

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ JULY 27, 2012 ★ Honesdale, PA ★ No. 20



## IN THIS ISSUE

COURT OPINION . . . . .	4
LEGAL NOTICES . . . . .	7
SHERIFF'S SALES . . . . .	11
CIVIL ACTIONS FILED . . . . .	22
MORTGAGES & DEEDS . . . . .	27
CLE SCHEDULE . . . . .	31

## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
Jennifer A. Barrise, Defendant

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

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

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

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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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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Raymond L. Hamill, *President Judge*  
Robert J. Conway, *Senior Judge*

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Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

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**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Scott Bennett, Esq.

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Jonathan Fritz

**Treasurer**

Brian T. Field

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Ginger M. Golden

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Judy O’Connell  
Kathleen A. Schloesser

**Jury Commissioners**

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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*Edited by Chris Rechner, Esq.  
Provided by Chris Rechner, Esq.*

**Commonwealth of Pennsylvania**

v.

**Jennifer A. Barrise, Defendant**

**Docket No.: 226-2011-Criminal**

Attorney for Commonwealth: Patrick Robinson, Esquire  
Attorney for Defendant: Steven Burlein, Esquire

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

**Summary of the Case**

Before the Court was Defendant’s Omnibus Pretrial Motion requesting the suppression of three (3) statements given to the Pennsylvania State Police during the time of her interrogation regarding the disappearance and death of her newborn baby — two written statements and one oral statement. The baby girl was killed by Christopher Fitzpatrick in a wooded area behind his place of employment in Hamlin in June 2011 after he dropped Defendant off at their home in the Hideout just following the birth of the baby in their car.

In connection with the baby’s death, the Pennsylvania State Police picked up Defendant at her home and transported her to the Barracks in Honesdale for interrogation which lasted a total of nine hours with only one twenty minute break. Shortly after beginning the interrogation, and after giving a Miranda Warning, Defendant gave her first written statement to troopers. Approximately three hours later, Defendant submitted to a polygraph test which was also videotaped. The test was administered over four hours, during which Defendant received the one break. The Court made specific findings of fact regarding Defendant’s repeated mention of having a headache, feeling like she was going to pass out, telling troopers her heart was pounding, and Defendant’s statement that she suffered from high blood pressure. Following the conclusion of the polygraph test, Defendant gave a second written statement, almost nine hours after Defendant was taken into custody and also after she was told she failed the polygraph.

The defense presented Dr. Mark Cunningham as an expert witness at the Omnibus hearing who evaluated Defendant’s competency to waive her Miranda rights. Following

three interviews with Defendant, Dr. Cunningham determined that her intellectual limitations resulted in a marked deficit in her insight into the character, motives or agendas of others and that her IQ reflected deficiencies in her ability to functionally understand verbally communicated abstract concepts, including a Miranda warning. He further opined that Defendant was mildly mentally retarded.

The defense relied in part on the seminal case of Miranda v. Arizona, 383 U.S. 436 (1966) to argue that any statements made by Defendant should be suppressed because Defendant did not voluntarily, knowingly, and intelligently waive her rights. The Commonwealth must prove the waiver by a preponderance of the evidence. Id. The test for determining the voluntariness of a confession “looks to the totality of the circumstances surrounding the giving of the confession. Some of the factors to be considered include: the duration and means of interrogation; the defendant’s physical and psychological state; the conditions attendant to the detention; the attitude exhibited by the police during the interrogation; and any other factors which may serve to drain one’s powers of resistance to suggestion and coercion.” Commonwealth v. Perez, 577 Pa. 360, 374 (2004).

Applying the test to Defendant’s interrogation, the Court determined that Defendant’s first written statement made shortly after 1:30 p.m. at the start of the interrogation was voluntary following a waiver of her Miranda warnings. However, the Court concluded that the second written statement and oral statements, given following administration of a polygraph test, were no longer voluntary and not admissible because they were made as a result of governmental pressure, psychological police tactics, Defendant’s mild mental retardation, her emotional state and the prolonged length of the interrogation.

In making its conclusion, the Court noted that Defendant’s state was markedly emotional and she began crying on more than seven occasions during the interrogation. In addition, Defendant was not provided with clear information regarding the whereabouts of her two young children who had been taken into the custody of CYS at the time she was picked up by PSP, which contributed to Defendant’s increased emotional state.

The Court further noted that troopers utilized an interrogation method called the Reid Technique on Defendant which Dr. Cunningham testified can trick the subject into a false sense of security. He also testified that the technique can be too psychologically powerful and coercive to utilize reliably or in a way that ensures the constitutional rights of individuals such as children or persons with mental retardation. In the case at bar, one of the troopers gained Defendant’s trust by stating he was not part of the same unit as the other troopers, that he did not think Defendant was involved in Mr. Fitzpatrick’s crime and that the other troopers believed Defendant planned the crime with Mr. Fitzpatrick.

As a result, Defendant asked the trooper what she should do and near the end of the interrogation, asked the trooper to stay with her while she wrote the next statement.

In addition, during a break of the interrogation, Defendant was advised that Mr. Fitzpatrick was cheating on her and Defendant stated she suspected he was cheating on her with her mother and another woman. The same trooper asked Defendant to focus on the interrogation, but then later reminded Defendant that Mr. Fitzpatrick was cheating on her. According to Dr. Cunningham, the purpose of this tactic is to undermine any sense of loyalty which deprived Defendant of any emotional support she might still be feeling for Mr. Fitzpatrick.

Finally, the Court looked at the length of the interrogation itself in support of its determination, turning once again to the Miranda case, “Whatever the testimony of the authorities as to waiver of rights by an accused, the fact of lengthy interrogation or incommunicado incarceration before a statement is made is strong evidence that the accused did not validly waive his rights. In these circumstances the fact that the individual eventually made a statement is consistent with the conclusion that the compelling influence of the interrogation finally forced him to do so. It is inconsistent with any notion of a voluntary relinquishment of the privilege.” Id. at 476.

As a result, the Court granted Defendant’s Motion to Suppress in part, allowing the first written statement given, but excluding her second written statement and any oral statements made by her following the polygraph test.



**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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

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**EXECUTOR NOTICE**

Estate of NICHOLAS DENIS  
Late of Paupack Township  
Executor  
STEPHEN DENIS  
196 MOONEY ROAD  
FLANDERS, NJ 07836  
Attorney  
JOHN J. MCGEE  
400 SPRUCE STREET  
SCRANTON, PA 18503

7/27/2012 • 8/3/2012 • 8/10/2012

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**EXECUTOR NOTICE**

Estate of JOHN C. PINHO  
Late of Sterling Township  
Executor  
EARL J. PINHO  
15 CLIFFORD BOULEVARD  
HAUPPAUGE, NY 11788  
Attorney  
WARREN SCHLOESSER, ESQ.  
214 NINTH STREET  
HONESDALE, PA 18431

7/27/2012 • 8/3/2012 • 8/10/2012

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**EXECUTRIX NOTICE**

Estate of WALTER L.  
O'DONNELL  
Late of Equinunk  
Executrix  
DEBRA JOY TENORE  
106 HORSESHOE DRIVE  
MOSCOW, PA 18444

7/27/2012 • 8/3/2012 • 8/10/2012

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**EXECUTOR NOTICE**

Estate of RICHARD G. PEER  
Late of Dyberry Township  
Executor  
ROBERT G. PEER  
130 OLD SALEM PIKE  
HONESDALE, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

7/27/2012 • 8/3/2012 • 8/10/2012

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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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**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 INES SAGAR  
Late of Honesdale Borough  
Executor  
GARY GOODMAN  
7 KATIE LANE  
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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**OTHER NOTICES**

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**NOTICE OF  
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of DOWLING



ENDEAVORS, L.L.C., has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to real estate investment, eye care including but not limited to optometrist services, sale of glasses and all the incidentals thereto authorized under the

Business Law of 1988 as amended. Said Certificate of Organization having been filed with the Department of State on July 1, 2012.

