

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JULY 20, 2012 ★ Honesdale, PA ★ No. 19



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## CASES REPORTED

ORDER AMENDING RULE 541 OF  
THE RULES OF CRIMINAL PROCEDURE

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

##### *One time Insertions*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Scott Bennett, Esq.

#### *Commissioners*

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Wendall R. Kay  
Jonathan Fritz

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Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

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Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**RULES OF CRIMINAL PROCEDURE**

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**ORDER AMENDING RULE 541 OF THE RULES OF CRIMINAL PROCEDURE**

**ORDER**

AND NOW, this 26th day of April 2012, upon the recommendation of the Criminal Procedural Rules Committee; the proposal having been published before adoption at 40 Pa.B. 5900 (October 16, 20120), and in the Atlantic Reporter (Third Series Advance Sheets, Vol. 3), and a Final Report to be published with this Order:

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Pennsylvania Rule of Criminal Procedure 541 is amended in the following form.

This Order shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective in 180 days.

Annex A

Title 234. Rules of Criminal Procedure  
Chapter 5. Pretrial Procedures in Court Cases  
Part D. Proceedings in Court Cases Before Issuing Authorities

Rule 541. Waiver of Preliminary Hearing.

(A) The defendant who is represented by counsel may waive the preliminary hearing at the preliminary arraignment or at any time thereafter.

**(1) The defendant thereafter is precluded from raising the sufficiency of the Commonwealth's *prima facie* case unless the parties have agreed at the time of the waiver that the defendant later may challenge the sufficiency.**

**(2) If the defendant waives the preliminary hearing by way of an agreement, made in writing or on the record, and the agreement is not accomplished, the defendant may challenge the sufficiency of the Commonwealth's *prima facie* case.**

(B) The defendant who is not represented by counsel at the preliminary hearing may not at that time waive the preliminary hearing.

(C) If the defendant waives the preliminary hearing and consents to be bound over to court, the defendant and defense attorney, if any, shall certify in writing that

**(1) the issuing authority told the defendant of the right to have a preliminary hearing, [and that]**

**(2) when represented by counsel, the defendant understands that by waiving the right to have a preliminary hearing, he or she is thereafter precluded**

**from raising challenges to the sufficiency of the *prima facie* case, and**

(3) the defendant voluntarily waives the hearing and consents to be bound over to court.

(D) Once a preliminary hearing is waived and the case bound over to the court of common pleas, if the right to a preliminary hearing is subsequently reinstated, the preliminary hearing shall be held at the court of common pleas unless the parties agree, with the consent of the common pleas judge, that the preliminary hearing be held before the issuing authority.

**(E) When the defendant waives the preliminary hearing, the case shall proceed as provided in Rule 543(C).**

**Comment**

Paragraph (A)(1) is intended to address the recurring issue that arises when a defendant waives the preliminary hearing in exchange for a *quid pro quo* benefit, such as a reduction in bail or withdrawal of charges, and thereafter, the defendant challenges the sufficiency of the Commonwealth's *prima facie* case through pre-trial means such as *habeas corpus* hearings. Furthermore, paragraph (C) recognizes that by waiving the preliminary hearing, the defendant and defense counsel are acknowledging that sufficient evidence exists to make out a *prima facie* case, and by prohibiting a subsequent and unwarranted challenge, promotes judicial economy.

Nothing in this rule is intended to preclude a waiver of the preliminary hearing by way of agreement in which both parties agree to the preservation of the defendant's ability to raise the sufficiency of the Commonwealth's *prima facie* case at a subsequent proceeding. Any such agreement must be in writing or made on the record. However, this provision is not intended to require the creation of a record in those proceedings before an issuing authority, such as a magisterial district judge, whose court is not one of record. In those situations, there would be no record unless a stenographer is available and any agreement would have to be in writing.

**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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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the Estate of Robin Joan Bressler a/k/a Robin Jill Bressler late of Wayne County, Pennsylvania, on July 13, 2012 to Robert Bressler. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE  
Attorney for the Estate

7/20/2012 • 7/27/2012 • 8/3/2012

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration CTA have been granted in the Estate of James E. Henry Jr. a/k/a James Edwin Henry, Jr. late of Wayne County, Pennsylvania, on July 13, 2012 to James Bressler. All persons

indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.

DAVID F. BIANCO, ESQUIRE  
Attorney for the Estate

7/20/2012 • 7/27/2012 • 8/3/2012

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**EXECUTORS'/EXECUTRIX'  
NOTICE**

Estate of **FRANCES V. WEISS**, late of Ellen Memorial, Texas Twp., Honesdale, Wayne County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present the same without delay to:

Jannette Warner  
10 Main Street

Apt. 206

Danbury, CT 06810

or the estate attorney, Viktor A.

Decker, III, 1719 N. Main St.,  
Honesdale, PA 18431.

7/13/2012 • 7/20/2012 • 7/27/2012

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**EXECUTOR NOTICE**

Estate of INES SAGAR  
Late of Honesdale Borough  
Executor

GARY GOODMAN  
7 KATIE LANE

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HONESDALE, PA 18431  
Attorney  
JAMES E. BROWN  
303 TENTH STREET  
HONESDALE, PA 18431

7/13/2012 • 7/20/2012 • 7/27/2012

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**ESTATE NOTICE**

Notice is hereby given, that Letters Testamentary have been granted to Blane Jon Nasveschuk, Executor of the Estate of Julia Kelinsky, late of Plymouth, Massachusetts who died on March 3, 2012. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Blane Jon Nasveschuk, c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

7/13/2012 • 7/20/2012 • 7/27/2012

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**EXECUTOR NOTICE**

Estate of NORA STEWART AKA NORA E. STEWART AKA NORA ELLA STEWART  
Late of Damascus Township  
Executor  
FREDERICK J. STEWART  
21 PHEASANT RUN LANE  
STRATHAM, NH 03885  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

7/6/2012 • 7/13/2012 • 7/20/2012

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**OTHER NOTICES**

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**LEGAL NOTICE**

Please take notice that the following Account has been filed with the Orphans' Court Division of the Court of Common Pleas of Wayne County, PA and will be presented for confirmation at audit on August 9, 2012 at 9:00 A.M. in Court Room #2, Wayne County Court House, Honesdale, PA: Fourth Intermediate Account of Stacy A. Quinn and Spencer L. Baird, III, Trustees of the Trust under Will of Cyrus D. Jones, Deceased, O. C. No. 170.

