

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ NOVEMBER 9, 2012 ★ Honesdale, PA ★ No. 35



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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**

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Incorporation Notices	\$45
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Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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

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Robert J. Conway, *Senior Judge*

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Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

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Linus H. Myers

**Sheriff**

Mark Steelman

**District Attorney**

Janine Edwards, Esq.

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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

**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.*

---

**EXECUTRIX NOTICE**

Estate of NORA M. REID AKA  
NORA MAE REID  
Late of Texas Township  
Executrix  
DONNA R. NON  
1844 FAIR AVENUE  
HONESDALE, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

11/9/2012 • 11/16/2012 • 11/23/2012

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**EXECUTRIX NOTICE**

Estate of RONALD R. BUTLER  
AKA RONALD RUSSELL  
BUTLER  
Late of Sterling Township  
Executrix  
GAIL D. BUTLER  
PO BOX 12, 591 STERLING  
ROAD  
STERLING, PA 18463  
Attorney  
MICHAEL D. WALKER, ESQ.

P.O. BOX 747  
HAMLIN, PA 18427

11/9/2012 • 11/16/2012 • 11/23/2012

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**EXECUTOR NOTICE**

Estate of HENRY E. CANFIELD  
AKA HENRY CANFIELD  
Late of Honesdale Borough  
Executor  
WILLIAM CANFIELD  
427 GROVE ST.  
HONESDALE, PA 18431  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

11/9/2012 • 11/16/2012 • 11/23/2012

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**EXECUTOR NOTICE**

Estate of NICHOLAS D. LONGO,  
SR.  
Late of Hawley Borough  
Executor  
NICHOLAS D. LONGO, JR.  
61 JACKSON VALLEY ROAD  
WASHINGTON, NJ 07882  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

11/9/2012 • 11/16/2012 • 11/23/2012

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**ADMINISTRATRIX NOTICE**

Estate of GERTRUDE DAILEY  
AKA GERTRUDE W. DAILEY  
Late of Clinton Township  
Administratrix

LINDA JEAN FALSONE  
633 FLATROCK ROAD, P.O.  
BOX 378  
WAYMART, PA 18472  
Attorney  
DAVID F. BIANCO, ESQ.  
707 MAIN STREET, P.O. BOX 84  
FOREST CITY, PA 18421-0084

11/2/2012 • 11/9/2012 • 11/16/2012

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of Joyce  
Y. Alderson, a/k/a Joyce Yvonne  
Alderson, who died on September  
10, 2012, late resident of 200  
Sunrise Terrace, Honesdale, PA  
18431, to Alfred G. Howell,  
Executor of the Estate, residing at  
4 Green Acres, Honesdale, PA  
18431. All persons indebted to said  
estate are required to make  
payment and those having claims  
or demands are to present the same  
without delay to the law offices of  
HOWELL, HOWELL &  
KRAUSE, ATTN: ALFRED J.  
HOWELL, ESQUIRE, Attorney for  
the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.  
ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

11/2/2012 • 11/9/2012 • 11/16/2012

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Administration have  
been issued in the Estate of  
Randolph S. Shelton, who died on  
September 28, 2012, late resident  
of 146 Union Street, Honesdale,  
PA 18431, to Paula Brown,

Administratrix of the Estate,  
residing at 146 Union Street,  
Honesdale, PA 18431. All persons  
indebted to said estate are required  
to make payment and those having  
claims or demands are to present  
the same without delay to the law  
offices of HOWELL, HOWELL &  
KRAUSE, ATTN: ALFRED J.  
HOWELL, ESQUIRE, Attorney for  
the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.  
ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

11/2/2012 • 11/9/2012 • 11/16/2012

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters of Administration have  
been issued in the Estate of  
Edward Francis Duffy, who died  
on January 27, 2012, late resident  
of 130 Stalker Road, Equinunk, PA  
18417, to Brenda D. Bonomo,  
Administratrix of the Estate, of 67  
Isabella Avenue, Bayonne, NJ  
07002. All persons indebted to said  
estate are required to make  
payment and those having claims  
or demands are to present the same  
without delay to the law offices of  
HOWELL, HOWELL &  
KRAUSE, ATTN: ALFRED J.  
HOWELL, ESQUIRE, Attorney for  
the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.  
ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

