

LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ SEPTEMBER 16, 2011 ★ Honesdale, PA ★ No. 27



IN THIS ISSUE

COURT OPINION	4
LEGAL NOTICES	6
SHERIFF'S SALES	10
CIVIL ACTIONS FILED	14
MORTGAGES & DEEDS	17
CLE SCHEDULE	22

CASES REPORTED

Shannon Lyn Nelson, Plaintiff
v.
James Lew Nelson, 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.



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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.

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Patricia Biondo

COURT OPINION

Edited by Chris Rechner Chapla, Esq.

Provided by Janine Edwards, Esq.

Shannon Lyn Nelson
Plaintiff

v.

James Lew Nelson
Defendant

Docket No. 610-2008-DR

Attorney for Plaintiff: Janine Edwards, Esquire

Attorney for Defendant: Ronnie Fischer, Esquire

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

Summary of the Case

This is an on-going custody case and one of the issues for Defendant was Plaintiff's new relationship with another man. Defendant's counsel issued a subpoena to "Medical Records WMH" to attend and testify pursuant to Pa.R.C.P. 234.1, but prior to the date of hearing counsel received copies of the man's medical records. The medical records were released to Defendant who then disseminated them to various other agencies. Plaintiff then filed a Motion for Injunctive Relief to Preclude Defendant from Disseminating Private Information and to Preclude said Private Information from Admission into Evidence.

The Court issued an Order granting the injunctive relief requested, requiring Defendant to destroy all copies of the man's medical records, precluding Defendant from disseminating any information obtained from the records, and disallowing the introduction of the records into evidence at the time of the custody hearing. The Court based its ruling on the case of T.M. v. Elwyn, Inc., 950 A.2d 1050 (Pa.Super. 2008), which case discussed the privacy regulations included in the HIPAA statute. In Elwyn, the Superior Court determined that the HIPAA privacy protections do not translate into an evidentiary privilege in court cases, citing to Northwestern Mem. Hosp. v. Ashcroft, 362 F.3d 923, 925 (7th Cir.2004).

However, the Superior Court went further and discussed the provisions contained in 45 C.F.R. 164.500-164.534 that a court can utilize to ensure that its discovery orders contain appropriate safeguards for purposes of HIPAA compliance. In relevant part, 45 C.F.R. 164.512 provides:

(1) Permitted disclosures. A covered entity may disclose protected health information in the course of any judicial or administrative proceeding:

(i) In response to a subpoena, discovery request, or other lawful process, that is not accompanied by an order of court or administrative tribunal, if:

(A) The covered entity receives satisfactory assurance, as described in paragraph (e)(1)(iii) of this section, from the party seeking the information that reasonable efforts have been made by such party to ensure that the individual who is the subject of the protected health information that has been requested has been given notice of the request; or

(B) The covered entity receives satisfactory assurance, as described in paragraph (e)(1)(iv) of this section, from the party seeking the information that reasonable efforts have been made by such party to secure a qualified protective order that meets the requirements of paragraph (e)(1)(v) of this section....

(v) For purposes of paragraph (e)(1) of this section, a qualified protective order means, with respect to protected health information requested under paragraph (e)(1)(ii) of this section, an order of a court or of an administrative tribunal or a stipulation by the parties to the litigation or administrative proceeding that:

(A) Prohibits the parties from using or disclosing the protected health information for any purpose other than the litigation or proceeding for which such information was requested; and

(B) Requires the return to the covered entity or destruction of the protected health information (including all copies made) at the end of the litigation or proceeding.

LEGAL NOTICES

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

ESTATE NOTICES

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

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

ADMINISTRATRIX NOTICE

Estate of RAYMOND J. PERHAM JR. AKA RAYMOND PERHAM AKA RAYMOND J. PERHAM AKA RAYMOND PERHAM JR. Late of Mount Pleasant Township Administratrix
AUDREY PERHAM
45 LAKE CROSSROAD
PLEASANT MOUNT, PA 18453
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

9/2/2011 • 9/9/2011 • 9/16/2011

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE OF ALLAN GAVICH, late of Salem Township, Wayne County, Pennsylvania (died June 11, 2011). All persons indebted to the Estate are requested to make payment,

and those having claims or demands are to present same, without delay, to the Administratrix, Dianne Veneroso or John F. Spall, Esquire, Attorney for the Estate, 2573 Route 6, Hawley, Pennsylvania 18428.
JOHN F. SPALL, ESQUIRE

9/2/2011 • 9/9/2011 • 9/16/2011

EXECUTOR NOTICE

ESTATE OF BRENDA J. MILLER A/K/A BRENDA MILLER, late of Hawley, Pennsylvania (died July 26, 2011). Notice is hereby given that Letters Testamentary on the above estate have been granted to Kevin Miller, 233 Creamery Road, Jermyn, PA 18433, Executor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein or to Patrick N. Coleman, Esquire, Tellie & Coleman PC, 310 East Drinker Street, Dunmore, PA 18512.

