Berlin Township	277,500.00
Seven One One Jimlin	First National Bank Of Pa	Clinton Township	395,000.00
Seven One One Jimlin	First National Bank Of Pa	Texas Township	395,000.00
Gabrielson Jessica Sutton Donald A	Dime Bank	Paupack Township	256,000.00
Blit Janet	Mortgage Electronic Registration Systems	Lake Township	58,500.00
Rowles John F	Honesdale National Bank	Mount Pleasant Township	
Rowles Earleine F			120,000.00
Taraschuk Patrick Taraschuk Betty Ann	Honesdale National Bank	Damascus Township	50,000.00
Highhouse Lawrence H	Honesdale National Bank	Oregon Township Oregon & Dyberry Twps Dyberry Township Dyberry & Oregon Twps	
Hecker William E Hecker Anita M	J P Morgan Chase Bank	Salem Township	150,000.00
Noble Lane	Dime Bank	Bethany Borough	1,000,000.00
Noble Lane	Dime Bank	Bethany Borough	600,000.00

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

Traynor Jan Marie	Honesdale National Bank	Oregon Township	
Traynor Robert P			50,000.00
Clemon Raymond R	Honesdale National Bank	Clinton Township	
Clemon Patricia A			6,100.00
Quill Robert J	Wells Fargo Bank	Lake Township	105,600.00
Pavlicek John A Jr	Mortgage Electronic Registration Systems	Sterling Township	
Pavlicek Laura M			103,479.00
Pavlicek John A Jr	Mortgage Electronic Registration Systems	Sterling Township	
Pavlicek Laura M			43,142.14
Miller Donna Marie Brady	P S E C U	Honesdale Borough	
Miller Michael M			39,000.00
Pizzuti Mark J	P S E C U	Lehigh Township	
Pizzuti Sandy L			10,000.00
Branning Terrence A Jr	Mortgage Electronic Registration Systems	Damascus Township	194,085.00
Hulich Partners	Dime Bank	Berlin Township	50,000.00
Hulich Partners	Dime Bank	Berlin Township	84,000.00
Hulich Partners	Dime Bank	Honesdale Borough	84,000.00
Loscig Harland L	Dime Bank	Cherry Ridge Township	
Loscig Valerie J			75,000.00
Loscig Harland L	Dime Bank	Cherry Ridge Township	
Loscig Valerie J			125,000.00
Hook Dennis	Dime Bank	Palmyra Township	70,000.00
Nouri Elena	Dime Bank	Honesdale Borough	
Nouri Homayun			25,000.00
Badgley Christina Johanna	Dime Bank	Damascus Township	
Badgley Drew George William			16,640.00
OShaughnessy James	Wayne Bank	Honesdale Borough	
OShaughnessy Donna			65,000.00
Edlind Daniel F	Wayne Bank	Paupack Township	
Edlind Janet			50,000.00
Jantz Robert J	Tobyhanna Army Depot Federal Credit Union	Dreher Township	
Jantz Karen E			43,200.00
Lalor Joan	Pennstar Bank	Lake Township	64,000.00
Henry Robert	Metlife Home Loans	Hawley Borough	226,500.00
Henry Robert	Housing & Urban Development	Hawley Borough	226,500.00
McCane Carl IV	Mortgage Electronic Registration Systems	Lake Township	101,554.00
Delgadoschutzman Jo Ann	Mortgage Electronic Registration Systems	Paupack Township	
Schutzman Jo Ann Delgado			106,000.00
Schutzman Amanda N			
Schepperley Earl			
Babbitt Claude P	E S S A Bank & Trust	Paupack Township	91,500.00
Brennan Paula M	Dime Bank	Clinton Township 2	70,000.00
Larkin Lizeth I	Mortgage Electronic Registration Systems	Paupack Township	68,000.00