LEE C. KRAUSE, Esquire  
HOWELL, HOWELL & KRAUSE  
109 Ninth Street  
Honesdale, Pennsylvania 18431

**7/27/2012**

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### NOTICE OF PUBLIC JUDICIAL SALE

Notice is hereby given that the Wayne County Tax Claim Bureau will sell at Public sale to the highest bidder, properties listed in its Petition & its amendments, filed to No. 281 Civil 2012, as decreed by the Court, on July 3, 2012, extended to July 17, 2012, in the Court House, Honesdale, Pa. The sale will be held on Friday, August 24, 2012, beginning at 10:00 a.m. No sale shall be made except to the County of Wayne for a bid less than costs, since the County of Wayne in preparation for the Sale has already incurred title search costs. The properties to be sold are among those advertised as follows:

YEAR OF SALE	PUBLICIZED IN..	DATE OF PUBLICATION
2010	Wayne Independent	August 11, 2010
	News Eagle	August 11, 2010
2011	Wayne Independent	August 6, 2011
	News Eagle	August 6, 2011
	Legal Journal of Wayne County	August 5, 2011

Prospective purchasers are referred to those advertisements or to the Wayne County Tax Claim Bureau, Court House, Honesdale, Pa. 18431, for further information. **TERMS OF SALE: CASH OR CERTIFIED CHECK FOR THE ENTIRE PURCHASE PRICE** as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property re-offered. Recording fees and Transfer Tax will be included with the accrued costs to set the beginning bid. A List of Properties offered may be view at our County Web Site [www.co.wayne.pa.us](http://www.co.wayne.pa.us). Cheryl A. Davies, Director, Wayne County Tax Claim Bureau, 925 Court St., Honesdale, Pa. 18431 570-253-5970 EXT. 4000.

**7/27/2012**

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**PROPOSED AMENDMENT TO  
SECTION 402 OF THE  
WAYMART BOROUGH CODE  
TO BE KNOWN AS  
SECTION 402.1**

Hence, tents, tarps, and canopies which use plastic sheeting and, canvas or other similar pliable materials to cover storage areas and/or to be used as carports are regulated residential zones and shall comply with setbacks and height requirements for “accessory buildings or structures” as referred to in the Waymart Borough Code - Part 4 - entitled, “Supplementary Regulations” Sub-section 402, entitled, “Accessory Uses or Structures”.

7/27/2012

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**NOTICE OF FILING OF  
ARTICLES OF  
INCORPORATION**

TAKE NOTICE THAT Articles of Incorporation were filed with the Department of State. The name of the Corporation is Country Roads Market, Inc. This corporation has been incorporated under the provision of the Business Corporation Law of 1988. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

7/27/2012

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**NOTICE OF PARTNERSHIP  
DISSOLUTION**

NOTICE IS HEREBY GIVEN that the partnership known as Klim’s Orchard has dissolved and wound up business effective December 31, 2011. Any claims should be made

to Klim’s Orchard in care of the undersigned.

Richard B. Henry, Esquire  
1105 Court Street  
Honesdale, PA 18431

7/27/2012

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**NOTICE OF INTENTION OF  
NAME CHANGE**

Case No.: 298-Civil-2012, Wayne County Court of Common Pleas. Notice that: On June 26, 2012, a petition was filed to change the name of minor child Connor Ravert Miller-McDonough to Connor Rademaker. 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 31, 2012 at 9:30 a.m. in Courtroom No. 2 of the Wayne County Courthouse, Honesdale, PA.

7/27/2012

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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 • 7/27/2012

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**SHERIFF'S SALES**

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

**SHERIFF'S SALE  
AUGUST 22, 2012**

By virtue of a writ of Execution Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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,

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

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

THENCE ALONG THE SAID RIGHT-OF-WAY NORTH 45 DEGREES 26 MINUTES EAST SEVENTY-FIVE (75) FEET TO A POINT IN THE SAID RIGHT-OF-WAY AND ALSO IN LINE OF LOT NO. S1; THENCE ALONG THE COMMON LINE DIVIDING LOT NOS. S1 AND S2, SOUTH 61 DEGREES 59 MINUTES EAST, ONE HUNDRED FORTY-EIGHT AND SIX-TENTHS (148.60) FEET TO A POINT WHICH IS FIVE (5) FEET WEST OF THE PENNSYLVANIA POWER & LIGHT COMPANY PROJECT BOUNDARY LINE;

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

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

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

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

Seized and taken in execution as  
Guillermo York 8520 Fairburn  
Drive SPRINGFIELD VA 22152  
Raul Armengol 37 Summit Circle  
LAKEVILLE PA 18438

Execution No. 896-Civil-2010  
Amount \$470,227.56 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 proceeds  
before distribution; That a sheriff's

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

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

Margaret Gairo, Esq.

7/27/2012 • 8/3/2012 • 8/10/2012

**SHERIFF'S SALE  
AUGUST 22, 2012**

By virtue of a writ of Execution  
Bank of America N.A., successor  
by merger to BAC Home Loans  
Servicing F/K/A Countrywide  
Home Loans Servicing, L.P. issued  
out of the Court of Common Pleas  
of Wayne County, to me directed,

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

*Kip Odell & Company llc*



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

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

there will be exposed to Public Sale, on Wednesday the 22nd 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,

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF LAKE AVENUE, AS LAID OUT AND PLOTTED UPON A CERTAIN MAP OF PAUPACK POINT DEVELOPMENT, SURVEYED BY FRED C. SCHOENAGEL, NOVEMBER 1, 1928, AT THE NORTHEASTERLY CORNER OF LOT NO. 93; THENCE SOUTH 25 DEGREES, 15 MINUTES EAST ALONG THE SOUTHERLY LINE OF LAKE AVENUE, 50 FEET TO A LINE OF LOT NO. 97; THENCE SOUTH 69 DEGREES, 45 MINUTES WEST ALONG LINE OF LOT NO. 97, 164.4 FEET TO A CORNER; THENCE NORTH 26 DEGREES, 44 MINUTES WEST, 50.08 FEET TO LINE OF LOT NO. 93; THENCE NORTH 69 DEGREES, 45 MINUTES EAST ALONG THE LINE OF LOT NO. 93, 166.05 FEET TO THE PLACE OF BEGINNING.