9/2/2011 • 9/9/2011 • 9/16/2011

EXECUTRIX NOTICE

Estate of PAULINE W. CHASE
Late of Texas Township
Executrix
ERIN VENNIE
141 EGYPT ROAD
TAFTON, PA 18464
Attorney

SALLY N. RUTHERFORD
921 COURT STREET
HONESDALE, PA 18431

9/2/2011 • 9/9/2011 • 9/16/2011

EXECUTRIX NOTICE

Estate of WILLIS I. CUDNEY
AKA WILLIS ALVIN CUDNEY
Late of Preston Township
Executrix
DOLLYANNA LEWIS
136 LANDING ROAD
MIDDLETOWN, NY 10940
Executrix
KATHLEEN CALIGIURI
38 ST. ANDREWS BLVD.
FAIRPORT, NY 14450
Attorney
JAMES E. BROWN
303 TENTH STREET
HONESDALE, PA 18431

9/9/2011 • 9/16/2011 • 9/23/2011

OTHER NOTICES

FINAL ACCOUNT

TAKE NOTICE THAT THE
FOLLOWING ACCOUNT HAS
BEEN FILED TO THE
COMMON PLEAS COURT OF
WAYNE COUNTY AND WILL
BE PRESENTED FOR
CONFIRMATION ON OCTOBER
13, 2011 AT 9:15 A.M. IN
COURT ROOM #2, WAYNE
COUNTY COURT HOUSE,
HONESDALE, PA.

FIRST AND FINAL ACCOUNT
OF JANICE LICHT,
ADMINISTRATRIX OF THE
ESTATE OF ANTHONY J.

SWINIUCH JR., Deceased No. 63
OCD 2011.

9/16/2011

**AMENDED
LEGAL NOTICE
NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 1010-10NR
The Wayne County Tax Claim
Bureau has received and approved
an offer to purchase Property
Number 22-31-45 located in Salem
Township at private sale for
\$62,250.00. The assessment
records indicate that there are
improvements. The assessed value
of the property is \$ 137,300.00 and
is deeded in the name of George &
Jacqueline Shefchick. The property
is described as One Family
Dwelling. Lot is 1.037 acres. The
delinquent taxes lodged against this
property for 2007, 2009 & 2010.
Total is \$ 10,362.79. All taxes will
be paid by this sale. Pursuant to the
Real Estate Tax Sale Law of 1947,
Section 613 (72 P.S. 5860.613) as
amended, you have 45 days from
the DATE OF PUBLICATION, to
petition the Court of Common
Pleas of Wayne County if you
object to this sale. The property has
been offered at public sale for
delinquent taxes on at least one
occasion, as follows: 09/13/2010.
In view of this, and although the
price offered may appear very low,
it is our position that
consummating this sale will at least
give a reasonable prospect of
receiving future taxes on this
property. TERMS AND
PROVISIONS OF SALE: Full

Certified- Payment of bid price and recording fees within 30 days of bid acceptance. Free and clear of Tax Liens and Tax Judgements.

CHERYL A. DAVIES, DIRECTOR
WAYNE COUNTY TAX CLAIM
BUREAU

9/16/2011 • 9/30/2011

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation for Bidwell Hill United Methodist Church, Inc. were filed with the Pennsylvania Department of State and approved August 30, 2011, under the provisions of the Business Corporation Law of 1988, as amended and supplemented.

Michael D. Walker, Esquire
Walker & Walker, P.C.
Attorney

9/16/2011

**NOTICE OF
INCORPORATION**

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a corporation by the name of GVO STOP n GO, INC. has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purposes of lawful purposes in maintaining and operating the common areas in the development, and all other things incidental thereto. Said *Articles of Incorporation* having been filed with the Department of State on

August 26, 2011.