7/20/2012

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**NOTICE OF FILING  
CERTIFICATE OF  
ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on June 20, 2012, a Certificate of Organization — Domestic Limited Liability Company for WALLINGFORD BUILDERS, LLC, was filed with the Department of State, Harrisburg, Pennsylvania.

The purpose of the limited liability company is for general building construction.

BUGAJ/FISCHER, PC  
308 NINTH ST., P.O. BOX 390  
HONESDALE, PA 18431

7/20/2012

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**NOTICE OF FILING  
CERTIFICATE OF  
ORGANIZATION**

Pursuant to the requirements of 15 Pa. C.S. Sec. 8913, notice is hereby given that on June 20, 2012, a Certificate of Organization — Domestic Limited Liability Company for WALLINGFORD BUILDERS CONCRETE, LLC, was filed with the Department of State, Harrisburg, Pennsylvania.

The purpose of the limited liability company is for construction business and pouring concrete and using concrete forms.

BUGAJ/FISCHER, PC  
308 NINTH ST., P.O. BOX 390  
HONESDALE, PA 18431

7/20/2012

**SHERIFF'S SALES**

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

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company as Trustee for the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 1st day of August, 2012 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 297 Section 4 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; May 18, 1973 in Plat Book 5, pages 111 through 119 and September 24, 1973 in Plat Book 5, pages 120 through 123.

TOGETHER WITH all and singular privileges, hereditaments



and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, chain and demand whatsoever of Grantor, either in law or in equity, of, in and to the same.

BEING TAX.: 22-0-0018-0010

BEING KNOWN AS: 297  
RIDGWOOD CIRCLE, LAKE  
ARIEL, PENNSYLVANIA 18436

Title to said premises is vested in Edward F. Figueroa and Joann Figueroa, his wife, by deed from JOSEPH A. LEAL AND CARMELA LEAL, HIS WIFE dated April 29, 2002 and recorded May 7, 2002 in Deed Book 1982, Page 243.

Seized and taken in execution as Joann Figueroa 709 The Hideout 297 Ridgewood Circle LAKE ARIEL PA 18436  
Edward F. Figueroa 709 The Hideout 297 Ridgewood Circle LAKE ARIEL PA 18436

Execution No. 118-Civil-2012  
Amount \$296,270.96 Plus  
additional

May 16, 2012  
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE  
NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds

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

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

Marc S. Weisberg, Esq.

7/6/2012 • 7/13/2012 • 7/20/2012

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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, lying and being in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the edge of a 40 foot wide drive known as Brookside Road (identified on original survey as Sara Gar Drive and which drive leads to Honesdale Road) at the corner of Lot 4 and Lot 5; thence through lands now or formerly of Grantor along Lot 4, South 84 degrees 45 minutes East 177.80 feet to a point for a corner; thence South 05 degree 15 minutes West 100.00 feet to a point for a corner; thence along Lot 6, North 84 degrees 45 minutes West 177.80 feet to a point for a corner on the edge of Brookside Road; thence along the edge of said Brookside Road North 05 degrees 15 minutes East 100.0 feet to the point and place of BEGINNING.

CONTAINING therein 17,780 square feet of land, more or less, and being identified as Lot 5, Block 'A' on map by Frank Gardner and Andrew Strelecky entitled 'Bridges Acres' dated September 24, 1973, and recorded at Wayne County Map Book 22, Page 121.

Subject to the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Adam H. Bassette and Dawn L. Bassette, his wife, by Deed from Adam H. Bassette, dated 10/20/2006, recorded 10/24/2006 in Book 3160, Page 27.

Premises being: 21 BROOKSIDE ROAD, WAYMART, PA 18472

Tax Parcel No. 28-0-0003-0088

Seized and taken in execution as Adam H. Bassette 9168 E. Rainsage Street TUCSON AZ 85747  
Dawn L. Bassette 9168 E. Rainsage Street TUCSON AZ 85747

Execution No. 132-Civil-2011  
Amount \$169,146.76 Plus additional

May 16, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

John Michael Kolesnik Esq.

**7/6/2012 • 7/13/2012 • 7/20/2012**

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Co., as Trustee for Long Beach Mortgage Loan Trust 2006-4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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 located in the Township of Cherry Ridge, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

Beginning at a point in the center of State Road Route 63023; thence along a stone wall and along lands of Bertha Peck Haggerty South fifteen (15) degrees and forty-seven (47) minutes East four hundred seventy-five and three-tenths (475.3) feet to a post in a stone wall for a corner; thence along a stone wall through lands of the Grantors South seventy-five (75) degrees and forty-five (45) minutes West one hundred thirty (130) feet to a pipe corner on the northerly side of the said wall; thence through lands of the Grantors North twenty-one (21) degrees West three hundred fifty-six and five tenths (356.5) feet to a point in the center of the said road; thence along the center of the same North

thirty-eight (38) degrees and twenty-nine (29) minutes East two hundred (200) feet to the place of beginning.

Containing one and four-tenths (1.4) acres more or less.

The bearings are magnetic as of 1968.

Excepting and reserving subject to public highway purpose that portion of the right of way of Pennsylvania Route No. 63023 along the northwesterly side of the premises hereby conveyed.

Subject to a utility right of way to PP&L as set forth in Wayne County Deed Book 253 at Page 69.

The premises are subject to the following covenants and restrictions which shall be deemed as covenants running with the land:

1. Construction shall be limited to one single family dwelling on the premises herein conveyed, with or without a one or two car garage, and one outbuilding such as tool shed.
2. Said dwelling must have complete sanitary plumbing and septic tanks.
3. The Grantees, their heirs and assigns, hereby covenant with the Grantors, their heirs and assigns, that the said premises and/or any building to be erected thereon shall not at any time be used for the purpose of any trade, manufacture

or business of any kind, or as a school, hospital or other charitable institution or as a hotel or place of resort. No tents, trailers, mobile homes or other portable means of abode shall be permitted on said premises.