TAX PARCEL #: 19-0-0006-0070

BEING KNOWN AS: 95 Paupack Point Road, Hawley, PA 18428

Seized and taken in execution as Troy House 275 Conover Street, Apt. 5G BROOKLYN NY 11231

Execution No. 109-Civil-2012  
Amount \$368,646.02 Plus additional

May 23, 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.

Lisa Lee c/o Goldbeck, McCafferty & McKeever,

7/27/2012 • 8/3/2012 • 8/10/2012

**SHERIFF'S SALE  
AUGUST 22, 2012**

By virtue of a writ of Execution Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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,

ALL those certain pieces or parcels of land lying, situated and being in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL NO.1: BEGINNING in the Southern edge of a private driveway upon a plan of lots of John Sensenstine, being also the Northeastern corner of Lot No. 195, upon said plan of lots; thence along the Eastern line of the said Lot No. 195, South 4 degrees 30 minutes West 45 feet to a corner, being also the Northwestern corner of Lot No. 194, upon said plan of lots; thence along the northern line of the said Lot No. 194, South 85 degrees 30 minutes East 100 feet to a corner in the Western edge of a second private driveway upon said plan of lots, being also the Northeastern corner of said Lot No.194; thence along the Western edge of the said second mentioned private driveway North 4 degrees 30 minutes East 45 feet to a corner in the southern edge of the first aforementioned private driveway;

thence along the Southern edge of the said first aforementioned private driveway, North 85 degrees 30 minutes West 100 feet to the place of BEGINNING. CONTAINING 4500 square feet, be the same more or less.

PARCEL NO. 2: BEGINNING in the Western edge of a private driveway upon a plan of Lots of John Sensenstine, being also the Southeastern corner of Lot No. 196 upon said plan of Lots; thence along the Southern edge of the said Lot No. 196, North 85 degrees, 30 minutes West 100 feet to a corner being also the Northeastern corner of Lot No. 193 upon said plan of Lots thence along the Eastern line of the said Lot 193, South 4 degrees 30 minutes West 45 feet to a corner in the Northern edge of a Second private driveway being also the Southeastern corner of the said Lot No. 193; thence along the Northern edge of the said Second private driveway South 85 degrees 30 minutes East 100 feet to a corner in the Western edge of the first aforementioned private driveway; North 4 degrees 30 minutes East 45 feet to the place of BEGINNING. CONTAINING 4,500 square feet, be the same more or less.

PARCEL NO. 3: BEGINNING in the Northern edge of a private driveway upon a plan of lots of John Sensenstine, being also the Southwestern corner of Lot No. 194 upon said Plan of lots; thence along the Western line of said Lot No. 194, North 4 degrees 30

minutes East 45 feet to a corner, being also the Southeastern corner of Lot No. 195 upon said plan of lots; thence along the Southern line of the said Lot No. 195, North 85 degrees 30 minutes West 100 feet to a corner in a stone wall; thence along said stone wall South 4 degrees West 45 feet to a corner in the Northern edge of the aforementioned private driveway; thence along the Northern Edge of said private driveway South 85 degrees 30 minute East 100 feet to the place of BEGINNING. CONTAINING 4500 square feet, be the same more or less.

PARCEL NO 4: BEGINNING at a point in the Southern edge of a private driveway upon a plan of lots of John Sensenstine, said point being North 85 degrees 30 minutes West 70 4/10 feet from the Northwestern corner of Lot No, 196 upon said plan of lots; thence along the Western line of Lot No. 196, South 40 degrees 30 minutes West 45 feet to a corner being also the Northeastern corner of Lot No. 193 upon said plan of lots; thence along the Northern line of the said Lot No. 193, North 85 degrees 30 minutes West 98 feet to a corner; thence North 40 degrees 30 minutes East 22 5/10 feet to a corner in the Southern edge of the State Highway; thence along the southern edge of the said State Highway in a Northeasterly direction 36 5/10 feet to the place of BEGINNING. CONTAINING more or less.

BEING the same premises that

Bruce L. Pursell and Arlene G. Pursell, his wife, by deed dated September 18, 1995, recorded in Wayne County Record Book 1067 at page 301, granted and conveyed to Dorothy M. Sylvester, as Trustee under Agreement dated November 29, 1994. The within conveyed premises are under and subject to the rights of way of any public utilities and public highways which may be over and across same.

Hazardous waste is not being disposed of on the property herein conveyed by the Grantor or to the Grantor's actual knowledge. And the said party of the first part does covenant, promise and agree to and with the said party of the second part, their heirs and assigns, by these Presents, that he the said party of the first part, has not done, committed, or knowingly or willingly suffered to be done, committed any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are shall or may be impeached, charged or encumbered, in title, charge, estate or otherwise howsoever.

Tax Map Numbers: 06-1-0002-0075.-, 06-1-0002-0074.-, 06-1-0002-0038.- and 06-1-0002-0037.-

Address being: 805 ELK LAKE DRIVE, WAYMART, PA 18472

ALL THOSE CERTAIN pieces or parcels of land lying, situated and being in the Township of Clinton, County of Wayne, and Commonwealth of Pennsylvania,

bounded and described as follows:

Parcel One: BEGINNING in the Northern edge of a private driveway upon a plan of lots formerly of John Sensenstine as surveyed by B.C. Gardner; thence along the Northern edge of the said private driveway North 84 degrees West 100 feet to a corner being also the Southern corner of Lot No. 189 North 6 degrees East 45 feet to a corner, being also the Southwestern corner of Lot No. 192, South 84 degrees East 100 feet to a corner in the Western edge of a private driveway; thence along the Western edge of the said private driveway South 6 degrees West 45 feet to the place of BEGINNING.

CONTAINING 4,500 square feet, be the same more or less and being Lot No. 190 upon said plan of lots.

Parcel Two: BEGINNING in the northern edge of a private driveway upon a plan of lots formerly of John Sensenstine, being also the Southwestern corner of Lot No. 190 upon said plan of lots now or formerly owned by prior Grantees (Kilhullen); thence along the Western line of the said Lot No. 190, North 6 degrees East 45 feet to a corner, being also the Southeastern corner of Lot No. 191 upon said plan of lots; thence along the Southern line of the said Lot No. 191, North 84 degrees West 100 feet to a corner, being also the Southwestern corner of the said Lot No. 191; thence South 6 degrees West 45 feet to a corner in the Northern edge of the

forementioned private driveway; thence along the Northern edge of the aforementioned private driveway South 84 degrees East 100 feet to the place of BEGINNING.

CONTAINING 4,500 square feet, be the same more or less and being Lot No. 189 upon said plan of lots.

Parcel Three: BEGINNING in the Southern edge of a private driveway upon a plan of Lots now or formerly of John Sensenstine, being also the Northwestern corner of Lot No. 192, South 4 degrees 30 minutes West 45 feet to a corner; being also the Northeastern corner of Lot No. 189 upon said plan of Lots; thence along the Northern line of the said Lot 189, North 84 degrees West 100 feet to a corner; thence North 4 degrees 30 minutes East 45 feet to a corner in the Southern edge of the said private driveway; thence along the Southern edge of the said private driveway, South 84 degrees East 100 feet to the place of BEGINNING.