ANTHONY J. MAGNOTTA,
ESQUIRE
Oxford Place Route 590
P. O. Box 408
Hawley, Pennsylvania 18428
(570)-226-5700

9/16/2011

**EARNED INCOME AND NET
PROFITS TAX NOTICE**

**FOREST CITY REGIONAL
SCHOOL DISTRICT
MOUNT PLEASANT
TOWNSHIP
WAYNE COUNTY, PA**

NOTICE is given pursuant to the Local Tax Enabling Act that the Township of Mount Pleasant intends to adopted an Earned Income Tax Ordinance, the caption and summary of which is as follows:

**ORDINANCE LEVYING A TAX
ON EARNED INCOME AND
NET PROFITS; REQUIRING
TAX RETURNS; REQUIRING
EMPLOYERS TO WITHHOLD
AND REMIT TAX; AND
RELATED PROVISIONS.**

The Township of Mount Pleasant intends to adopt this ordinance at a meeting to be held on October 3, 2011 at 7:00. It will impose a tax for general revenue purposes at a rate of .5% on earned income and net profit of individual residents. It will impose a tax for general revenue purposes at the rate of .5% on earned income and net profits

derived by non-residents from work within this municipality. This tax is in addition to any tax on earned income and net profits imposed by the school district within which this municipality is located. The Ordinance will be effective January 1, 2012, and continues the tax previously imposed at the same rate. Changes have been made in the terms of the currently effective tax levy primarily to conform to requirements of Act 32 of 2008, which is a restatement of the Local Tax Enabling Act, 53 P.S. ss 6924.101 et seq. The nature of the tax will be substantially the same as the earned income and net profits tax currently levied, subject to changes required by Act 32. The tax will be collected by a collector appointed under Act 32. The reason for the new tax levy is to continue the same tax as previously imposed in order to provide revenue for the purposes stated above, and also to conform to Act 32 requirements.

A copy of the full text of the proposed Ordinance may be obtained by any citizen by contacting the township secretary at the Mount Pleasant Township municipal building or by contacting the township solicitor, David F. Bianco, Esq., 707 Main Street, Forest City, PA 18421.

Eleanor McGraw, Secretary

David F. Bianco, Esq., Solicitor

9/16/2011 • 9/23/2011 • 9/30/2011

**LEGAL NOTICE
ACTION TO QUIET TITLE**

TO: Daniel Guszack and Helen Guszack, their predecessors in title, heirs, successors, devisees, grantees, assigns, and any and all other person or persons claiming by, through, from or under them and all other persons whatsoever.

YOU ARE HEREBY NOTIFIED that the Plaintiffs Howard Weintraub and Robin Weintraub n/k/a Robin Halperin, have filed a Complaint in Quiet Title in the Court of Common Pleas of Wayne County to No. 575 CIVIL 2011 for a quiet title action in regards to a parcel of realty described in the aforesaid Complaint and an answer is to be filed by October 19, 2011. The property is located in Preston Township, Wayne County, Pennsylvania and the requested relief is a confirmation that the above stated Defendants, their predecessors in title, heirs, successors, devisees, grantees, assigns and any and all other persons claiming by, through, from or under them and all persons whatsoever are barred from asserting any further claims in regards to the subject realty. This requested final decree also confirms that a fee simple title vests in the Plaintiff, Howard Weintraub and Robin Weintraub n/k/a Robin Halperin and extends to their heirs, successors, devisees and assigns. The quiet title action thereby confirms full fee simple ownership of the subject property in this complaint in the name of Plaintiffs Howard Weintraub and Robin Weintraub n/k/a Robin

Halperin

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED, BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED AGAINST YOU, AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NORTHERN PENNSYLVANIA
LEGAL SERVICES
COURTHOUSE

925 COURT STREET
HONESDALE PA 18431
(570) 253-5970

DAVID F. BIANCO, ESQUIRE —
ATTORNEY FOR PLAINTIFF
FIELDS & BIANCO
707 MAIN STREET, PO BOX 84
FOREST CITY PA 18421
(570) 785-5788

9/16/2011

SHERIFF'S SALES

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

**SHERIFF'S SALE
OCTOBER 12, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for NATIXIS Real Estate Capital Trust 2007-HE2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of October, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN PIECE,
PARCEL AND TRACT OF LAND
SITUATE, LYING AND BEING
IN THE TOWNSHIP OF
PAUPACK, COUNTY OF
WAYNE, AND STATE OF
PENNSYLVANIA, AND STATE

OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 84, SECTION 3, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971, BY VEP & CO. AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 11, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

BEING THE SAME PREMISES WHICH JOAN DEAN, BY HER CERTAIN DEED DATED THE 19TH DAY OF MARCH, 2007, AND INTENDED TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PA SIMULTANEOUSLY HEREWITH, GRANTED AND CONVEYED UNTO JAMES DEAN AND JOAN DEAN, THE MORTGAGORS HEREIN.