And the Grantees accept this conveyance subject to the easements, restrictions and conditions above set forth and for themselves, their heirs and assigns, covenant to and with the Grantors, their heirs and assigns, that the said Grantees will, and their heirs and assigns, shall forever faithfully observe and perform said several restrictions and conditions and each of them. And if the said Grantees, or any person claiming under them shall at any time violate, or attempt to violate or shall omit to perform or observe anyone of the foregoing restrictions and conditions, it shall be lawful for the Grantors, their heirs and assigns, or any person owning land upon which these covenants are likewise binding, and which is subject to the same restriction or condition in respect to which the

default is made, to institute and prosecute appropriate proceedings at law or in equity for the wrong done or

PROPERTY ADDRESS: 188  
WHITE MILLS ROAD,  
HONESDALE, PA 18431

PARCEL NO. 05-0-0274-0098

Seized and taken in execution as attempted. Brett F. Barnes 188  
White Mills Road Honesdale PA  
18431

Patricia Barnes 798 Maplewood  
Road Lake Ariel PA 18436

Execution No. 378-Civil-2009  
Amount \$174,258.12 Plus  
additional  
May 16, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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*Kip Odell & Company llc*



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

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.

Kristina Murtha Esq.

7/6/2012 • 7/13/2012 • 7/20/2012

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution The Bank of New York Mellon Trust Company, N.A., f/k/a The Bank of New York Trust Company, N.A., as Trustee for Chase Mortgage Finance Trust Series issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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 situated in the Township of Damascus, Wayne County, and Commonwealth of Pennsylvania, bounded and

described as follows:

BEGINNING at an iron pin corner, said corner being the southeasterly corner of Kuehling (Deed Book 239, Page 0008) and also the edge of a private road right-of-way; thence along said right-of-way the following four (4) courses and distances:

(1) South eighteen (18) degrees thirty (30) minutes zero (00) seconds West sixty-nine and twenty-three hundredths (69.23) feet;

(2) South nineteen (19) degrees nine (09) minutes eighteen (18) seconds West one hundred eleven and thirty-three hundredths (111.33) feet;

(3) South thirty-five (35) degrees five (05) minutes forty-seven (47) seconds West eighty-three and eighty-nine hundredths (83.89) feet;

(4) South forty-six (46) degrees forty-one (41) minutes fifty-four (54) seconds West one hundred forty-three and twenty-two hundredths (143.22) feet to the intersection of this private road right-of-way with the right-of-way of the Lester Burlein Drive; thence along the right-of-way of the Lester Burlein Drive the following three (3) courses and distances;

(1) South seventy-one (71) degrees forty-seven (47) minutes thirty-six (36) seconds West ninety-nine and five hundredths (99.05) feet;

(2) South sixty-two (62) degrees forty-one (41) minutes fifty-nine (59) seconds West eighty-four and seventy-seven hundredths (84.77) feet;

(3) South fifty-six (56) degrees thirty-eight (38) minutes fifty-nine (59) seconds West twenty-five and zero hundredths (25.00) feet to a set iron pin corner of this right-of-way line;

THENCE North thirty-one (31) degrees forty-seven (47) minutes forty-six (46) seconds West one hundred eighteen and twenty-two hundredths (118.22) feet through the lands of H. Clemen, et ux to a set iron pin corner; said corner being on line of lands of Stolpiec Lot 30-A; thence along Lot 30-A North fifty-eight (58) degrees fifty-four (54) minutes fifty-eight (58) seconds East one hundred sixty-one and eight hundredths (161.08) feet to a set iron pin corner; said corner being on line of lands of Sidlowski (Deed Book 314; Page 450); thence North twenty-six (26) degrees fifty-three (53) minutes forty-two (42) seconds East two hundred eight and twenty-eight hundredths (208.28) feet along lands of Sidlowski to a found iron pin corner, said corner being on line of land of Ott (Deed Book 270; Page 246); thence along Ott South eighty-six (86) degrees eleven (11) minutes eighteen (18) seconds East twenty-six and twenty-two hundredths (26.22) feet to a found iron pin corner; thence North thirteen (13) degrees thirty-

seven (37) minutes six (06) seconds East seventy-five and thirty-three hundredths (75.33) feet to a found iron pin corner being on line of land of Kuehling (Deed Book 239; Page 0008); thence along Kuehling South eighty-four (84) degrees one (01) minute forty-one (41) seconds East one hundred eighty-eight and fifty hundredths (188.50) feet to the place of BEGINNING.

CONTAINING two (2.00) acres of land be the same more or less and being known and designated as Lot No. 100, Section 2, Bavarian Village.

THE PREMISES ABOVE DESCRIBED are in accordance with Map of Survey made by Robert J. Kretschmer, R.S. dated August, 1981, which was approved by the Damascus Township Planning Commission September 10, 1981 and approved by the Damascus Township Supervisors September 11, 1981, a map is recorded in Wayne County Map Book Volume 47 at Page 30.

ALSO GRANTING AND CONVEYING unto the Grantees herein named, their heirs and assigns forever, the free and uninterrupted right, use, liberty and privilege of ingress, egress and regress to and from the premises above described and the public highway, along, over and upon rights-of-way as shown on said map of survey.

UNDER AND SUBJECT to rights,

restrictions, covenants and conditions as in Deed Book 390 Page 6.

ALSO GRANTING AND CONVEYING unto the Grantees herein, their heirs and assigns, the free and uninterrupted right, liberty and privilege of an easement for ingress, egress and regress along, over and upon the roadways located in Bavarian Village, in common, however, with other persons lawfully using said roadways, as the same was excepted and reserved unto Herbert Clemen and Hildegard Clemen, his wife, in their deed to the Hilltop Village Association, dated September 1, 1981 and recorded September 25, 1981 in Deed Book 385 at Page 363, subject to the condition contained therein, namely that the grantees of said rights-of-way shall become members of the Hilltop Village Association.

ALSO GRANTING AND CONVEYING unto the Grantees herein, their heirs and assigns the free and uninterrupted right, liberty and privilege to take water from the water system or systems in Bavarian Village, in common, however, with other persons lawfully taking said water, as the same was excepted and reserved unto Herbert Clemen and Hildegard Clemen, his wife, in their deed to the Hilltop Village Association, dated September 1, 1981 and recorded September 15, 1981 in Deed Book 385 at Page 363 aforesaid.

THE ABOVE PREMISES are designated as parcel number 07-06-100 on the tax maps of Damascus Township, Wayne County, Pennsylvania.

SUBJECT TO public utility easements appearing of record or which an inspection of the premises would disclose.

BEING the same premises which Elimelech Rigerman, by Deed dated June 23, 2009 and recorded in the Office of the Recorder of Deeds of Wayne County on June 30, 2009, in Deed Book Volume 3771, Page 195, granted and conveyed unto Yisroel Rigerman and Moshe Rigerman, as tenants in common of an undivided one-third interest each. BY THIS DEED, title is vested one-third (1/3) in Elimelech Rigerman, one-third (1/3) in Yisroel Rigerman, and one-third (1/3) in Moshe Rigerman, as tenants in common of an undivided one-third interest each.