CONTAINING 4,500 square feet, more or less. BEING Lot No. 191 upon said plan of lots.

The Grantees herein, their heirs and assigns, are to have the right to use the roadway laid out along the margin of Elk Lake in common with the other lot holders or the public.

Seized and taken in execution as



William L. Cure Jr 503 Main St  
FOREST CITY PA 18421

Execution No. 1082-Civil-2010  
Amount \$171,230.22 Plus  
additional

June 18, 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.**

Zachary Jennings Esq

7/27/2012 • 8/3/2012 • 8/10/2012

**SHERIFF'S SALE  
AUGUST 22, 2012**

By virtue of a writ of Execution Kris Enquist issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 22nd 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,

**PARCEL I**

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Scott, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at point in the center of Legislative Route 63059; said point of beginning being on the common boundary line of lands now or formerly of Westgate and Owens; thence along the center of Legislative Route 63059 the following four (4) courses and distances.

- 1) south twenty eight (28) degrees fifteen (15) minutes, zero (00) seconds west seventy-seven and forty-five hundredths (77.45) feet to a point,
- 2) south twenty-six (26) degrees, thirty-five (35) minutes, zero (00) seconds west eighty-three and twenty-five hundredths (83.25) feet to a point,
- 3) south twenty-six (26) degrees, fifty-two (52) minutes, zero (00) seconds west one hundred and zero hundredths (100.00) feet to a point,
- 4) south twenty-four (24) degrees, twenty-four (24) minutes, zero (00)

seconds west forty-two and ninety hundredths (42.90) feet to a point;

Thence leaving the center of Legislative Route 63059 and along lands now or formerly of Cantone, north sixty-three (63) degrees, nine (09) minutes, zero (00) seconds west, two hundred ninety-nine and zero hundredths (299.00) feet to an iron pin set on line of other lands now or formerly of Owens the following two (2) courses and distances: 1) north nineteen (19) degrees, ten (10) minutes fifty-two (52) seconds east, two hundred seventy-two and thirteen hundredths (272.13) feet to an iron pin set; 2) south seventy (70) degrees, forty-three (43) minutes, forty-five (45) seconds east, two hundred sixty-two and thirty-one

hundredths (262.31) feet to a point on the line of lands now or formerly of Westgate, south sixty-two (62) degrees, thirty-four (34) minutes, zero (00) seconds east, seventy-five and zero hundredths (75.00) feet to the point of BEGINNING.

CONTAINING: Two and Eleven Hundredths (2.11) Acres of land more or less as surveyed by Ronald J. Gruzsky, Registered Land Surveyor.

TAX MAP # 23-131-16.3 SCOTT TOWNSHIP DEED BOOK 463/1150

PARCEL II

ALL that certain lot, piece or

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parcel of land situate, lying and being in the Township of Scott, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at point on the high water mark of the lake; said point of beginning being the common boundary line of Owens and Travis.

Thence along the high water mark of the lake in southerly direction two thousand five hundred eighty-seven and zero hundredths (2587.00) feet more or less to an iron pin set.

Thence along line of other lands now or formerly of Travis south eighty-five (85) degrees, three (03) minutes, fifty-five (55) seconds west, two hundred fifty-three and four hundredths (253.04) feet to a point being located twenty-five (25) feet from the center of a Private Road formerly Township Road 6.

Thence along the side line northwesterly and northerly direction two thousand one hundred eighty-five and zero hundredths (2185.00) feet to an iron pin set on line of other lands now or formerly of Owens.

Thence along line of lands now Owens south eleven (11) degrees, fifty-two (52) minutes, zero (00) seconds east, six hundred forty-four and seven hundredths (644.07) feet to the point of BEGINNING.

CONTAINING: Fifty-two and eighteen hundredths (52.18) Acres of land, more or less, as surveyed by Ronald Gruzsky, registered Land Surveyor. Map Book 61, Page 106.

TAX MAP # 23-131-15.a3, 23-131-15.1 SCOTT TOWNSHIP DEED BOOK 467/1168

EXCEPTING AND RESERVING FROM PARCELL II THE FOLLOWING:

Seized and taken in execution as Jeffery M. Jancarek 241 Scott Center Road STARRUCCA PA 18462

Execution No. 1226-Judgment-2011  
Amount \$1,227,456. Plus additional

June 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 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.

Scott Bennett, Esq.

7/27/2012 • 8/3/2012 • 8/10/2012

**SHERIFF'S SALE  
AUGUST 22, 2012**

By virtue of a writ of Execution Citimortgage Inc issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd 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,

ALL THAT CERTAIN tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania, known as Lot 3754 in Section 32 of the Hideout. A Subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the Plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, Page 66; May 10, 1971 in Plat Book 5, Page 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 A, Page 106; March 23, 1973 in Plat Book 5, Pages 111 through 119.

PROPERTY ADDRESS: 1275 The Hideout, Lake Ariel, PA 18436

TAX ID: 12-0-0036-0121

By fee simple deed from George S. Zeller, joined by Sherree Klinger-Zeller and Lind Jankowski as set forth in Deed Book 3217, Page 331 and recorded on 1/17/2007, Wayne County Records.

The source deed as stated above is the last record of vesting filed for this property. There have been on vesting changes since the date of the above referenced source.

Seized and taken in execution as George S. Zeller 1275 The Hideout a/k/a Thornwood Terrace, Lake Ariel PA 18436 Sheree Klinger-Zeller 1275 The Hideout a/k/a Thornwood Terrace, LAKE ARIEL PA 18436

Execution No. 66-Civil-2011  
Amount \$202,621.17 Plus  
additional

July 5, 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.

M. Troy Freedman, Esq.

**7/27/2012 • 8/3/2012 • 8/10/2012**

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**CIVIL ACTIONS FILED**

*FROM JUNE 30, 2012 TO JULY 6, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**JUDGMENTS**