11/2/2012 • 11/9/2012 • 11/16/2012

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**ADMINISTRATOR NOTICE**

Estate of JOHN THOMAS  
FITZGERALD  
Late of Paupack Township  
Administrator  
STEPHEN P. FITZGERALD C/O  
GEORGE M. DEMPSTER, ESQ.  
FIVE NESHAMINY  
INTERPLEX, SUITE 315  
TREVOSE, PA 19053  
Attorney  
GEORGE M. DEMPSTER, ESQ.  
FIVE NESHAMINY  
INTERPLEX, SUITE 315  
TREVOSE, PA 19053

**10/26/2012 • 11/2/2012 • 11/9/2012**

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**ADMINISTRATOR NOTICE**

Estate of CHRISTOPHER  
ROWAN  
Late of Lebanon Township  
Administrator  
LEE ROWAN  
825 NILES POND ROAD  
HONESDALE, PA 18431  
Attorney  
DAVID F. BIANCO, ESQ.  
707 MAIN STREET, P.O. BOX 84  
FOREST CITY, PA 18421-0084

**10/26/2012 • 11/2/2012 • 11/9/2012**

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**ADMINISTRATRIX NOTICE**

Estate of ROBIN J. ALLEN  
Late of Hawley Borough  
Administratrix  
DEBORAH ALLEN  
906 HUDSON ST.  
HAWLEY, PA 18428  
Attorney  
LEATRICE ANDERSON  
2573 RTE. 6  
HAWLEY, PA 18428

**10/26/2012 • 11/2/2012 • 11/9/2012**

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**OTHER NOTICES**

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**NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON  
PLEAS OF WAYNE COUNTY,  
PENNSYLVANIA  
NO. 736 CIVIL 2011**

CITIMORTGAGE, INC.  
Vs.  
JENNIFER IMMELLO,  
INDIVIDUALLY AND IN HER  
CAPACITY AS HEIR OF JOHN  
F. GAIPA, DECEASED,  
JESSICA SALONIA,  
INDIVIDUALLY AND IN HER  
CAPACITY AS HEIR OF JOHN  
F. GAIPA, DECEASED,  
JACQUELINE GAIPA,  
INDIVIDUALLY AND IN HER  
CAPACITY AS HEIR OF JOHN  
F. GAIPA, DECEASED,  
TERESA GAIPA,  
INDIVIDUALLY AND IN HER  
CAPACITY AS HEIR OF JOHN  
F. GAIPA, DECEASED AND  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JOHN F.  
GAIPA, DECEASED

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
JOHN F. GAIPA, DECEASED

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

Being Premises: 3923 TRAP COURT, LAKE ARIEL, PA 18436  
Being in TOWNSHIP OF LAKE, County of WAYNE, Commonwealth of Pennsylvania, 12-0-0043-0033  
Improvements consist of residential property.

Sold as the property of JENNIFER IMMELLO, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JOHN F. GAIPA, DECEASED, JESSICA SALONIA, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JOHN F. GAIPA, DECEASED, JACQUELINE GAIPA, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JOHN F. GAIPA, DECEASED, TERESA GAIPA, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JOHN F. GAIPA, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN F. GAIPA, DECEASED

Your house (real estate) at 3923 TRAP COURT, LAKE ARIEL, PA 18436 is scheduled to be sold at the Sheriff's Sale on 01/23/2013 at 10:00 AM, at the WAYNE County Courthouse, 925 Court Street, Courthouse Annex, Honesdale, PA 18431, to enforce the Court Judgment of \$99,333.39 obtained by, CITIMORTGAGE, INC. (the mortgagee), against the above

premises.  
PHELAN HALLINAN & SCHMIEG, LLP  
Attorney for Plaintiff

**11/9/2012**

**SHERIFF'S SALES**

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

**SHERIFF'S SALE  
NOVEMBER 21, 2012**

By virtue of a writ of Execution Fairway Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of November, 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

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne, State of Pennsylvania, more particularly described as Lot No. IW3 as shown on a Map of Lands of Paupackan Lake Shores, Inc., recorded in the Office for the Recording of Deeds in and for County of Wayne in Map Book 25, at Page 9.