Seized and taken in execution as Elimelech Rigerman 13 Hill Street BEACH LAKE PA 18405 Yisroel Rigerman, Additional Defendant 835 47th Street BROOKLYN NY 11220 Moshe Rigerman, Additional Defendant 2048 64th Street, BROOKLYN NY 11204

Execution No. 330-Civil-2009 Amount \$177,465.08 Plus additional

May 22, 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 Parcel #07-0-0006-0100 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.

Kristine M. Anthon, Esq.

7/6/2012 • 7/13/2012 • 7/20/2012

**SHERIFF'S SALE  
AUGUST 1, 2012**

By virtue of a writ of Execution Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of August, 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 PRESTON, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF SR 4073 (A/K/A WRIGHTER LAKE ROAD), SAID POINT BEING THE COMMON CORNER OF LOT 1 AND LOT 2, HEREIN DESCRIBED. SAID POINT OF BEGINNING BEING NORTH THIRTY-THREE DEGREES TWENTY-SIX MINUTES EAST (N 33 DEGREES 26(N 33 DEGREES 26 E) A DISTANCE OF FOUR HUNDRED TEN AND NO HUNDREDTHS FEET (410.00(410.00) ALONG THE CENTERLINE OF SR 4073 FROM THE EASTERLY CORNER OF LANDS NOW OR FORMERLY OF BENEDETTO B. PASSARELLI (D.B. 942-P.102, PARCEL 1).

THENCE, LEAVING THE CENTERLINE OF SR 4073 AND ALONG THE LINE OF LOT 1 , NORTH SIXTY-NINE DEGREES NINE MINUTES WEST (N 69 DEGREES 09SIXTY-NINE DEGREES NINE MINUTES WEST (N 69 DEGREES 09 W) A DISTANCE OF TWO HUNDRED TEN AND NO HUNDREDTHS



FEET (210.00HUNDRED TEN AND NO HUNDREDTHS FEET (210.00) TO AN IRON PIN CORNER; AND, NORTH THIRTEEN DEGREES FORTY-ONE MINUTES EAST (N 13 DEGREES 41THIRTEEN DEGREES FORTY-ONE MINUTES EAST (N 13 DEGREES 41 E) A DISTANCE OF FIVE HUNDRED SIXTY-FIVE AND NO HUNDREDTHS FEET (565.00HUNDRED SIXTY-FIVE AND NO HUNDREDTHS FEET (565.00) TO AN IRON PIN CORNER; AND, SOUTH SIXTY-NINE DEGREES THIRTY-TWO MINUTES EAST (S 69 DEGREES 32SOUTH SIXTY-NINE DEGREES THIRTY-TWO MINUTES EAST (S 69 DEGREES 32 E) A DISTANCE OF THREE HUNDRED FOUR AND THIRTY-FOUR HUNDREDTHS FEET (304.34DISTANCE OF THREE HUNDRED FOUR AND THIRTY-FOUR HUNDREDTHS FEET (304.34) TO A POINT ON THE FIRST MENTIONED CENTERLINE OF SR 4073.

THENCE ALONG THE CENTERLINE OF SR 4037, SOUTH SIXTEEN DEGREES FIFTY MINUTES WEST (S 16 DEGREES 50WEST (S 16 DEGREES 50 W) A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND NINETY HUNDREDTHS FEET (157.90HUNDREDTHS FEET (157.90) TO A POINT; AND, SOUTH TWENTY DEGREES THIRTY MINUTES WEST (S 20

DEGREES 30WEST (S 20 DEGREES 30 W) A DISTANCE OF ONE HUNDRED EIGHTY-ONE AND NO HUNDREDTHS FEET (181.00HUNDREDTHS FEET (181.00) TO A POINT; AND, SOUTH TWENTY-SEVEN DEGREES FORTY-FOUR MINUTES WEST (S 27 DEGREES 44FORTY-FOUR MINUTES WEST (S 27 DEGREES 44 W) A DISTANCE OF ONE HUNDRED THIRTY-SEVEN AND SEVENTY-SEVEN HUNDREDTHS FEET (137.77) TO A POINT; AND, SOUTH THIRTY-THREE DEGREES TWENTY-SIX MINUTES WEST (S 33 DEGREES 26THIRTY-THREE DEGREES TWENTY-SIX MINUTES WEST (S 33 DEGREES 26 W) A DISTANCE OF EIGHTY-NINE AND FIFTY HUNDREDTHS FEET (89.50 EIGHTY-NINE AND FIFTY HUNDREDTHS FEET (89.50) TO THE POINT OF BEGINNING.

BEING KNOWN AS: 233 WRIGHTER LAKE ROAD, THOMPSON, PA 18465

PROPERTY ID: 20-0-0150-0017

TITLE TO SAID PREMISES IS VESTED IN JEFFREY STEPHENS BY DEED FROM JULIE STEPHENS, F/K/A JULIE ALICE KINZINGER DATED 05/22/2007 RECORDED 06/05/2007 IN DDED BOOK 3308 PAGE 66.

Seized and taken in execution as Jeffrey Stephens 2753 Wrighter

Lake Road THOMPSON PA 18465

Execution No. 130-Civil-2012  
Amount \$89,257.76 Plus additional

May 30, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale;

and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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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.**