TOGETHER WITH UNTO THE GRANTEES HEREIN, THEIR HEIRS AND ASSIGNS, ALL RIGHTS, RIGHT-OF-WAY AND PRIVILEGES AND UNDER AND SUBJECT TO ALL CONDITIONS, CONVENANTS, RESTRICTIONS AND RESERVATIONS AS SET FORTH IN THE ABOVE-REFERENCED DEED OR THE RECORD THEREOF.

BEING KNOWN AS: 112

Walenpaupack Lake Estates a/k/a
13 Sundew Road Lake Ariel, PA
18436

PROPERTY ID NO.: 19-30-226.-

TITLE TO SAID PREMISES IS VESTED IN JAMES DEAN AND JOAN DEAN, AS TENANTS BY THE ENTIRETIES BY DEED FROM JOAN DEAN DATED 03/19/2007 RECORDED 03/21/2007 IN DEED BOOK 3255 PAGE 182

Seized and taken in execution as
James Dean 514 David Circle
JOHNSON CITY TN 37604
Joan Dean 514 David Circle
JOHNSON CITY TN 37604

Execution No. 81-Civil-2010
Amount \$119,660.92 Plus
additional

July 20, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

ANY SUCCESSFUL BIDDER

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

Heather Riloff, Esq.,

9/16/2011 • 9/23/2011 • 9/30/2011

**SHERIFF'S SALE
OCTOBER 12, 2011**

By virtue of a writ of Execution Suntrust Mortgage, 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 12th day of October, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Paupack, County of Wayne, State of Pennsylvania, being known and designated as Lot No. 51 C, Section 2 on a plan of lots of the Whitney Company by Thomas F. Fields, Jr., Registered Surveyor, dated November 13, 1963, last revised October 30, 1965 and recorded at Honesdale, Pennsylvania in the Office of the recording of deeds in and for Wayne County, Pennsylvania, in Map Book No. 7, page 81.

CONTAINING in front on certain unnamed Road Eighty feet (80 feet) and extending in depth of that width, Southwestwardly, One

hundred twenty feet (120 feet).

UNDER AND SUBJECT, nevertheless, to certain covenants, conditions, restrictions and reservations now of record, all of which are more fully set forth pursuant to a Deed recorded in Wayne County Recorder of Deeds Office at Book 243, at page 1162, and in particular page 1164, 1165 and 1166 thereof, the content of which is incorporated herein as if more fully set forth at length.

TITLE TO SAID PREMISES IS VESTED IN Theodore Lambrinos, by Deed from Henry R. Patterson, III and Patricia L. Patterson, his wife, dated 10/01/1999, recorded 10/13/1999 in Book 1573, Page 13.

Premises being: 109 WHITNEY LAKE ROAD, HAWLEY, PA 18428-8228

Improvements thereon:
RESIDENTIAL DWELLING

Tax Parcel No. 19-0-0020-0024

Seized and taken in execution as Theodore Lambrinos 109 Whitney Lake Rd HAWLEY PA 18428

Execution No. 585-Civil-2009
Amount \$516,912.14 Plus
additional

July 19, 2011
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

Courtney R. Dunn Esq.

9/16/2011 • 9/23/2011 • 9/30/2011

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CIVIL ACTIONS FILED

*FROM AUGUST 20, 2011 TO AUGUST 26, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2008-20561	PHILLIPS PHYLLIS A	8/26/2011	SATISFACTION	—
2010-00713	CHRISTIAN MICA	8/23/2011	DEFAULT JUDGMENT	154,268.12
2010-00713	RASCONA ANNISSA	8/23/2011	DEFAULT JUDGMENT	154,268.12
2010-20096	BOONE HARRIET C EMANUEL	8/24/2011	SATISFACTION	11,006.15
2010-20096	EMANUEL HARRIET C BOONE	8/24/2011	SATISFACTION	11,006.15
2011-00382	NIGRO MICHAEL J	8/25/2011	DEFAULT JUDGMENT	4,308.86
2011-00544	HAMLIN CARR WASH INC	8/22/2011	CONFESSION OF JDGMT	729,114.60
2011-00544	GFY AUTO SALES INC	8/22/2011	CONFESSION OF JDGMT	729,114.60
2011-00544	CARR EDMUND R	8/22/2011	CONFESSION OF JDGMT	729,114.60
2011-21283	QUESTORE DAWN M	8/22/2011	JP TRANSCRIPT	426.92
2011-21284	COBB BRIAN	8/24/2011	JUDGMENT NOTE	24,300.00
2011-90061	SIMMONS ERNEST L ESTATE	8/22/2011	ESTATE CLAIM	2,602.01