<b>NUMBER</b>	<b>LITIGANT</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
2002-20067	WARRING SHEILA	7/05/2012	SATISFACTION	—
2008-00986	PAPAPIETRO ANTHONY	7/06/2012	VACATE JUDGMENT	—
2008-00986	PAPAPIETRO JOSEPH	7/06/2012	VACATE JUDGMENT	—
2008-00986	PAPAPIETRO ROCCO	7/06/2012	VACATE JUDGMENT	—
2008-21930	COBB DARRELL	7/02/2012	SATISFACTION	14,796.55
2009-00286	VITALE JOAN I	7/06/2012	WRIT OF EXECUTION	229,239.14
2009-00286	LOCH CATHY E	7/06/2012	WRIT OF EXECUTION	229,239.14
2009-00835	HORST CHAD T	7/05/2012	AMEND "IN REM" JUDG	144,792.25
2009-01080	FLOYD JEFFREY W	7/05/2012	AMEND "IN REM" JUDG	340,403.76
2009-01080	FLOYD TRACEY M	7/05/2012	AMEND "IN REM" JUDG	340,403.76
2009-20109	COBB DARRELL	7/02/2012	SATISFACTION	14,437.06
2009-20230	COBB DARRELL	7/02/2012	SATISFACTION	3,861.66
2010-00096	COBB DARRELL J	7/05/2012	AMEND "IN REM" JUDG	130,585.68
2010-00096	UNITED STATES OF AMERICA	7/05/2012	AMEND "IN REM" JUDG	—
2010-00302	WILLIAMS ABRAHAM	7/05/2012	AMEND "IN REM" JUDG	188,748.56
2010-00302	JONES RACHEL A	7/05/2012	AMEND "IN REM" JUDG	188,748.56
2010-00824	PAKER JEFFERY C	7/05/2012	AMEND "IN REM" JUDG	194,930.42
2010-00824	SHREK CORISSA C	7/05/2012	AMEND "IN REM" JUDG	194,930.42
2010-20232	RIVARDO MICHAEL D	7/02/2012	SATISFACTION	659.33
2010-20232	RIVARDO MARY	7/02/2012	SATISFACTION	659.33
2010-30267	LOTITO ROBERT	7/06/2012	RELEASE LIS PENDENS	—
20n-00099	GRAVINA JAMES J	7/02/2012	DEFAULT JUDGMENT	93,743.47
2011-00132	BASSETTE ADAM H	7/05/2012	AMEND "IN REM" JUDG	188,554.23
2011-00132	BASSETTE DAWN L	7/05/2012	AMEND "IN REM "JUDG	188,554.23
2011-00439	CONDON PATRICK J	7/06/2012	VACATE JUDGMENT	—
2011-00439	UNITED STATES OF AMERICA	7/06/2012	VACATE JUDGMENT	—
2011-00766	HALLENBACK EDWARD A	7/03/2012	FINAL JUDGMENT	—
2011-00766	HALLENBACK WAYNE	7/03/2012	FINAL JUDGMENT	—
2011-20111	BORGES MARISTELA WILCOX	7/05/2012	SATISFACTION	713.89
2011-20111	WILCOX MARISTELA BORGES	7/05/2012	SATISFACTION	713.89
2011-20111	WILCOX KENNETH	7/05/2012	SATISFACTION	713.89
2011-20447	BARRAL JOHN J	7/02/2012	SATISFACTION	513.04
2011-21414	BORGES MARISTELA WILCOX	7/05/2012	SATISFACTION	651.94
2011-21414	WILCOX MARISTELA BORGES	7/05/2012	SATISFACTION	651.94
2011-21414	WILCOX KENNETH	7/05/2012	SATISFACTION	651.94
2011-21601	MICHKO LAUREN E	7/02/2012	SATISFACTION	281.79
2011-21607	MICHKO CARL A	7/02/2012	SATISFACTION	281.79
2011-21885	BIGLIN DAVID	7/02/2012	SATISFACTION	301.23
2011-21885	BIGLIN CAROL	7/02/2012	SATISFACTION	301.23
2011-21930	COBB DARRELL	7/02/2012	SATISFACTION	5,127.80

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

2012-00059	RIKER BRIAN J	7/02/2012	DEFAULT JUDGMENT	132,548.02
2012-00059	RIKER VICTORIA	7/02/2012	DEFAULT JUDGMENT	132,548.02
2012-00279	GARDNER KAREN A	7/02/2012	DEFAULT JUDGMENT	5,425.17
2012-00286	GONZALEZ ORLANDO V JR	7/02/2012	DEFAULT JUDGMENT	6,271.22
2012-00296	SATTER ARTHUR G	7/06/2012	JUDGMENT "IN REM"	107,563.30
2012-00310	WARREN CAROLYN M	7/05/2012	DEFAULT JUDGMENT	3,977.14
2012-00316	JENNINGS GARRETT T	7/02/2012	DEFAULT JUDGMENT	1,975.00
2012-00318	HENRY MARK D	7/06/2012	DEFAULT JUDGMENT	2,032.85
2012-00325	GRILL JONATHAN J	7/05/2012	DEFAULT JUDGMENT	163,241.35
2012-00325	GRILL LORENA M	7/05/2012	DEFAULT JUDGMENT	163,241.35
2012-00325	GRILL JONATHAN J	7/05/2012	WRIT OF EXECUTION	163,241.35
2012-00325	GRILL LORENA M	7/05/2012	WRIT OF EXECUTION	163,241.35
2012-00343	SCHAFFER EUGENE H	7/05/2012	DEFAULT JUDGMENT	19,401.79
2012-00479	POZZA GRACE M	7/03/2012	LIS PENDENS	—
2012-00479	POZZA ANGELO J	7/03/2012	LIS PENDENS	—
20~2-20356	MICHKO LAUREN E	7/02/2012	SATISFACTION	292.71
2012-20356	MICHKO CARL A	7/02/2012	SATISFACTION	292.71
2012-20380	HONESDALE NATIONAL BANK GARNISHEE	7/02/2012	GARNISHEE/DISCONTINU	—
2012-20547	JOSEPH STEPHEN L	7/03/2012	DEFAULT JUDGMENT	3,544.34
2012-20547	JOSEPH BARBARA ANN	7/03/2012	DEFAULT JUDGMENT	3,544.34
2012-20824	RAJKUMAR JUNIOR B	7/02/2012	MUNICIPAL LIEN	881.39
2012-20824	RAJKUMAR JUDY	7/02/2012	MUNICIPAL LIEN	881.39
2012-20825	NEELY SCOTT	7/02/2012	MUNICIPAL LIEN	917.87
2012-20826	GAVICH ALLEN	7/02/2012	MUNICIPAL LIEN	881.39
2012-20827	CITIMORTGAGE	7/02/2012	MUNICIPAL LIEN	996.43
2012-20828	ROTTKAMP DIANE C	7/02/2012	MUNICIPAL LIEN	881.99
2012-20828	LOCH CATHY	7/02/2012	MUNICIPAL LIEN	881.99
2012-20829	SORENSEN MATTHEW J	7/02/2012	MUNICIPAL LIEN	881.39
2012-20829	SORENSEN DINA M	7/02/2012	MUNICIPAL LIEN	881.39
2012-20830	KOLVECK ROBERT	7/02/2012	MUNICIPAL LIEN	409.82
2012-20830	KOLVECK LISA	7/02/2012	MUNICIPAL LIEN	409.82
2012-20831	CARBONE MICHAEL K	7/02/2012	MUNICIPAL LIEN	431.32
2012-20832	FARIAS CHRIS	7/02/2012	MUNICIPAL LIEN	412.78
2012-20833	ARONSON KENNETH	7/02/2012	MUNICIPAL LIEN	409.82
2012-20834	O'CONNOR PATRICK	7/02/2012	MUNICIPAL LIEN	412.94
2012-20834	OCONNOR PATRICK	7/02/2012	MUNICIPAL LIEN	412.94
2012-20835	GILL GREGORY J	7/02/2012	MUNICIPAL LIEN	409.82
2012-20836	BOONE HARRIET C EMANUEL	7/02/2012	MUNICIPAL LIEN	411.56
2012-20836	EMANUEL HARRIET C BOONE	7/02/2012	MUNICIPAL LIEN	411.56
2012-20837	VICUNA MARTHA	7/02/2012	MUNICIPAL LIEN	409.82
2012-20838	HUCKABEE JEANETTE	7/02/2012	MPN:t:c:ti?AL LIEN	409.82
2012-20838	HUCKABEE HENRY	7/02/20;1.2	MUNICIPAL LIEN	409.82
2012-20839	HUCKABEE HENRY	7/02/2012	MUNICIPAL LIEN	409.82
2012-20839	HUCKABEE JEANETTE	7/02/2012	MUNICIPAL LIEN	409.82
2012-20840	NISENSEN MICHAEL	7/02/2012	MUNICIPAL LIEN	621.85
2012-20840	NISENSEN JACQUELINE	7/02/2012	MUNICIPAL LIEN	621.85
2012-20841	BRENNER CLAIRE	7/02/2012	MUNICIPAL LIEN	931.17
2012-20841	BRENNER ADAM	7/02/2012	MUNICIPAL LIEN	931.17