Udren Law Offices, PC

**7/6/2012 • 7/13/2012 • 7/20/2012**

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**CIVIL ACTIONS FILED**


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*FROM JUNE 23, 2012 TO JUNE 29, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2007-00820	SHERMAN RICHARD L	6/28/2012	REISSUE WRIT/EXECUTN	12,737.54
2008-00559	TORNEY WALLACE A	6/25/2022	VACATE JUDGMENT	—
2008-00559	TORNEY THERESA ANNE	6/25/2012	VACATE JUDGMENT	—
2009-00559	SENGSTACKEN JOAN E	6/25/2012	VACATE JUDGMENT	—
2009-01000	PITTI JONATHAN (OWNER OF PROPERTY)	6/28/2012	LIS PENDENS STRICKEN	—
2009-21206	LANDERS KATHLEEN MAE	6/27/2012	SATISFACTION	1,756.58
2009-21628	CORKS USED CARS INC	6/26/2012	SATISFACTION	—
2010-00756	HONESDALE NATIONAL BANK GARNISHEE	6/25/2012	SATISFY ATTCHMT EXEC	—
2010-00990	WAYNE BANK GARNISHEE	6/26/2022	DISSOLVE ATTACHMENT	—
2020-00990	WELLS FARGO BANK GARNISHEE	6/26/2012	DISSOLVE ATTACHMENT	—
2010-20126	LOISELE PATRICIA D	6/25/2012	SATISFACTION	955.79
2010-21610	WAYNE BRIAN K	6/26/2012	SATISFACTION	—
2010-21610	TOLKIN HEATHER	6/26/2012	SATISFACTION	—
2020-21622	BOWN JAMES E	6/26/2012	SATISFACTION	—
2010-21622	BOWN LAUREN R	6/26/2012	SATISFACTION	—
2010-21729	LOISELE PATRICIA D	6/25/2012	SATISFACTION	601.53
2010-21819	THOMAS WILLIAM C	6/26/2022	SATISFACTION	—
2010-21919	WENIGER DONALD	6/27/2022	SATISFACTION	576.39
2010-22063	TOMI ALEXANDRU	6/25/2022	SATISFACTION	1,977.54
2010-22063	TOMI MARIANA S	6/25/2022	SATISFACTION	1,977.54
2012-00670	SLUTTER THOMAS R	6/29/2012	WRIT OF EXECUTION	315,585.32
2011-00670	SLUTTER ENID E	6/29/2022	WRIT OF EXECUTION	315,585.32
2011-20205	TWEHGHE CHRISTIAN	6/25/2012	SATISFACTION	917.29
2011-20205	EBBA THERESA	6/25/2012	SATISFACTION	917.29
2011-20305	GUMMOE SHAWN B	6/27/2012	SATISFACTION	390.27
2011-20305	GUMMOE ROSEMARY	6/27/2022	SATISFACTION	390.27
2011-20327	RAE KATHRYN M	6/26/2022	SATISFACTION	—
2012-20709	TOPPI NICOLAS	6/26/2012	SATISFACTION	—
2011-20709	CAVEIZZA TOMASINA	6/26/2012	SATISFACTION	—
2011-20758	DECKER ANTHONY C	6/28/2012	SATISFACTION	—
2012-20758	DECKER BONNIE S	6/28/2022	SATISFACTION	—
2021-21121	TOPPI NICOLAS	6/26/2022	SATISFACTION	—
2011-21111	CAVEZZA TOMASINA	6/26/2012	SATISFACTION	—
2011-21155	PNC BANK GARNISHEE	6/27/2012	GARNISHEE/DISCON'IT	—
2011-21198	PENN STAR BANK GARNISHEE	6/29/2022	GARNISHEE/DISCONT	—

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

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2011-22609	GRIEVE MARY	6/27/2012	SATISFACTION	236.37
2011-21662	MINGOLLA PETER M	6/25/2012	SATISFACTION	2,021.14
2011-22674	ZAK ROUTHY	6/25/2022	SATISFACTION	395.64
2011-22674	KJDS REALTY	6/25/2022	SATISFACTION	395.64
2011-21810	TWEHGBE CHRISTIAN	6/25/2012	SATISFACTION	1,621.24
2011-21810	EBBA THERESA	6/25/2012	SATISFACTION	1,621.24
2012-00023	LAWLESS JOHN R	6/29/2012	WRIT OF EXECUTION	110,331.78
2012-00023	LAWLESS STEPHANIE A	6/29/2012	WRIT OF EXECUTION	110,331.78
2012-00048	CARTER BEVERLY A/K/A	6/29/2012	WRIT OF EXECUTION	61,701.44
2012-00048	CARTER BEVERLY L A/K/A	6/29/2012	WRIT OF EXECUTION	61,701.44
2012-00048	KELLEY BEVERLY	6/29/201,2	WRIT OF EXECUTION	61,701.44
2012-00048	CARTER DONALD M	6/29/2012	WRIT OF EXECUTION	61,701.44
2012-00175	SIMYAN JOSEPH N	6/29/2012	DEFAULT JUDGMENT	216,620.10
2012-00175	SIMYAN AMANDA L	6/29/2012	DEFAULT JUDGMENT	216,620.10
2012-00466	NIZANKEWYCZ MARJORIE M ESTATE	6/26/2012	QUIET TITLE	—
2012-00474	LIA ENTERPRISES LLC	6/29/2012	CONFESSION OF JDGMT	400,821.46
2012-00474	KLIMITCHEV ALEXEI	6/29/2012	CONFESSION OF JDGMT	400,821.46
2012-00474	KLIMITCHEV CECILIA E	6/29/2012	CONFESSION OF JDGMT	400,821.46
2012-20045	SPRING HILL CONSTRUCTION INC	6/25/2012	WRIT OF EXECUTION	—
2012-20045	ROYAL CHIMNEY SUPPLY COMPANY T/A	6/25/2022	WRIT OF EXECUTION	—
2012-20045	HONESDALE NATIONAL BANK GARNISHEE	6/25/2012	GARNISHEE/WRIT EXEC	—
2012-20059	BISCONTINI GENE A	6/27/2012	SATISFACTION	235.95
2012-20059	BISCONTINI STACEY	6/27/2012	SATISFACTION	235.95
2012-20061	WENIGER DONALD	6/27/2012	SATISFACTION	757.84
2012-20141	MACON CLAUDIA J	6/27/2012	SATISFACTION	234.66
2012-20145	RICKARD SHANE TIMOTHY	6/26/2012	SATISFACTION	—
2012-20183	HUGHES CHRISTOPHER	6/26/2012	SATISFACTION	—
2012-20412	CASE MARK R	6/28/2012	SATISFACTION	—
2012-20422	CASE JOYCE T	6/28/2012	SATISFACTION	—
2012-20428	ONEY GEORGIANA	6/25/2012	DEFAULT JUDGMENT	1,419.11
2012-20526	FREELAND MYRON	6/27/2012	WRIT OF EXECUTION	18,051.76
2012-20794	MISTYSYN HARRY	6/25/2012	JP TRANSCRIPT	3,215.50
2012-20795	MARA MICHAEL	6/25/2012	JP TRANSCRIPT	1,586.27
2012-20796	EBERT HARRY J	6/25/2012	JP TRANSCRIPT	1,985.77
2012-20796	EBERT MARILYN S	6/25/2012	JP TRANSCRIPT	1,985.77
2012-20797	FRASER FORREST L	6/25/2012	FEDERAL TAX LIEN	192,189.58
2012-20797	FRASER NOREEN	6/25/2012	FEDERAL TAX LIEN	192,189.58
2012-201J8	ROBINSON THOMASJ	6/26/2012	FEDERAL TAX LIEN	30,423.42
2012-20799	MILLER BERNARD B	6/26/2022	TAX LIEN	1,872.15
2012-20799	MILLER HEATHER M	6/26/2012	TAX LIEN	1,872.15
2012-20800	SWENDSEN FRED R	6/26/2012	TAX LIEN	1,754.98
2012-20801	COLVILLE JEFFREY	6/26/2012	TAX LIEN	1,891.84
2012-20802	ELLIS LESLIE	6/26/2012	TAX LIEN	880.22
2012-20802	ELLIS MARY	6/26/2012	TAX LIEN	880.22