BEING the same premises conveyed to Gerald J. Jarowicz by

Deed of Teddy Jarowicz and Helen Jarowicz, his wife, dated August 23, 2000, and recorded in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 1688, at Page 170.

The Tax Map Number for the above-described parcel is 19-0-004-0039.

PREMISES improved with a single family frame dwelling more commonly known as 263 East Shore Drive, Paupackan Lake Estates, Paupackan Township, Wayne County, Pennsylvania.

UNDER and SUBJECT to the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in prior chain of title.

TOGETHER with all buildings and improvements thereon.

Seized and taken in execution as Gerald Jarowicz 263 East Shore Drive Paupackan Lake Estates HAWLEY PA 18428

Execution No. 384-Civil-2012  
Amount \$39,839.35 Plus additional

September 10, 2012  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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

David E. Schwager, Esq.

**10/26/2012 • 11/2/2012 • 11/9/2012**

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**SHERIFF'S SALE  
NOVEMBER 21, 2012**

By virtue of a writ of Execution Wells Fargo Bank, NA, as Trustee for Securitized Asset Backed Receivables, LLC 2005 OPI Mortgage Pass-Through Certificates, Series 2005 OP1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 21st day of November, 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

All that certain lot, parcel or piece of ground situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 38, Onondaga Drive, as shown on a map of



Pocono Springs Estates, Inc., on file in the recorder of Deeds Office at Honesdale, Pennsylvania, in Plat Book Volume 14, at Page 189.

Under and subject to the conditions, covenants, and restrictions as more fully set forth in the chain of title.

Together with all and singular the improvements, ways, streets, alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appertenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and the estate, right, title, interest, property, claim and demand whatsoever of the said

Grantors in law, equity, or otherwise howsoever, of and to the same and every part thereof.

Tax ID - 14-0-0031-0011

ADDRESS BEING: 38 Onondaga Drive, Gouldsboro, PA 18424-9172

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Bilella, Jr. and Hazel Bilella, his wife, as tenants by the entirety by Deed from Joseph P. Bilella, Jr., dated 6/17/2005, recorded 6/24/2005 in

Seized and taken in execution as Joseph P. Bilella 10831 Burrito Drive RIVERVIEW FL 33569 Hazel Bilella 10831 Burrito Drive RIVERVIEW FL 33569

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Execution No. 220-Civil-2012  
Amount \$93,994.81 Plus additional

September 13, 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.**

Chandra M. Arkema, Esq.

**10/26/2012 • 11/2/2012 • 11/9/2012**

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset Backed Pass-Through Certificates, Series 2006-X1 under the Pooling and Servicing Agreement dated as of March 1, 2006, Without Recourse issued out

of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 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 lying, situate and being in the Township of Paupack, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

**PARCEL ONE:**

**BEGINNING** at a point in the center of LR 63021, which point is a common corner of Lot No. 3A and Lot No. 3B on the within referenced map, and the Westerly-most point of the within parcel to be conveyed; thence along the centerline of pavement of the said LR 63021, North 6 degrees 39 minutes 53 seconds East 63.79 feet to a point in the center of pavement of LR 63021, said point being also the center of Paupack Township Road 395; thence the following courses and distances along the centerline of pavement of TR 395 and lands now or formerly of James Graham, North 32 degrees 7 minutes 4 seconds East 234.78 feet to a point; thence North 31 degrees 58 minutes 49 seconds East 125.02 feet to a point; thence North 28 degrees 16 minutes 53 seconds East 119.30 feet to a point; thence North 23 degrees 35 minutes 30 seconds East 58.01 feet to a point in the centerline of pavement of TR

395; thence leaving TR 395 along lands now or formerly of Ed Schaepe, South 85 degrees 39 minutes 40 seconds East, 1061.06 feet to a stones corner; thence along lands now or formerly of Charles Marston and C.K. Townsend, South 9 degrees 15 minutes 25 seconds East, 1,176.24 feet to a placed iron pin; thence along line of Lot 3A North 64 degrees 53 minutes 42 seconds West, 1,684.55 feet to the point and place of BEGINNING. CONTAINING 25.507 acres, and described as Lot No 3B on a map by Karl A. Hennings, PLS, dated August 30, 1988, entitled "Map Showing Division of Lands of Edward Strasser", as recorded in Wayne County Map Book 65 at Page 101.