2012-20842	VICARI JOHN S	7/02/2012	MUNICIPAL LIEN	940.32
2012-20842	VICARI NATALIE	7/02/2012	MUNICIPAL LIEN	940.32
2012-20843	SPINELLO MICHAEL	7/02/2012	MUNICIPAL LIEN	616.67
2012-20843	SPINELLO JUNE	7/02/2012	MUNICIPAL LIEN	616.67
2012-20844	GIL RANDOLPH VICTOR	7/02/2012	JUDGMENT	1,130.00
2012-20845	COLLINS FAITH SHEREE	7/02/2012	JUDGMENT	1,105.00
2012-20846	WOJCIK CARRIE L	7/02/2012	JUDGMENT	1,048.00
2012-20847	NUSS ROBERT JAMES	7/02/2012	JUDGMENT	1,076.00
2012-20848	CASTIGLIANO ANNE ELIZABETH	7/02/2012	JUDGMEN'T	1,161.00
2012-20849	POLAY MICHAEL S	7/02/2012	MUNICIPAL LIEN	1,264.50
2012-20849	POLAY JANET	7/02/2012	MUNICIPAL LIEN	1,264.50
2012-20850	ZIRPOLI FREDERICK S	7/02/2012	MUNICIPAL LIEN	1,058.39
2012-20851	CERNEK JANE	7/02/2012	MUNICIPAL LIEN	7711.82
2012-20852	MERRIHEW LEIGH ANN	7/02/2012	MUNICIPAL LIEN	7611.06
2012-20853	DASILVA GEORGE	7/02/2012	MUNICIPAL LIEN	631.30
2012-20853	DASILVA SYLVIA	7/02/2012	MUNICIPAL LIEN	631.30
2012-20854	HANNAH MARY A	7/02/2012	MUNICIPAL LIEN	393.23
2012-20855	THOMAS JEFFREY D	7/03/2012	MUNICIPAL LIEN	624.34
2012-20855	THOMAS DIANA A	7/03/2012	MUNICIPAL LIEN	624.34
2012-20856	THOMPSON GEORGE W	7/0'3/2012	MUNICIPAL LIEN	600.27
2012-20857	ELLINGSWORTH JOHN T	7/03/2012	MUNICIPAL LIEN	584.96
2012-20858	PRESTOSH DAVID J	7/03/2012	MUNICIPAL LIEN	2,694.09
2012-20858	PRESTOSH KATHLEEN A	7/03/2012	MUNICIPAL LIEN	2,694.09
2012-20859	PRESTOSH DAVID J	7/03/2012	MUNICIPAL LIEN	3,819.87
2012-20859	PRESTOSH KATHLEEN Z	7/03/2012	MUNICIPAL LIEN	3,819.87
2012-20860	RYAN MICHAEL J	7/03/2012	MUNICIPAL LIEN	648.41
2012-20860	RYAN TINA M	7/03/2012	MUNICIPAL LIEN	648.41
2012-20861	SERFASS CHESTER M	7/03/2012	MUNICIPAL LIEN	1,699.80
2012-20861	SERFASS OLIVE M	7/03/2012	MUNICIPAL LIEN	1,699.80
2012-20862	SHAY EDWARD	7/03/2012	MUNICIPAL LIEN	735.92
2012-20862	SHAY KATHLEEN	7/03/2012	MUNICIPAL LIEN	735.92
2012-20863	SHELLY PATRICK	7/03/2012	MUNICIPAL LIEN	742.49
2012-20864	BOLLER PATRICIA S	7/03/2012	MUNICIPAL LIEN	359.64
2012-20865	BROWN JOHN	7/03/2012	MUNICIPAL LIEN	388.08
2012-20866	BROWN JOHN	7/03/2012	MUNICIPAL LIEN	372.76
2012-20867	CADEMARTORI STEVEN L	7/03/2012	MUNICIPAL LIEN	359.64
2012-20868	SMITH FREDERICK J	7/03/2012	FEDERAL TAX LIEN	112,755.13
2012-20869	CHIANG CHING CHIM	7/05/2012	MUNICIPAL LIEN	359.64
	TRUSTEE FOR LKO FAMILY TRUST			
2012-20870	AUERBACH LERA	7/05/2012	MUNICIPAL LIEN	359.64
2012-20871	AUERBACH LERA	7/05/2012	MUNICIPAL LIEN	359.64
2012-20872	AVSHAYEV GHENGIS	7/0s/2012	MUNICIPAL LIEN	359.64
2012-80873	BARNES KENNETH W	7/05/2012	MUNICIPAL LIEN	390.27
2012-20873	BARNES CAROL J	7/05/2012	MUNICIPAL LIEN	390.27
2012-20874	BHUTTA SHAN MAHMOOD	7/05/2012	MUNICIPAL LIEN	385.89
2012-20875	BIGELOW DOUG	7/05/2012	MUNICIPAL LIEN	381.51
2012-20875	BIGELOW KATRINA	7/05/2012	MUNICIPAL LIEN	381.51



2012-20876	BIZIK GORAN		7/06/2012	JP TRANSCRIPT	1,035.62
2012-20876	BIZIK MICHELLE		7/06/2012	JP TRANSCRIPT	1,035.62
2012-40036	PATUTO NICHOLAS M OWNER	P	7/05/2012	STIP VS LIENS	—
2012-40036	PATUTO SUSAN OWNER	P	7/05/2012	STIP VS LIENS	—
2012-40036	SHORTENS INC CONTRACTOR		7/05/2012	STIP VS LIENS	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00479	COMMONWEALTH OF PENNSYLVANIA		PLAINTIFF	7/03/2012	—
2012-00479	POZZA GRACE M		DEFENDANT	7/03/2012	—
2012-00479	POZZA ANGELO J		DEFENDANT	7/03/2012	—