2012-20803	KELLOGG PAUL	6/26/2012	TAX LIEN	2,319.95
2012-20804	TORSIELLO MICHAEL	6/26/2012	TAX LIEN	12,296.18
2012-20804	TORSIELLO GERI	6/26/2012	TAX LIEN	12,296.18
2012-20805	LAWLOR MICHAEL F	6/26/2012	JP TRANSCRIPT	1,309.20
2012-20806	GAZELLA FRANK X JR	6/26/2012	JP TRANSCRIPT	7,455.88
2012-20807	YACKOBOVICZ ELIZABETH L	6/26/2012	JP TRANSCRIPT	2,551.44
2012-20808	SEBER EDWARD JR	6/27/2012	JP TRANSCRIPT	1,311.92
2012-20808	NELSON ANDREA	6/27/2012	JP TRANSCRIPT	1,311.92
2012-20808	TERRE TENANT	6/27/2012	JP TRANSCRIPT	1,311.92
2012-20808	TENANT TERRE	6/27/2012	JP TRANSCRIPT	1,311.92
2012-20808	HEDDY WILLIAM	6/27/2012	JP TRANSCRIPT	1,311.92
2012-20808	HEDDY CASSANDRA	6/27/2012	JP TRANSCRIPT	1,311.92
2012-20809	BEACH LAKE HOTEL	6/27/2012	JP TRNSCRIPT	3,016.26
2012-20810	MAJKA KEN	6/27/2012	JP TRANSCRIPT	6,044.48
2012-20811	MAJKA KENNETH T SR	6/27/2012	JP TRANSCRIPT	12,236.00
2012-20811	MAJKA KENNETH T JR	6/27/2012	JP TRANSCRIPT	12,236.00
2012-20811	MAJKA JARED A	6/27/2012	JP TRANSCRIPT	12,236.00
2012-20811	MAJKA BRYAN T	6/27/2012	JP TRANSCRIPT	12,236.00
2012-20812	PIWOWARSKI BOB	6/27/2012	MUNICIPAL LIEN	199.64
2012-20813	WALTERS WILLIAM A	6/27/2012	MUNICIPAL LIEN	720.61
2012-20813	GEPHART CYNTHIA A	6/27/2012	MUNICIPAL LIEN	720.61
2012-20814	SHEDDEN WILLIAM J JR	6/27/2012	MUNICIPAL LIEN	672.48
2012-20814	SHAEFER KATHLEEN M	6/27/2012	MUNICIPAL LIEN	672.48
2012-20815	AVANS WAYNE L	6/27/2012	MUNICIPAL LIEN	679.03
2012-20815	AVANS HELEN L	6/27/2012	MUNICIPAL LIEN	679.03
2012-20816	COSTA JOSEPH R	6/27/2012	MUNICIPAL LIEN	396.83
2012-20816	COSTA KELLY	6/27/2012	MUNICIPAL LIEN	396.83
2012-20817	DALLY MICHAEL W	6/27/2012	MUNICIPAL LIEN	394.64
2012-20818	DECKER EDWARD W	6/27/2012	MUNICIPAL LIEN	654.98
2012-20819	NASELLI NICHOLAS J	6/27/2012	MUNICIPAL LIEN	732.75
2012-20819	NASELLI MARGARET	6/27/2012	MUNICIPAL LIEN	732.75
2012-20820	LISOWSKI CHRISTOPHER	6/28/2012	TAX LIEN	2,336.43
2012-20820	LISOWSKI JULIE	6/28/2012	TAX LIEN	2,336.43
2012-20821	SILVERMAN MICHAEL	6/28/2012	TAX LIEN	1,907.68
2012-20821	SILVERMAN DIANE	6/28/2012	TAX LIEN	1,907.68
2012-20822	MEENAN JOHN S	6/28/2012	TAX LIEN	1,044.68
	INDIVIDUALLY AND AS PRESIDENT			
2012-20822	CSI SECURITY SYSTEMS INC	6/28/2012	TAX LIEN	1,044.68
2012-20823	FENNELL RAYMOND FRANCIS IV	6/28/2012	JUDGMENT	1,111.00

### COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00474	HONESDALE NATIONAL BANK	PLAINTIFF	6/29/2012	—
2012-00474	LIA ENTERPRISES LLC	DEFENDANT	6/29/2012	—
2012-00474	KLIMITCHEV ALEXEI	DEFENDANT	6/29/2012	—
2012-00474	KLIMITCHEV CECILIA E	DEFENDANT	6/29/2012	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00462	BARCLAYS BANK OF DELAWARE PLAINTIFF/APPELLANT	PLAINTIFF	6/26/2012	—
2012-00462	MANG ANDREA LEE DEFENDANT/APPELLEE	DEFENDANT	6/26/2012	—
2012-00467	CITIBANK	PLAINTIFF	6/26/2012	—
2012-00467	KATZ LISA M	DEFENDANT	6/26/2012	—
2012-00473	CAPITAL ONE BANK	PLAINTIFF	6/29/2012	—
2012-00473	ARIS RAYMOND	DEFENDANT	6/29/2012	—
2012-00475	DISCOVER BANK THROUGHT ITS SERVICE AGENT	PLAINTIFF	6/29/2012	—
2012-00475	DB SERVICING CORPORATION	PLAINTIFF	6/29/2012	—
2012-00475	OSTRANDER DANIEL R	DEFENDANT	6/29/2012	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00464	RAE PERFORMANCE RECOVERIES	PLAINTIFF	6/26/2012	—
2012-00464	WALTER SHEILAH	DEFENDANT	6/26/2012	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00470	LORI AUGUSTO PLAINTIFF/APPELLEE	PLAINTIFF	6/28/2012	—
2012-00470	ABBOTT KELLY DORENE DEFENDANT/APPELLANT	DEFENDANT	6/28/2012	—
2012-00470	DOE JOHN DEFENDANT/APPELLANT	DEFENDANT	6/28/2012	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00469	LEHIGH TOWNSHIP PLAINTIFF/APPELLEE	PLAINTIFF	6/28/2012	—
2012-00469	SOROTA DAVID DEFENDANT/APPELLANT	DEFENDANT	6/28/2012	—
2012-00469	SOROTA LINDA M DEFENDANT APPELLANT	DEFENDANT	6/28/2012	—

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.