SUBJECT to the covenants, restrictions, and exceptions of record, including:

1. No house trailers or mobile homes may be placed or erected on the land herein conveyed, and no unsightly buildings, or cabins will be permitted on the premises.

Commonly known as: 19 Bone Ridge Road, Lakeville, PA 18438

Parcel No: 19-0-0294-0034.0005

Being the same premises which Marie-Christine Pereyron granted and conveyed unto Sophie Cahen-Vorburger by Deed dated December 8, 2004 and recorded January 10, 2005 in the Office of

Seized and taken in execution as

Sophie Cahen Vorburger 329 W 108th Street, Apt. #1B NEW YORK NY 10025

Execution No. 145-Civil-2007  
Amount \$747,354.11 Plus additional

September 20, 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.**

Craig Oppenheimer Esq.

**11/9/2012 • 11/16/2012 • 11/23/2012**

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution  
PNMAC MORTGAGE  
OPPORTUNITY FUND  
INVESTORS, LLC. issued out of  
the Court of Common Pleas of

Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 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 lying, situate, and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a pipe corner, being the northeasterly corner of lands of Cosgrove thence long lands of Darrell Shelkey South 69 degrees 16 minutes East 541.16 feet to a pipe corner; thence along lands of the Hideout South 17 degrees 24 minutes West 507.73 feet to a pipe in a stone wall for a corner; thence through lands of the Grantors North 85 degrees 30 minutes West 586.85 feet to an iron pin corner; thence through lands of the same North 12 degrees 17 minutes East 223.53 feet to a pipe corner; thence through lands of the same North 69 degrees 16 minutes West 331.17 feet to a point in the center of the State Road L.R. 63010; thence along the center of the same North 23 degrees 39 minutes East 300.4 feet to a point in the center of the said road; thence along lands of Cosgrove South 69 degrees 16 minutes East 333.0 feet to a pipe corner; thence along lands of the same North 24 degrees 00 minutes East 150 feet to the place of beginning. Excepting

and reserving all that certain property known as 2.52 acquired by David A. Merrigan, Patricia B. Merrigan and Melissa B. Merrigan from Ryan Flannery and Sandra Flannery by Deed dated 12/18/2002 recorded 12/18/2002 in Deed Volume 2131 Page 60.

Containing 10.022 acres of land, more or less

Known as 906 Golf Park Drive, Lake Ariel, PA 18436

Parcel No.:22-312-7.06

Being the same premises which the Estate of Alfred G. Groschang by and through the Executors, Alfred Gerald Groschang and Karen Groschang Bach granted and conveyed unto Ryan J. Flannery and Sandra M. Flannery, Husband and Wife, by Deed dated September 27, 2005 and recorded on September 28, 2005 in the Office of the Recorder of Deeds of Wayne County, Commonwealth of Pennsylvania in Book 2873, Page 319.

Seized and taken in execution as Ryan J. Flannery 906 Golf Park Drive LAKE ARIEL PA 18436 Sandra M. Flannery 906 Golf Park Dr LAKE ARIEL PA 18436

Execution No. 465-Civil-2012  
Amount \$294,916.52 Plus  
additional

September 20, 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.**

Craig Oppenheimer Esq.

**11/9/2012 • 11/16/2012 • 11/23/2012**

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution Bank of America, N.A. S/B/M to BAC Home Loans Servicing, LP F/K/A Countywide 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 5th day of December, 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, parcel or lot of land situate, lying and being in the Township of Lake, County of Wayne and State of Pennsylvania more particularly described as Lot No. 567, as shown on a map of lands of Paupackan Lake Shores, Inc. recorded in the Office for the Recording of deeds in and for the County of Wayne in Map Book 29, Page 83.

Being 567 Hummingbird Lane.

TOGETHER WITH the rights and privileges and UNDER AND SUBJECT to the covenants, conditions and restriction as set forth in a prior chain of title.

TAX PARCEL #: 12-0-0054-0567

BEING KNOWN AS: 567 Hummingbird Lane, Hawley, PA 18428

Seized and taken in execution as Tyler Critelli 313 Remsen Avenue AVENEL NJ 07001 Karen Opalka 1315 Farr Street Apt. 1 SCRANTON PA 18504

Execution No. 687-Civil-2010 Amount \$130,016.09 Plus additional

September 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.