**PETITION**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00486	1966 FORD MUSTANG VIN 6T07T150691		PETITIONER	7/06/2012	—
2012-00486	DRONGOSKI ROBERT		PETITIONER	7/06/2012	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00485	FLAGSTAR BANK		PLAINTIFF	7/06/2012	—
2012-00485	DARLING TREVOR J		DEFENDANT	7/06/2012	—
2012-00485	DARLING MICHELE A/K/A		DEFENDANT	7/06/2012	—
2012-00485	DARLING MICHELLE		DEFENDANT	7/06/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY		TYPE	DATE	AMOUNT
2012-00478	WAYNE BANK		PLAINTIFF	7/02/2012	—
2012-00478	PHILLIPS JOSEPH		DEFENDANT	7/02/2012	—
2012-00480	WELLS FARGO		PLAINTIFF	7/03/2012	—
2012-00480	MCKENNA GINA		DEFENDANT	7/03/2012	—
2012-00481	VOLT 2012-NPL1		PLAINTIFF	7/03/2012	—
2012-00481	CHIARCHIARO MELISSA F/K/A		DEFENDANT	7/03/2012	—
2012-00481	BAGGITT MELISSA CHIARCHIARO		DEFENDANT	7/03/2012	—
2012-00482	WELLS FARGO BANK		PLAINTIFF	7/03/2012	—
2012-00482	HUBBARD PETER T		DEFENDANT	7/03/2012	—
2012-00482	HUBBARD ERIN C		DEFENDANT	7/03/2012	—
2012-00484	JPMORGAN CHASE BANK S/B/M		PLAINTIFF	7/06/2012	—
2012-00484	CHASE HOME FINANCE		PLAINTIFF	7/06/2012	—
2012-00484	HEDGELON MARTIN L		DEFENDANT	7/06/2012	—
2012-00484	HEDGELON RACHEL M		DEFENDANT	7/06/2012	—

**TORT — PREMISES LIABILITY**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00477	ROAN KERRY	PLAINTIFF	7/02/2012	—
2012-00477	ROAN INGRID	PLAINTIFF	7/02/2012	—
2012-00477	HOME DEPOT USA INC	DEFENDANT	7/02/2012	—
2012-00477	AMERICAN CARPET SOUTH	DEFENDANT	7/02/2012	—
2012-00477	AMERICAN CARPET INC	DEFENDANT	7/02/2012	—

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.

WAYNE COUNTY BAR ASSOCIATION



[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

**MORTGAGES AND DEEDS**

*RECORDED FROM JULY 16, 2012 TO JULY 20, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Janosec Susan H	Wayne Bank	Paupack Township	
Luzzi Donna M			143,000.00
Linde Gary F	Dime Bank	Honesdale Borough	377,100.00
Wetherill Raymond Ronald	Dime Bank	Salem Township	62,000.00
Kominski David A	Dime Bank	Dyberry Township	
Bonham Michele L			136,000.00
Turner Robert Gregory	Honesdale National Bank	Hawley Borough	
Knehr Anthony John			150,000.00
Kostick Louise E	Wayne Bank	Clinton Township	62,000.00
Schemitz Rudy R	Bank Of America	Berlin Township	
Schemitz Francine C			254,000.00
Nee Timothy	Mortgage Electronic Registration Systems	Berlin Township	
Nee Jong Sook			185,300.00
Davis Melissa J	Wayne Bank	Paupack Township	352,000.00
Newsome Mary Kay	Wells Fargo Bank	Lehigh Township	55,000.00
Anasiewicz Martin H	Wells Fargo Bank	Salem Township	
Anasiewicz Susan			229,500.00
Rios Marlene E	Honesdale National Bank	Dreher Township	97,500.00
Volosin George	Honesdale National Bank	Dreher Township	
Volosin Donna			118,000.00
Blockberger Michelle M	Dime Bank	Honesdale Borough	120,000.00
Donovan Jeffrey F	Mortgage Electronic Registration Systems	Preston Township	
Donovan Toni L			126,400.00
Cunningham Carol Valenzano	Honesdale National Bank	Salem Township	35,100.00
Simpson Brady	Honesdale National Bank	Buckingham Township	
Avaschieri Denise		Buckingham & Preston Twps	104,000.00
		Preston Township	
		Preston & Buckingham Twps	104,000.00
Lestrangle Sean	Honesdale National Bank	Honesdale Borough	
Lestrangle Marion			32,000.00
Olsen Peter	Honesdale National Bank	Preston Township	52,000.00
Canzano Philip	Mortgage Electronic Registration Systems	Lake Township	
Canzano Margaret			105,572.00
Middaugh George	P N C Bank	Hawley Borough	
Middaugh Barbara			50,000.00
Davis Debra L	Penn Security Bank & Trust Company	Lake Township	
Davis Jeremy B			20,000.00