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00561	SHEARER LOIS	PLAINTIFF	8/26/2011	—
2011-00561	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	8/26/2011	—

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00548	HOFFMAN GEORGE PLAINTIFF/APPELLEE	PLAINTIFF	8/23/2011	—
2011-00548	WENTZELL MICHELLE DEFENDANT/APPELLANT	DEFENDANT	8/23/2011	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00544	WAYNE BANK ASSIGNEE OF NORTH PENN SAVINGS	PLAINTIFF	8/22/2011	—
2011-00544	NORTH PENN SAVINGS & LOAN ASSO	PLAINTIFF	8/22/2011	—
2011-00544	HAMLIN CARR WASH INC	DEFENDANT	8/22/2011	—
2011-00544	GFY AUTO SALES INC	DEFENDANT	8/22/2011	—
2011-00544	CARR EDMUND R	DEFENDANT	8/22/2011	—
2011-00546	CIARUFFOLI VERONICA CLAIRE	PLAINTIFF	8/23/2011	—
2011-00546	BROWN A W A/K/A	DEFENDANT	8/23/2011	—
2011-00546	BROWN ARTHUR W	DEFENDANT	8/23/2011	—
2011-00546	BROWN KATE S	DEFENDANT	8/23/2011	—
2011-00546	BROWN ALLAN W	DEFENDANT	8/23/2011	—
2011-00546	BROWN ZOE	DEFENDANT	8/23/2011	—

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

2011-00546	GEARHART JEFFREY	DEFENDANT	8/23/2011	—
2011-00546	BROWN WANIETA	DEFENDANT	8/23/2011	—
	A/K/A			
2011-00546	YOUNG WANIETA	DEFENDANT	8/23/2011	—
	A/K/A			
2011-00546	WHITED WANIETA	DEFENDANT	8/23/2011	—
2011-00546	YOUNG A S	DEFENDANT	8/23/2011	—
2011-00546	YOUNG KEITH	DEFENDANT	8/23/2011	—
2011-00546	BIANCO YOUNG JANETTE	DEFENDANT	8/23/2011	—
2011-00546	DILETTO CHRISTENA	DEFENDANT	8/23/2011	—
2011-00546	BROWN TRACY	DEFENDANT	8/23/2011	—
2011-00546	BROWN MILDRED	DEFENDANT	8/23/2011	—
2011-00546	BROWN MARIE	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL MARIE	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL C R	DEFENDANT	8/23/2011	—
2011-00546	DUDLEY PATRICIA	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL DONALD	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL CAROL	DEFENDANT	8/23/2011	—
2011-00546	THORN CHRISTINE	DEFENDANT	8/23/2011	—
2011-00546	FARMER DEBORAH	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL DONALD JR	DEFENDANT	8/23/2011	—
2011-00546	FIGURA NANCY	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL JEANETTE	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL RONALD	DEFENDANT	8/23/2011	—
2011-00546	BROWNELL DAVID	DEFENDANT	8/23/2011	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00560	CORBO DIANNE	PLAINTIFF	8/26/2011	—
2011-00560	KW OIL CO INC	DEFENDANT	8/26/2011	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00545	CAPITAL ONE BANK	PLAINTIFF	8/22/2011	—
	PLAINTIFF/APPELLEE			
2011-00545	MEBUS ROSE M	DEFENDANT	8/22/2011	—
	DEFENDANT/APPELLANT			
2011-00549	AMERICAN EXPRESS CENTURION	PLAINTIFF	8/24/2011	—
2011-00549	TENBUS TAMI	DEFENDANT	8/24/2011	—
2011-00558	CAPITAL ONE BANK	PLAINTIFF	8/26/2011	—
	PLAINTIFF/APPELLANT			
2011-00558	DIRIG SHANE	DEFENDANT	8/26/2011	—
	DEFENDANT/APPELLEE			