Michael T. McKeever Esq.

11/9/2012 • 11/16/2012 • 11/23/2012

**SHERIFF'S SALE  
DECEMBER 5, 2012**

By virtue of a writ of Execution THE Bank of New York MELLON fka The Bank of New York, As Trustee For The Certificateholders, CWALT, INC., Alternative Loan TRUST 2007-OA8 Mortgage Passthrough Certificates, Series 2007-OA8 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 5th day of December, 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, PARCEL, OR PIECE OF

GROUND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NUMBER 28, SECTION 12, SENECA DRIVE, AS SHOWN ON MAP OF POCONO SPRINGS ESTATES, INC., ON FILE IN THE RECORDER OF DEEDS OFFICE OF HOMESDALE PENNSYLVANIA IN PLAT BOOK NO. 14 AT PAGE(S) 189 ERRONEOUSLY RECITED AS SECTION 9 MAP BOOK 273, PAGE 946 A/K/A SECTION 12 PB 14 PG189 IN PREVIOUS OWNERS DEED.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL. AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

TAX PARCEL NO: 14-0030-0130

BEING KNOWN AS: 27 Seneca Drive, Gouldsboro, PA 18424

Seized and taken in execution as  
Nicole D. Schwenk 27 Seneca Dr  
GOULDSBORO PA 18424  
Ronald J. Schwenk 27 Seneca Dr  
GOULDSBORO PA 18424

Execution No. 789-Civil-2009  
Amount \$168,598.23 Plus  
additonal

September 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.**

Michael T. McKeever Esq.

**11/9/2012 • 11/16/2012 • 11/23/2012**

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**CIVIL ACTIONS FILED**


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*FROM OCTOBER 13, 2012 TO OCTOBER 19, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1998-00412	HEDDEN BRENT W	10/19/2012	STRIKE JUDGMENT	—
2004-20121	LOCKWOOD CARL A	10/15/2012	SATISFACTION	6,863.00
2007-00145	VORBURGER SOPHIE CAHEN	10/15/2012	JUDGMENT "IN REM"	925,542.92
2007-20303	ELLIS SARAH ANN	10/17/2012	SATISFACTION	—
2007-21152	DELRIO JOSEPH PHILLIP	10/17/2012	SATISFACTION	—
2008-00299	COLLINS KEITH D	10/19/2012	WRIT OF EXECUTION	169,953.50
2008-00299	COLLINS GAIL P	10/19/2012	WRIT OF EXECUTION	169,953.50
2008-00904	ALL JERSEY EXPRESS COMPANY	10/16/2012	SATISFACTION	—
2008-00904	ABOYOUN LOUIS INDIVIDUALLY	10/16/2012	SATISFACTION	—
2008-21959	JOLLY HIMANSHU	10/19/2012	SATISFACTION	—
2008-21959	JOLLY SNEH PAL	10/19/2012	SATISFACTION	—
2009-00988	HEDDEN BRENT	10/19/2012	STRIKE JUDGMENT	—
2009-20858	JOLLY HIMANSHU	10/19/2012	SATISFACTION	—
2009-20858	JOLLY SNEH PAL	10/19/2012	SATISFACTION	—
2009-22002	CINEMA ARTS INC	10/19/2012	SATISFACTION	—
2010-00353	LINTNER RAYMOND	P 10/15/2012	JUDGMENT ON VERDICT	—
2010-00353	LINTNER ELIZABETH	P 10/15/2012	JUDGMENT ON VERDICT	—
2010-00904	BRUMLEY VIVIAN M	10/19/2012	SATISFACTION	—
2010-00989	HANKINSON WILLIAM J	10/15/2012	WRIT OF EXECUTION	2,943.62
2010-00989	HANKINSON DIANE	10/15/2012	WRIT OF EXECUTION	2,943.62
2010-00989	DIME BANK GARNISHEE	10/15/2012	WRIT EXEC/GARNISHEE	—
2010-00989	WAYNE BANK GARNISHEE	10/15/2012	WRIT EXEC/GARNISHEE	—
2010-00989	FIRST NATIONAL COMMUNITY BANK GARNISHEE	10/15/2012	WRIT EXEC/GARNISHEE	—
2010-20356	HOPKINS LARRY	10/19/2012	SATISFACTION	—
2010-20356	HOPKINS ALLYSON PRETTY	10/19/2012	SATISFACTION	—
2010-21004	MCKENNA JOHN J	10/17/2012	DEFAULT JUDGMENT	3,078.21
2010-21004	MCKENNA VICKIE L	10/17/2012	DEFAULT JUDGMENT	3,078.21
2010-21387	MITCHELL CHRISTOPHER	10/19/2012	WRIT OF SCIRE FACIAS	—
2010-21387	MITCHELL ARLETTE	10/19/2012	WRIT OF SCIRE FACIAS	—
2010-21632	O'CONNELL JAMIE M	10/19/2012	SATISFACTION	—
2010-21632	O'CONNELL JAMIE M	10/19/2012	SATISFACTION	—
2010-21632	O'CONNELL KIMBERLY G	10/19/2012	SATISFACTION	—
2010-21632	O'CONNELL KIMBERLY G	10/19/2012	SATISFACTION	—
2011-00218	SHIKMAN LEONID	10/18/2012	DEFAULT JUDGMENT	—
2011-00218	SHIKMAN STEPHANIE	10/18/2012	DEFAULT JUDGMENT	—
2011-00315	CHERNOMAZ OLGA	10/16/2012	JUDGMENT "IN REM"	292,268.52
2011-00660	CROWLEY MARGARET	10/15/2012	JDGMT BY COURT ORDER	2,235.75