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00298	RAVERT CONNOR	PETITIONER	6/26/2012	—
2012-00298	RADEMAKER LAUREN	PETITIONER	6/26/2012	—
2012-00472	CAVAGE JEFFREY PAUL	PETITIONER	6/28/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00461	1985 SUZUKI SHUTTLE VIN JS1FZ11AXF3106437	PETITIONER	6/25/2012	—
2012-00461	SMITH JORDAN A	PETITIONER	6/25/2012	—

**PROFESSIONAL LIABILITY — MEDICAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00463	DAGOSTINO JENNA PAIGE	PLAINTIFF	6/26/2012	—
2012-00463	WAYNE MEMORIAL HOSPITAL	DEFENDANT	6/26/2012	—
2012-00463	CONSALVO JOHN A MD	DEFENDANT	6/26/2012	—
2012-00463	CICONE REBECCA ANN RS	DEFENDANT	6/26/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00465	PNMAC MORTGAGE OPPORUNITY	PLAINTIFF	6/26/2012	—
2012-00465	FLANNERY RYAN J	DEFENDANT	6/26/2012	—
2012-00465	FLANNERY SANDRA M	DEFENDANT	6/26/2012	—
2012-00468	BANK OF AMERICA	PLAINTIFF	6/27/2012	—
2012-00468	GADEKAR GAIL A ESTATE	DEFENDANT	6/27/2012	—
2012-00468	BLOXOM GRAHAM K JR	DEFENDANT	6/27/2012	—
2012-00471	ONEWEST BANK	PLAINTIFF	6/28/2012	—
2012-00471	KORINISJOHN S	DEFENDANT	6/28/2012	—
2012-00476	BANK OF AMERICA	PLAINTIFF	6/29/2012	—
2012-00476	SOLKOFF ELYCIZ A/K/A	DEFENDANT	6/29/2012	—
2012-00476	SOLKOFF ELYCIA F	DEFENDANT	6/29/2012	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00466	ALBERT LINDA L	PLAINTIFF	6/26/2012	—
2012-00466	NIZANKEWYCZ MARJORIE M ESTATE	DEFENDANT	6/26/2012	—

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

**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 9, 2012 TO JULY 13, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Amato Oreste	Dime Bank	Berlin Township	
Amato Heather C			175,000.00
Leonard Frederick C	Wayne Bank	Clinton Township 1	40,000.00
Guiffredo Richard	Wayne Bank	Lake Township	
Guiffredo Denise			51,500.00
Diclemente Joseph E	Honesdale National Bank	Salem Township	
Capkovic Jennifer M			50,000.00
Jablowski John J Jr	First National Bank Of Pa	Salem Township	65,061.00
Jablowski John J Jr	First National Bank Of Pa	Salem Township	35,000.00
Jablowski John J Jr	First National Bank Of Pa	Salem Township	
Jablowski Barbara J			65,061.00
Jablowski John J Jr	First National Bank Of Pa	Salem Township	
Jablowski Barbara J			35,000.00
Byron Thomas R	Mortgage Electronic Registration Systems	Cherry Ridge Township	116,756.00
Shaffer Constance	Honesdale National Bank	Waymart Borough	10,000.00
Freer Richard L	Honesdale National Bank	Paupack Township	
Freer Barbara J			110,000.00
Mulqueen John	Honesdale National Bank	Honesdale Borough	
Fraser Catriona			250,000.00
Hrywnak John	First National Community Bank	Lehigh Township	
Hrywnak Rosemary			150,000.00
Olshefski Robert P	Bank Of America	Sterling Township	
Olshefski Michelle L			108,900.00
Phillips Jessica J	Wayne Bank	Waymart Borough	130,000.00
Bryden Robert T	Honesdale National Bank	Lake Township	
Bryden Janet R			100,000.00
Salvatore Kyle	Honesdale National Bank	Mount Pleasant Township	
Lopresti Kaelin R			14,800.00
Schweinsburg Elaine M	Honesdale National Bank	South Canaan Township	
Schweinsburg Richard E			30,000.00
Vanpelt Gary	Home Loan Investment Bank	Clinton Township	
Vanpelt Michelle			25,000.00
Fehringer Jonathan	Honesdale National Bank	Paupack Township	
Fehringer Cynthia A			185,000.00
Leonardo Rita	Honesdale National Bank	Lake Township	53,000.00
Mentz Cindy Harr	Honesdale National Bank	Paupack Township	
Harrmentz Cindy			85,000.00
Mentz Eric			
Latourette Kory K	Honesdale National Bank	Damascus Township	125,000.00