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00555	JP MORGAN CHASE BANK	PLAINTIFF	8/24/2011	—
2011-00555	GIANETTI CATHERINE L	DEFENDANT	8/24/2011	—
2011-00555	GIANETTI FAMILY INC	DEFENDANT	8/24/2011	—

2011-00556	DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE OF	PLAINTIFF	8/25/2011	—
2011-00556	AMERIQUEST MORTGAGE SECURITIES	PLAINTIFF	8/25/2011	—
2011-00556	VORBURGER SOPHIE CAHEN	DEFENDANT	8/25/2011	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00550	ROBBINS CRAIG PLAINTIFF/APELLEE	PLAINTIFF	8/24/2011	—
2011-00550	ROBBINS MELODY PLAINTIFF/APELLEE	PLAINTIFF	8/24/2011	—
2011-00550	DUX PHILIP H DEFENDANT/APELLANT	DEFENDANT	8/24/2011	—
2011-00550	OUTSIDE MATTERS DEFENDANT/APELLANT	DEFENDANT	8/24/2011	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00551	SWABOWICZ ROBERT	PLAINTIFF	8/24/2011	—
2011-00551	JONES KAREN	PLAINTIFF	8/24/2011	—
2011-00551	MICHAELOVICH ROBERT	PLAINTIFF	8/24/2011	—
2011-00551	HAIDER JEFFREY	DEFENDANT	8/24/2011	—
2011-00551	HAIDER LINDA A	DEFENDANT	8/24/2011	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00559	KAZAWIC ROBERT PLAINTIFF/APELLEE	PLAINTIFF	8/26/2011	—
2011-00559	SIMONS LINDA J DEFENDANT/APELLANT	DEFENDANT	8/26/2011	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00554	MULLER DONALD	PLAINTIFF	8/24/2011	—
2011-00554	MULLER JODI	PLAINTIFF	8/24/2011	—
2011-00554	HIBBS WILLIAM C	DEFENDANT	8/24/2011	—
2011-00554	HIBBS LORI L	DEFENDANT	8/24/2011	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00543	BURCHER TERRY	PLAINTIFF	8/22/2011	—
2011-00543	BURCHER LISA	PLAINTIFF	8/22/2011	—
2011-00543	HARTMAN FRANCES	DEFENDANT	8/22/2011	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00553	ANDERSON IRENE M	PLAINTIFF	8/24/2011	—
2011-00553	MR Z'S FOOD MART	DEFENDANT	8/24/2011	—
2011-00553	WEIS MARKETS INC	DEFENDANT	8/24/2011	—

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 6, 2011 TO SEPTEMBER 9, 2011
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kappler Kevin F	Mortgage Electronic Registration Systems	Preston Township	
Kappler Karen D			227,000.00
Unger Marianne	Honesdale National Bank	Dreher Township	
Unger Christopher J			343,000.00
Pavlovich Robert J	Mortgage Electronic Registration Systems	Canaan Township	200,000.00
Acevedo Daniel	Mortgage Electronic Registration Systems	Sterling Township	
Acevedo Dawn M			142,006.00
Sweeney Curtis M Sr	Mortgage Electronic Registration Systems	Clinton Township 2	
Sweeney Donna			72,367.00
Voyce Stephen J Jr	Mortgage Electronic Registration Systems	Clinton Township	
Voyce Margaret L			262,000.00
Stevens Patricia	Wells Fargo Bank	Sterling Township	74,699.00
Prusaty Valery	Mortgage Electronic Registration Systems	Lake Township	
Borisovskaya Irina			73,125.00
Teplish Alex			
Teplish Melaina			
Spry David W Jr	Wells Fargo Bank	Damascus Township	
Spry Aleah M			195,000.00
Alvarez Henry P	Mortgage Electronic Registration Systems	Lake Township	
Alvarez Cynthia M			149,000.00
Bates Jeffrey AKA	Honesdale National Bank	Preston Township	
Bates Jeffery M AKA		Preston & Mount Pleasant Twps	110,000.00
Bates April		Mount Pleasant Township	
		Mount Pleasant & Preston Twps	110,000.00
Scott Tighe J	First Star Bank	Lehigh Township	
Scott Neil A		Lehigh & Sterling Townships	750,000.00
		Sterling Township	
		Sterling & Lehigh Townships	750,000.00
Yeager Michael G	Community Bank	Paupack Township	
	First Liberty Bank & Trust		417,000.00
Yeager Michael G	Community Bank	Paupack Township	250,000.00
Sargeant Gary J	Pa Housing Finance Agency	Honesdale Borough	
Sargeant Debra L			50,000.00