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



2011-00760	ROSENBERGEN GEORGE	10/19/2012	WRIT OF EXECUTION	243,495.83
2011-00760	EDLUND LINDA	10/19/2012	WRIT OF EXECUTION	243,495.83
2011-00787	TOBIN AMY M	10/15/2012	WRIT OF EXECUTION	4,520.57
2011-00787	HONESDALE NATIONAL BANK GARNISHEE-SATISFIED 08-10-2012	10/15/2012	WRIT EXEC/GARNISHEE	—
2011-20102	TORRES SUNSHINE	10/19/2012	SATISFACTION	—
2011-21126	MITCHELL CHRISTOPHER	10/19/2012	SATISFACTION	—
2011-21126	MITCHELL ARLETTE	10/19/2012	SATISFACTION	—
2011-21249	TOLOGONOV DJANYSH	10/19/2012	SATISFACTION	—
2011-21482	BOROCHANER GLEN	10/17/2012	DEFAULT JUDGMENT	1,332.17
2011-21482	BOROCHANER JILL F	10/17/2012	DEFAULT JUDGMENT	1,332.17
2012-00076	SAMPSON JOSEF E	10/19/2012	WRIT OF EXECUTION	158,351.17
2012-00076	SAMPSON NATALIE T A/K/A	10/19/2012	WRIT OF EXECUTION	158,351.17
2012-00076	DECKER SAMPSON NATALIE TONWEN	10/19/2012	WRIT OF EXECUTION	158,351.17
2012-00119	DEVIVO ANGELA	10/15/2012	AMEND "IN REM" JUDG	151,011.51
2012-00119	DEVIVO ANGELA	10/17/2012	AMEND "IN REM" JUDG	151,011.51
2012-00293	MIGLIORE SALVATOR	10/19/2012	WRIT OF EXECUTION	519,558.39
2012-00293	MIGLIORE LISA	10/19/2012	WRIT OF EXECUTION	519,558.39
2012-00293	MIGLIORE CHRISTOPHER	10/19/2012	WRIT OF EXECUTION	519,558.39
2012-00406	TRANCHINA CHRISTINE	10/15/2012	WRIT OF EXECUTION	205,339.09
2012-00430	AYALA JOSEPH I MK/A	10/19/2012	WRIT OF EXECUTION	113,946.65
2012-00430	AYALA JOSE I	10/19/2012	WRIT OF EXECUTION	113,946.65
2012-00455	GARCIA RICHARD V	10/15/2012	DEFAULT JUDGMENT	220,942.50
2012-00455	GARCIA GAIL M	10/15/2012	DEFAULT JUDGMENT	220,942.50
2012-00504	GREEN MICHELLE	10/18/2012	DBFAULT JUDG IN REM	134,306.91
2012-00510	MIRZAKANDOV RAKHMIN	10/19/2012	DEFAULT JUDG IN REM	289,175.09
2012-00510	MIRZAKANDOVA ALLA	10/19/2012	DEFAULT JUDG IN REM	289,175.09
2012-00512	SCHERMERHORN SCOTT	10/19/2012	WRIT OF EXECUTION	109,462.34
2012-00521	TRYGAR RICHARD JR	10/19/2012	WRIT OF EXECUTION	49,330.40
2012-00521	TRYGAR DIANA	10/19/2012	WRIT OF EXECUTION	49,330.40
2012-00534	DEREAMER REBECCA E	10/19/2012	DEFAULT JUDG IN REM	98,843.35
2012-00543	FAMOUS ANGELA A/K/A	10/19/2012	DEFAULT JUDGMENT	119,755.59
2012-00543	FAMOUS ANGELINA	10/19/2012	DEFAULT JUDGMENT	119,755.59
2012-00543	FAMOUS GLENN W A/K/A	10/19/2012	DEFAULT JUDGMENT	119,755.59
2012-00543	FAMOUS WILIAM GLENN	10/19/2012	DEFAULT JUDGMENT	119,755.59
2012-00543	FAMOUS ANGELA A/K/A	10/19/2012	WRIT OF EXECUTION	119,755.59
2012-00543	FAMOUS ANGELINA	10/19/2012	WRIT OF EXECUTION	119,755.59
2012-00543	FAMOUS GLENN W A/K/A	10/19/2012	WRIT OF EXECUTION	119,755.59
2012-00543	FAMOUS WILLIAM GLENN	10/19/2012	WRIT OF EXECUTION	119,755.59
2012-00544	DECKER ANITA E	10/15/2012	DEFAULT JUDGMENT	318,816.39
2012-00544	DECKER CHRISTOPHER L	10/15/2012	DEFAULT JUDGMENT	318,816.39
2012-00544	DECKER ANITA E	10/15/2012	WRIT OF EXECUTION	318,816.39
2012-00544	DECKER CHRISTOPHER L	10/15/2012	WRIT OF EXECUTION	318,816.39
2012-00554	SNUGGS GAIL SUE	10/15/2012	DEFAULT JUDGMENT	6,952.82