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

Campion Anthony V	Mortgage Electronic Registration Systems	Paupack Township	170,000.00
Millen Frank P	Dime Bank	South Canaan Township	170,700.00
Hankins Paul C	P N C Bank	Lake Township	
Hankins Mary AKA Hankins Mary G AKA			296,486.00
Mazzarella Thomas Mazzarella Theresa	Honesdale National Bank	Damascus Township	247,000.00
Sullivan Matthew J Sullivan Lori A	Honesdale National Bank	Clinton Township 1	74,500.00
Swoyer Connie A Swoyer Harry Jr	Honesdale National Bank	Lake Township	48,500.00
Milenkovic Kathleen G	Mortgage Electronic Registration Systems	Lake Township	
Jamison Martha J By Af Jamison Steven C By Af Milenkovic Kathleen G Af			175,000.00
Halbig John D Jr Halbig Renee Y	Honesdale National Bank	Damascus Township	120,000.00
Carroll William T	Mortgage Electronic Registration Systems	Lake Township	
Carroll Patricia A Carmody William J Carmody Colleen C	Honesdale National Bank	Canaan Township	417,000.00 117,000.00
Conte Silvio Jr Conte Julie	Pennstar Bank	Lake Township	245,000.00
Halterman Ronald Kocher Glenn R	Horst Walter H Honesdale National Bank	Berlin Township	90,000.00
Kocher Pamela J Vanschaick Peter J	Novartis Federal Credit Union	Paupack Township	70,000.00
Tran Lisa L P			275,000.00
Parrish Terrance R Fennie Michael W	Wells Fargo Bank Fidelity Deposit & Discount Bank	Lake Township Clinton Township	88,800.00
Fennie Kathleen M Hill Thomas	Mortgage Electronic Registration Systems	Berlin Township	42,000.00
Hill Karen A Shutkin Thomas	Mortgage Electronic Registration Systems	Cherry Ridge Township	287,000.00 172,000.00
Silsby Michael Silsby Ellen	Mortgage Electronic Registration Systems	Paupack Township	131,000.00
Davis Melissa J Sowinski Philip T	Wayne Bank Honesdale National Bank	Paupack Township Lebanon Township	352,000.00 257,600.00
Barcarola John G Barcarola Victoria	Mortgage Electronic Registration Systems	Lake Township	223,000.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
Lambro Diane E Tr	Snip	Paupack Township	
Diane E Lambro Living Trust	S N I P		Lots 267 & 268
Dickman Barbara Anita	Dickman Barbara Anita	Clinton Township 1	
Dickman James E			
Rosati Ronald	Rosati Richard	Lehigh Township	
Rosati Joanne			
Killiany Gerald S	Bissell Dennis G	Salem Township	
Killiany Sheelah A	Bissell Donna		Lot 707
Errico Elaine C	Nee Timothy F	Berlin Township	
	Nee Jong Sook		Lot C
Webb Roger D	Land Liquidator L L C	Sterling Township	
Webb Roger D	Land Liquidator L L C	Sterling Township	
Sanchez Robert P	Land Liquidator L L C	Lehigh Township	
Sanchez Misty D			
Sanchez Robert P	Land Liquidator L L C	Lehigh Township	
Sanchez Misty D			
Kizminski John C Exr	Kizminski John C	Lehigh Township	
Kizminski John G Est			
Karr Gabrielle N	Evans Nicole	Dyberry Township	
Karr Gabrielle N	Laufer Jeremiah	Dyberry Township	
Bailey Kenneth W Sr	Bailey Sharon L	Lehigh Township	
Mark Charles B Exr	Davis Melissa J	Paupack Township	
Weiss Suzanne Exr			
Mark Joseph C Est			
Welcome Lake Rod & Gun Club AKA	Welcome Lake Rod & Gun Club Inc	Berlin Township	
Welcome Lake Rod & Gun Club Inc AKA			
Vinokur Aron	Vinokur Ella	Paupack Township	Lot 257
Maida Joseph J	Maida Joseph J Jr	Paupack Township	
Maida Margaret	Maida Mary E		
Watson Selina	Watson Stephen	Preston Township	
Watson Stephen			Lot A
Scubelek Mary Kay	Newsome Mary Kay	Lehigh Township	
Newsome Mary Kay			
Kohuth Craig F	Anasiewicz Martin H	Salem Township	
Kohuth Nicole	Anasiewicz Susan		Lot 1
Newcomer Barry Tr	Rios Marlene E	Dreher Township	
Willard E Newcomer Inter Vivos Trust			
Ferguson Jo Ann	Burdo Victoria	Lake Township	Lot 2381
Trayser Fred Tr	Donovan Jeffrey F	Preston Township	
Jane L Trayser Trust	Donovan Toni L		
Zafiris John AKA	Zafiris Nancy	Palmyra Township	
Zafiris John W AKA			
Pitti Kathleen M	Canzano Philip	Lake Township	
Pitti David J	Canzano Margaret		Lot 3790

Bizik Erzi	Falcone Yong Sun Falcone Stephen	Sterling Township	Lot 2
Citizens Savings Bank	Citizens Savings Bank	Honesdale Borough	
Burdick Jean Lind & Exr	Burdick Jean L	Hawley Borough	
Lange David A	Lange David A		
Lange Ruth N Est			
Burdick Jean Lind & Exr	Burdick Jean L	Hawley Borough	
Lange David A	Lange David A		Lot 5
Lange Ruth N Est			
Dennis Clinton P Sr	Starlight Land Company	Buckingham Township	
Russo Ronald N	Campion Anthony V	Paupack Township	
Russo Theresa L			Lots 54 & 53
Akorn Properties	Flach Robert	Hawley Borough	Unit 302
Payne John B III	Payne John B III	Paupack Township	
Payne Elizabeth T			Lot 6A
Poehlmann Edward T	Simmons Alfred E Jr	Paupack Township	
Cramsey Joan	Simmons Kathryn K		Lot 30R
Georger Louis J	Georger Louis J Georger Alice	Scott Township	
Barron Linda	Sullivan Matthew J	Clinton Township 1	
Barron Tyrone	Sullivan Lori A		
Warren Jeffrey Allen			
Warren Cindy			
Warren Claire J Ind & Tr			
Russell S Warren III Trust			
Warren Russell S III By Af			
Warren Russell S Jr Af			
Warren Ruth F			
Swoyer Harry W AKA	Swoyer Harry Jr	Lake Township	
Swoyer Harry Jr AKA	Swoyer Connie A		Parcels 1 & 2
Swoyer Connie AKA			
Swoyer Connie A AKA			
Cherkasets Alexander	Halbig John D Jr	Damascus Township	
Cherkasets Tatyana	Halbig Renee Y		Lot 30
Rodriguez Danilo	Lopez Fidelia	Dreher Township	Lot 77
Conte Silvio Jr	Conte Silvio Jr Conte Julie	Lake Township	Lot 1203
Keyes Susan	Keyes Susan Keyes John W	Mount Pleasant Township	

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Keyes Susan	Keyes Susan Keyes John W	Mount Pleasant Township	
Young Constance	Halterman Ronald	Berlin Township	Lots 43 & 40
Senecal Julie	Parrish Terrance R	Lake Township	
Parrish Terrance R			Lot 3583
Landman Raoul Ray	Brees William F	Paupack Township	
Landman Barbara Joan	Brees Kathleen A		Lot 464
Tyler Marion A	Gesue Phillip A	Damascus Township	Lot 4
McCarthy Kathleen T	Kline Jeffrey A	Preston Township	
Burns Thomas J	Kline Sara J		Lot 11
Leon Alexander AKA By Sheriff	Deutsche Bank National Trust Co Tr	Paupack Township	
Leon Alejandro AKA By Sheriff			Lot 256
Leon Dawn By Sheriff			
Scarfo John P By Sheriff	Federal National Mortgage Association	Clinton Township 2	Lots 4 & 3
Ferris Joseph By Sheriff	Federal National Mortgage Association	Lake Township	
Ferris Diane By Sheriff			Lot 2635
Zenk Richard Tr	Sowinski Philip T	Lebanon Township	
Zenk Lois G Tr			
Zenk Family Trust			

### CLE Courses

**October 29, 2012 (groupcast)**  
 12:30 p.m.–4:45 p.m.  
*Confessions of Judgment & Deficiency*  
*Judgments in Pa*  
 4 hours substantive/0 hour ethics  
 \*Registration begins at 12:00 p.m.

**November 7, 2012 (groupcast)**  
 9:00 a.m.–1:15 p.m.  
*Environmental Issues Affecting Oil and*  
*Gas Development*  
 4 hours substantive/0 hour ethics

**November 20, 2012 (groupcast)**  
 8:30 a.m.–2:30 p.m.  
*PA's Right to Know Law*  
 5 hours substantive/0 hour ethics  
 \*Registration begins at 8:00 a.m.

**November 27, 2012 (groupcast)**  
 9:00 a.m.–1:15 p.m.  
*The Nuts & Bolts of Running a Family*  
*Law Practice*  
 3 hours substantive/1 hour ethics

**December 21, 2012 (groupcast)**  
 9:00 a.m.–1:15 p.m.  
*Trends in Municipal Law*  
 4 hours substantive/0 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted.  
 Pre-register through [pbi.org](http://pbi.org).



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