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

Deross Teresa	Mortgage Electronic Registration Systems	Berlin Township	
Deross Jeffrey			129,533.00
Komar Deborah S	Wayne Bank	Waymart Borough	
Komar Robert V			15,000.00
Rapkowicz Mary A	Wayne Bank	Buckingham Township	60,000.00
Smith Ralph R Jr	Wayne Bank	Scott Township	
Smith Patti A			106,389.42
Smith Ralph R Jr	Wayne Bank	Scott Township	
Smith Patti A			46,573.79
Smith Ralph R Jr	Wayne Bank	Scott Township	
Smith Patti A			25,000.00
Keesler Susan Fay	Dime Bank	Manchester Township	107,402.00
Bryn Mawr Camp Inc	Dime Bank	Oregon Township	481,000.00
Dutton Arnold E Jr	Dime Bank	Damascus Township	
Dutton Dianna Lea			350,000.00
Williams David T III	Dime Bank	Texas Township	
Williams Tammie Diane			20,000.00
Granville Joseph W Jr	Dime Bank	Palmyra Township	
Granville Laurie A			47,000.00
Dickinson Kenneth C Jr	Dime Bank	Honesdale Borough	
Dickinson Amy L			15,000.00
Adams Jacqueline M	Honesdale National Bank	Damascus Township	
Doney Christopher A			135,000.00

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M J L Corporation	Honesdale National Bank	Paupack Township Paupack & Lake Townships Lake Township Lake & Paupack Townships	70,000.00 70,000.00
Tresca Linda B	Mortgage Electronic Registration Systems	Lehigh Township	
Tresca Brian D			135,000.00
Eifert Klaus A	Dime Bank	Texas Township	700,000.00
Eifert Mark W	Dime Bank	Mount Pleasant Township	700,000.00
Bates Jeffrey AKA Bates Jeffery M AKA Bates April	Honesdale National Bank	Preston Township Preston & Mount Pleasant Twps Mount Pleasant Township Mount Pleasant & Preston Twps	5,000.00 5,000.00
Sezanayev Vadim	Krause Lee C Krause Janette E	Dyberry Township	60,000.00
Krisovitch Mary L AKA Kristovitch Joseph Krisovitch Mary A AKA	Pennstar Bank	Lake Township	13,000.00
Gittinger Peter D Jr Gittinger Carolyn D	Pennstar Bank	Lehigh Township	50,000.00
Miller Robert P Ponczek Michelle	J P Morgan Chase Bank	Mount Pleasant Township	126,386.00
Roberts Joanne Frank Mindy	P S E C U	Cherry Ridge Township	42,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Smith Quinn	Demarest Nicholas J Demarest Heather D	Honesdale Borough	
Siegle George Adm Siegle Paul R Est	Siegle George	Dreher Township	Lot 30
Dengelegi Gary Demarco Ann	Smith Peter D Smith Sandra A	Sterling Township	Lot 24
Pavlovich Robert J Pavlovich Jeanie M	Pavlovich Robert J	Canaan Township	Lot 3A
Federal Home Loan Mortgage Corporation	Sweeney Curtis M Sr Sweeney Donna	Clinton Township 2	Lots 13 & 14
Udren Law Offices Af Land Liquidator L L C	Vu Jamescuong Manh Dong Thuytien Si	Lehigh Township	
Land Liquidator L L C Burger Roy D	Evolving Means L L C Ciamaichela Joseph P Ciamaichela Suzanne	Lehigh Township Salem Township	Lot 322 R
Walker Michael D Exr Whipple Elizabeth Est AKA Whipple Elisabeth Est AKA	Prusaty Valery Borisovskaya Irina Teplish Alex Teplish Melaina	Lake Township	Lot 2629