2012-00565	FRABLE RODALYN	10/15/2012	DEFAULT JUDGMENT	14,781.29
2012-00565	FRABLE PALMA A	10/15/2012	DEFAULT JUDGMENT	14,781.29
2012-00723	BILL GOODWIN CONSTRUCTION LLC	10/18/2012	CONFESSION OF JDGMT	1,208,167.16
2012-00723	GOODWIN WILLIAM R	10/18/2012	CONFESSION OF JDGMT	1,208,167.16
2012-00724	BILL GOODWIN CONSTRUCTION LLC	10/18/2012	CONFESSION OF JDGMT	44,623.32
2012-00724	GOODWIN WILLIAM R	10/18/2012	CONFESSION OF JDGMT	44,623.32
2012-00725	BILL GOODWIN CONSTRUCTION LLC	10/18/2012	CONFESSION OF JDGMT	42,615.53
2012-00725	GOODWIN WILLIAM R	10/18/2012	CONFESSION OF JDGMT	42,615.53
2012-00726	GOODWIN WILLIAM R	10/18/2012	CONFESSION OF JDGMT	1,305,705.69
2012-00726	BILL GOODWIN EXCAVATING INC.	10/18/2012	CONFESSION OF JDGMT	1,305,705.69
2012-00727	BILL GOODWIN EXCAVATING INC	10/18/2012	CONFESSION OF JDGMT	422,957.64
2012-00727	GOODWIN WILLIAM R	10/18/2012	CONFESSION OF JDGMT	422,957.64
2012-00728	GOODWIN WILLIAM R	10/18/2012	CONFESSION OF JDGMT	670,417.86
2012-00728	BILL GOODWIN CONSTRUCTION LLC	10/18/2012	CONFESSION OF JPGMT	670,417.86
2012-00728	GOODWINS STONEY CREEK FARM INC	10/18/2012	CONFESSION OF JDGMT	670,417.86
2012-00728	BILL GOODWIN EXCAVATING INC	10/18/2012	CONFESSION OF JDGMT	670,417.86
2012-20053	POCCIA NICHOLAS J	10/19/2012	SATISFACTION	852.17
2012-20681	BENSLEY CHRISTOPHER T	10/17/2012	DEFAULT JUDGMENT	2,428.75
2012-20687	BENSLEY RENEE ANN	10/17/2012	DEFAULT JUDGMENT	2,428.75
2012-20943	POCCIA NICHOLAS J	10/19/2012	SATISFACTION	6135.67
2012-20973	FILER RICHARD C	10/19/2012	SATISFACTION	—
2012-20973	FILER RUTH M	10/19/2012	SATISFACTION	—
2012-20980	KENYON DAVID DOUGLAS	10/17/2012	SATISFACTION	—
2012-21008	MITCHELL CHRISTOPHER	10/19/2012	SATISFACTION	—
2012-21008	MITCHELL ARLETTE	10/19/2012	SATISFACTION	—
2012-21086	NEVINS JEFFREY MICHAEL	10/17/2012	SATISFACTION	—
2012-21134	DIME BANK THE GARNISHEE	10/17/2012	SATISFACTION	—