Knapp James H	Honesdale National Bank	Mount Pleasant Township	
Knapp Maria W			57,000.00
Costa Joseph G	P C Consulting Inc Defined Benefit	Damascus Township	
Larusso Jeanette			213,293.00
ORourke Timothy	Honesdale National Bank	Salem Township	
ORourke Peter J			58,000.00
Burkhard Dale	Bank Of America	Paupack Township	
Burkhard Caroline			172,000.00
Shanley Michael J	Mortgage Electronic Registration Systems	Damascus Township	
Shanley Jacqueline M			85,500.00
Hawley Silk Mill	Dime Bank	Hawley Borough	800,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Natali Marie	Habitat For Humanity Of Wayne County Pa Inc	Canaan Township	Lot 6
McCartney Carol A	McCartney Paul R McCartney Robert R	Clinton Township 2	
Kretzschmar Charles Kretzschmar Kathryn	Kretzschmar Kathryn	Lake Township	Lot 3817
Wilson Lewis Exr Koehler William G Est	Seven One One Jimlin	Clinton Township 1	
Johannes Kevin Exr Brawdy Susan Exr Johannes William F Est	Johannes Kevin Brawdy Susan Johannes Eric	Cherry Ridge Township	
Johannes Kevin Exr Brawdy Susan Exr Johannes William F Est	Johannes Kevin Brawdy Susan Johannes Eric	Cherry Ridge Township	
Johannes Kevin Exr Brawdy Susan Exr Johannes William F Est	Johannes Kevin Brawdy Susan Johannes Eric	Cherry Ridge Township Cherry Ridge South Canaan Twps South Canaan Township South Canaan Cherry Ridge Twps	
Kelly Brian James Kelly Tara	Kelly Brian James Kelly Tara	Starrucca Borough	
Faliski Betty Jean	Faliski Betty Jean	Lebanon Township Faliski Charles A III	
Land Liquidator L L C	Trevino Sonia P	Sterling Township	
Land Liquidator One L L C	Fullmer Steven Fullmer Christopher Fullmer Samantha	Lehigh Township	
Wallenpaupack Lake Estates Property Owners	Tibus Steven Tibus Linda	Paupack Township	Lot 342
Garritt Howard Jacob II Est Garritt Raymond H Exr Garritt Howard J III Exr	Spotts Peggy	Lehigh Township	

Garritt Howard Jacob II Est	Spotts Peggy	Lehigh Township	
Garritt Raymond H Exr			
Garritt Howard J III Exr			
Cummings Harold W	Cummings James P	South Canaan Township	
Cummings Louise A By Af			
Cummings Craig W Af			
Womer Maria Reakes	Schantzenbach Wayne R	Lehigh Township	
	Schantzenbach Janet		Lot 23
Redner Ronald	Diehl Joshua F	Lake Township	
Redner Kathleen			Lot 2
Emersonn Allen	Borrelli Christopher	Lake Township	
Fazio Maria	Borrelli Alexa		
Emersonn Maria			
Guanzini Luce Exr	Guanzini Luce	Dyberry Township	
Guanzini Louise Est AKA			Lot 404
Roney Louise Holbert Guanzini Est AKA			
Kiehart Janet	Seltzer Scott	Clinton Township 2	
Waxler Jerry	Seltzer Christopher		Lot A
Gonzalez Sandra	Resti Patrick J	Honesdale Borough	
Rogan Sandra Gonzalez			
Velluzzi Richard J	Velluzzi Richard J	Manchester Township	
Velluzzi Margaret E	Velluzzi Margaret E		Lot 304
Jeffrey David J Jr	Gabrielson Jessica	Paupack Township	
Jeffrey Samantha J	Sutton Donald A		Lot 101
Deutsche Bank National	Campbell Patricia		
Trust Company Tr	Campbell Terence	Lake Township	
American Home Mortgage			Lot 1037
Servicing			
Gillette Robert	Warninger Bruce D	Waymart Borough	
Gillette Domenica			
Seana Sheila			
Gillette Maria			
Fuchs Michael H Est AKA	Fuchs Amanda E	Honesdale Borough	
Fuchs Michael Est AKA			
Fuchs Amanda E Adm			
Petrou Gundela	Valentino Lorenzo	Lake Township	
	Valentino Vincenza		Lot 3715
Chopyak Naomi Exr	Saleem Mohammad	Salem Township	
Chopyak Mary Ann Rose Est AKA			
Chopyak Mary Ann Est AKA			
Saleem Mohammad			
Hughes Edward	Fedor Frank J	Manchester Township	
Hughes Edward Jr			
Hughes David			
Hughes Kim			
Serdio Evelyn Fedor			
Pelick Lynn Fedor			
Fedor Frank J			