Twelve Four Pa Property Inc	Grassie George Leondi Kevin	Lehigh Township	
Dirlam Roger L	Dirlam Roger L	Cherry Ridge Township	
Dirlam Colleen H			
Frischia Joseph R	Rippel Mark D	Paupack Township	
Frischia Laura J	Rippel Theresa A		Lot 194
Milholi Jose Carlos	Weigelt Christopher J	Dreher Township	
Milholi Maria Carmela Mariani	Weigelt Lisa A		Lots 61 & 62
Marianimilholi Maria Carmela			
Sawicki Mary F	Locklin Steven Paul	Salem Township	
Buckingham Larry James	Brodhead Pamela	Texas Township 3	
Buckingham Cheryn L			
Sanford Robert Tr	Sanford Robert G	Preston Township	
Marcus E Sanford Revocable Trust	Sanford Richard A Sanford Paul O		
Sanford Robert Tr	Sanford Robert G	Preston Township	
Marcus E Sanford Revocable Trust	Sanford Richard A Sanford Paul O		
Sanford Robert Tr	Sanford Robert G	Preston Township	
Marcus E Sanford Revocable Trust	Sanford Richard A Sanford Paul O		
Joyce John T III	Alvarez Henry P	Lake Township	
Joyce Ara E	Alvarez Cynthia M		Lot 3836
Soete Bernadine P Est	Heddy Lucas	Clinton Township 1	
Heddy Lucas Exr	Heddy Alexandria Rose		
Caligiuri Kathleen Exr	Bates Jeffrey	Preston Township	
Lewis Dollyanna Exr	Bates April		Lot 4A
Cudney Willis I Est			



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Devito John Est			
Knoblauch Otto P Tr	Knoblauch Otto P	Berlin Township	
Knoblauch Helen M Tr	Knoblauch Helen M		Lot 32
Otto P Knoblauch Revocable Living Trust			
Helen M Knoblauch Revocable Living Trust			
Knoblauch Otto P	Deross Jeffrey	Berlin Township	
Knoblauch Helen M	Deross Teresa		Lot 32
Treat Robert C	Pocono Waterworks Company Inc	Paupack Township	
Sabot Ryan P	Kilmer Carol	Clinton Township 2	Lot 9
Dirlam Roger	Dirlam Colleen	Oregon Township	
Dirlam Colleen			
Bednarz Robert J	Bednarz Danny R Sr	Scott Township	
	Rogers Connie		Lot 9A
	Bednarz Robert J Jr		
Keigharn Elizabeth E	Cabrera Jonathan	Lehigh Township	Lot 631
Davis Glenn B	Detore Charles D	Oregon Township	
Davis Carolyn L	Detore Karen		
Eberhardt Eric T	Tresca Brian D	Lehigh Township	
Eberhardt Lynn M	Tresca Linda B		Lot 41
Land Liquidator L L C	Kershaw Stanley	Lehigh Township	
	Bausch Gretchen		
Land Liquidator L L C	Clebourne Jae	Lehigh Township	
	Clebourne Jerale		
J I T L L C	Land Liquidator L L C	Sterling Township	
Fanini Michael By Sheriff	Federal Home Loan Mortgage Corporation	Preston Township	
Fanini Kimberly By Sheriff			Lots 25 & 26
Hanichak Mark AKA By Sheriff	Wilmington Trust Company Tr	Dyberry Township	
Hanichak Mark J AKA By Sheriff			Lot 53
Krause Lee C	Sezanayev Vadim	Dyberry Township	
Krause Janette E			Lot 1
Catanzaro Stephanie Ind & Exr	Catanzaro Stephanie	Dreher Township	
Catanzaro Theresa E Est AKA			Lot 11
Catanzaro Theresa Est AKA			
Jarmusik Gerald C Jr	Chesney Jeffrey A	Buckingham Township	
Tysiak David Exr	Tysiak David	Salem Township	
Christenson Kathryn Exr			
Shaffer Rose Exr			
Tysiak George Est			
Tysiak David AKA	Tysiak David G	Salem Township	
Tysiak David G AKA	Tysiak Laurel Ann		
Tysiak Laurel Ann			
Tysiak David Exr	Shaffer Rose V	Salem Township	
Christenson Kathryn Exr			Lot 2
Shaffer Rose Exr			
Tysiak George Est			

CLE Courses

October 11, 2011

8:30 a.m.–12:45 p.m.

Family Law Discovery Tool Kit

3 hours substantive/1 hour
ethics

December 1, 2011

9:00 a.m.–12:15 p.m.

Elder Law Update

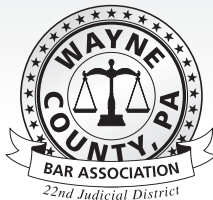
3 hours substantive/0 hour
ethics

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