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



Belavitz Thomas James	Wells Fargo Bank	South Canaan Township	
Belavitz Maryann			100,000.00
Matthews Cynthia D Hall	Mortgage Electronic Registration Systems	Clinton Township 1	
Hallmatthews Cynthia D			225,742.00
Neikam Barry L	Mortgage Electronic Registration Systems	Paupack Township	
Neikam Joann M			124,000.00
Babel Vincent F	Mortgage Electronic Registration Systems	Berlin Township	113,000.00
Universal Investments Group	Sun Trust	Paupack Township	212,000.00
Universal Investments Group	Sun Trust	Paupack Township	33,000.00
Norton Barbara J	Wayne County Redevelopment Authority	Hawley Borough	
		Hawley Boro & Palmyra Twp	16,400.00
		Palmyra Township	
		Palmyra Twp & Hawley Boro	16,400.00
Christopher Diane	Honesdale National Bank	South Canaan Township	40,000.00
Faber Mark	Honesdale National Bank	Dreher Township	
Mitchell Maria Elizabeth			171,000.00
Kelly Paul J AKA	Honesdale National Bank	Mount Pleasant Township	
Kelly Paul AKA			131,000.00
Kelly Colleen A AKA			
Kelly Colleen AKA			
Paluch John W	Honesdale National Bank	South Canaan Township	
Paluch Joanne M			23,000.00
Paluch John W	Honesdale National Bank	South Canaan Township	
Paluch Joanne M			25,000.00
Smith & Morris Holdings L L C	Smith Gregory	Honesdale Borough	
	Lupia Joseph		121,000.00
	Lupia Bernadette		
	Debellis Anthony		
	Debellis Ida		
	Smith Thelma		
	Smith Robin		
Trust William M Jr	P N C Bank	Paupack Township	250,000.00
Smith Allan	J P Morgan Chase Bank	Lake Township	
Smith Arlene P			244,985.00
Welch John K	Mortgage Electronic Registration Systems	Paupack Township	191,250.00
Zawislak Edward C Sr	Honesdale National Bank	Salem Township	
Zawislak Susan M			50,000.00
Peirce Robert F	Mortgage Electronic Registration Systems	Salem Township	
Peirce Paula K			187,210.00
Popovich James	Mortgage Electronic Registration Systems	Paupack Township	
Popovich Elisa			408,800.00

## DEEDS

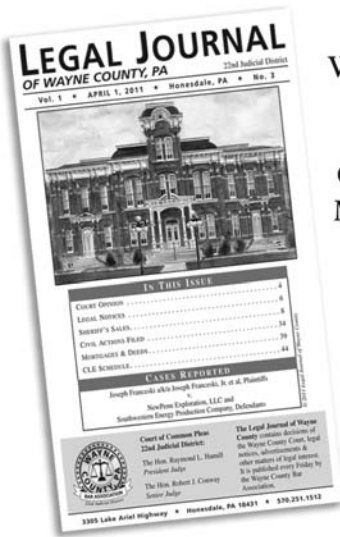
GRANTOR	GRANTEE	LOCATION	LOT
Doherty Raymond G Tr	Doherty Raymond G Tr	Lebanon Township	
Doherty Raymond G	Doherty Debra B Tr		
Doherty Debra B Tr	Raymond G Doherty Living Trust		
Doherty Debra B			
Raymond G Doherty Living Trust			
Loch Leonard F	Hanlon James F	Paupack Township	
Loch Sophie	Bouchard Kara Ceceile		Lot 7B
Loch Leonard F	Depolo Ryan J	Paupack Township	
Loch Sophie	Depolo Shana M		Lot 8B
Rizzo Francis M	Rizzo Francis M	Preston Township	
Rizzo Linda A	Rizzo Linda A		
Amorine Dawn	Tobyhanna Federal Credit Union	Lake Township	
Mitchell Dawn	Tobyhanna Army Depot Federal Credit Union		Unit 34
Byron Thomas R	Byron Thomas R	Cherry Ridge Township	
Byron Denise A			Lots 8A & 20B
Prilick Denise A			
Lapoint Jean M Exr	Lapoint Jean M	Texas Township 1 & 2	
Lapoint Michael Test			Lot 15
Tregaskis Brian K Exr	Tregaskis Kevin	Clinton Township 1	
Tregaskis Phyllis Best	Tregaskis Brian K		
Depaola Pasquale	Depaola Kevin	Manchester Township	
Depaola Eileen	Mcmans Teresa		Lot 1
Western Wayne School District	Salem Properties Group	Salem Township	
Salem Township School District			
Collins Ronald J	Phillips Jessica J	Waymart Borough	
Higgins Patricia L			
Collins Patricia L			
Neal Michael	Buckingham Marlene R	Lake Township	
Neal Amy			Unit 33
Malinosky Louis J	Fehringer Cynthia A	Paupack Township	
Fehringer Jonathan			Lot 3
Lane Christopher W	Maki John	Paupack Township	
Lane J Lindsey	Maki Jaclyn		
Fannie Mae AKA	Ballane Lucy A	Lake Township	
Federal National Mortgage Association AKA			Lot 974
Servicelink			
Deutsche Bank National Trust Company Tr	Rutledge Carol A	Damascus Township	
Ocwen Loan Servicing			
Ammerman Francis Est AKA	Mentz Cindy Harr	Paupack Township	
Ammerman Francis J Est AKA	Harrmentz Cindy		
Ammerman George Exr & Ind			
Jensen Ada AKA By Agent	Latourette Kory K	Damascus Township	
Jensen Ada D AKA By Agent			
Spuhler Crystal Agent			

Huben Mardge	Burtrum Brian	Damascus Township	
Monto Catherine	Neikam Barry L Neikam Joann M	Paupack Township	Lot 326
Dimuro Jack	Dimuro Jack D	Paupack Township	
Dimuro Elizabeth			Lot 543
Lesniak Robert E	Universal Investments Group	Paupack Township	
Lesniak Susan A			Lot 1
Froland Mark	Froland Mark	Salem Township	
Froland Mark	Froland Mark	Salem Township	Lot 2
Froland Mark	Fro Land Mark	Salem Township	Lot 1
Kaler Robert L III	Kaler Robert L III	Salem Township	
Moyer Barry V	Kaler Linda A		
Moyer Joanne E	Moyer Barry V		
Kaler Robert L III Adm	Moyer Joanne E		
Moyer Joanne E Adm			
Kaler Virginia E Est			
Kaler Robert L III	Kaler Robert L III	Salem Township	
Moyer Barry V	Kaler Linda A		
Moyer Joanne E	Moyer Barry V		
Kaler Robert L III Adm	Moyer Joanne E		
Moyer Joanne E Adm			
Kaler Virginia E Est			
Buckmaster S Edward	Company Playhouse Inc	Lebanon Township	
Fannie Mae AKA	Peirce Robert F	Salem Township	
Federal National Mortgage Association AKA	Peirce Paula K		Lot 3
K M L Law Group Af			
Rittenhouse James H	Marsicano Joseph	Manchester Township	Lot 28
Billard Eugene F By Af	Billard James E	Berlin Township	
Billard K Ann Af			
Billard Kathryn			
Billard Eugene F By Af	Billard James E	Berlin Township	
Billard K Ann Af			Lot 3
Billard Kathryn			
Billard Eugene F By Af	Billard James E	Berlin Township	
Billard K Ann Af			
Billard Kathryn			

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Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right. Same building as the Hotel Café and Curves.  
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