Flood Tara B	Schofield Marjorie O	Clinton Township 1	
Flood Emma K			
Flood Sarah E			
Anderson Lydia By Sheriff	Federal National Mortgage Association	Lake Township	
Anderson Arthur J By Sheriff			Lot 827
Renda Irmajean	Renda Eugene L	Salem Township	Lot 420 2
Renda Irmajean	Renda Eugene L	Lehigh Township	
Pa Commonwealth	Canaan Bible Chapel	South Canaan Township	
Department Of Conservation & Natural			
Canaan Bible Chapel	Pa Commonwealth	South Canaan Township	
	Department Of Conservation & Natural		
P C Realty Inc	Noble Lane	Bethany Borough	
Hunt Roger	Hunt Roger	Oregon Township	
Hunt Patricia	Hunt Patricia		
Hunt Roger	Hunt Roger	Oregon Township	
Hunt Patricia	Hunt Patricia		
Noonan William B	Quill Robert J	Lake Township	
Noonan Josephine			Lot 2772
Jezerack Barbara A	Jezerack Michael B	Canaan Township	
Citizens Savings Bank	Piper Creek Inc	Honesdale Borough	Lot 4
Palko Scott	Mccane Carl Iv	Lake Township	
Hoefer Bianca			
Dramisino Angelo	Todd Brian	South Canaan Township	
Dramisino Ellen	Todd Bridget		Lot 3
Sedlock Frank	Delgadoschutzman Jo Ann	Paupack Township	
Sedlock Irene	Schutzman Jo Ann Delgado		Lot 13
	Schutzman Amanda N		
	Schepperley Earl		
Brennan Jerome P	Brennan Paula M	Clinton Township 2	
Brennan Paula M			Lot 3
Italiano John J	Italiano John J	Paupack Township	
Italiano Loretta L	Italiano Loretta L		Lot 4
Italiano Richard	Italiano Richard		
Italiano Diane	Italiano Diane		
Descalzi Stephen	Descalzi Stephen		
Descalzi Dana	Descalzi Dana		
Italiano John J	Italiano John J	Paupack Township	
Italiano Loretta L	Italiano Loretta L		Lot 4a
Italiano Richard	Italiano Richard		
Italiano Diane	Italiano Diane		
Descalzi Stephen	Descalzi Stephen		
Descalzi Dana	Descalzi Dana		
Rosadio Dennis J II	Gonzalez Jason	Lehigh Township	
Quintero Gabriel Arturo	Gomez Darcy Kane	Sterling Township	
	Gomez Yeny F Murillo		Lot 40
	Murillogomez Yeny F		
Bull Milan C AKA	Bull Milan G	Clinton Township 1	
Bull Milan G AKA	Bull Cathy 0	Clinton 1 & Mt Pleasant Twps	
Bull Cathy 0		Mount Pleasant Township	
		Mt Pleasant & Clinton 1 Twps	

Gimenez James M AKA	Gimenez James M Tr	Lebanon Township	
Gimenez James M Sr AKA	Gimenez Jo Ann Tr Gimenez Family Trust		
ORourke Peter J	ORourke Peter J	Salem Township	
ORourke Timothy			Lot 75r
Krempasky Florence K	B & B Dodge Inc	Honesdale Borough	
Hanson Ronald	Pavlosky Joseph M	Paupack Township	
	Pavlosky Patricia A		Lots 8 & 9
Chapman Christopher J	Chapman Christopher J	Lake Township	
Chapman Claudine J			
Collazo Claudine J			
Waxman Richard A	Shanley Michael J	Damascus Township	
Brown Karen Ruth	Shanley Jacqueline M		Lots 2 & 3
Noble Donald S	Noble Shirley B	Honesdale Borough	
Noble Shirley B			
Noble Donald S	Noble Shirley B	Honesdale Borough	
Noble Shirley B			
Noble Donald S	Noble Shirley B	Berlin Township	
Noble Shirley B			

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July 12, 2011

9:00 a.m.–1:30 p.m.

Intimate Partners, Legal

Strangers: A Guide

for Representing

Unmarried Couples

4 hours substantive/

0 hour ethics

August 16, 2011

9:00 a.m.–12:30 p.m.

PA's New Adoption Amendments

2 hours substantive/

1 hour ethics

August 22, 2011

9:00 a.m.–1:30 p.m.

Fundamentals of Insurance Law

3 hours substantive/

1 hour ethics

Registration begins 8:45 a.m. for all courses, unless otherwise noted.

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