2012-21142	LEGGIERI ALBERT III	10/19/2012	SATISFACTION	—
2012-21164	ZAWISLAK EDWARD C SR	10/19/2012	SATISFACTION	—
2012-21216	CHAUDHRY NASEER A	10/19/2012	SATISFACTION	—
2012-21332	RUSSO VITO J	10/17/2012	SATISFACTION	—
2012-21431	CASEY BETTY	10/15/2012	MUNICIPAL LIEN	1,175.89
2012-21432	RH INVESTMENT SOLUTIONS LLC	10/15/2012	MUNICIPAL LIEN	5130.89
2012-21433	BISIO JOHN P	10/15/2012	MUNICIPAL LIEN	374.64
2012-21434	GARAY LAURIE A	10/15/2012	MUNICIPAL LIEN	352.76
2012-21434	WADSWORTH DANIEL DECEASED	10/16/2012	MUNICIPAL LIEN	352.76
2012-21435	MCMAMARA DANIEL	10/15/2012	MUNICIPAL LIEN	359.64
2012-21436	KLINGER NORMAN	10/15/2012	JP TRANSCRIPT	1,005.16
2012-21437	GALLEGO JAIME	10/15/2012	FEDERAL TAX LIEN	94,985.69
2012-21438	BOGUSKI DENNIS	10/16/2012	JP TRANSCRIPT	1,332.21
2012-21439	SWINGLE BRUCE D	10/16/2012	JP TRANSCRIPT	4,674.79
2012-21440	CRON JAMES	10/16/2012	JP TRANSCRIPT	1,423.38
2012-21441	PADULA PAULA	10/16/2012	JP TRANSCRIPT	1,011.10
2012-21442	COVEY REID N	10/16/2012	JUDGMENT NOTE	4,000.00
2012-21443	NOURSE THOMAS	10/17/2012	JP TRANSCRIPT	1,218.67
2012-21444	FERRER MONICA K	10/17/2012	JP TRANSCRIPT	1,576.54
2012-21445	POCONO SPRINGS ESTATES INC	10/17/2012	MUNICIPAL LIEN	552.14
2012-21446	BURROWS ROMANA	10/19/2012	JP TRANSCRIPT	3,587.21

2012-21447	YOUNG DOUG	10/19/2012	TAX LIEN	1,780.33
2012-21448	R&E TRUCKING	10/19/2012	TAX LIEN	136,139.53
2012-21449	VANNATTA JOHN E	10/19/2012	TAX LIEN	762.62
2012-21449	VANNATTA DAWN	10/19/2012	TAX LIEN	762.62
2012-21450	DOBKOWSKI THEODORE	10/19/2012	TAX LIEN	748.90
2012-21451	MISC ESSENTIALS LLC	10/19/2012	TAX LIEN	409.18
2012-21452	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	10/19/2012	TAX LIEN	556.82
2012-21453	CHAPMAN JAMES D	10/19/2012	TAX LIEN	1075.46
2012-21454	SHELLYS FAMILY RESTAURANT INCORPORATION	10/19/2012	TAX LIEN	2,726.13
2012-21455	ELSHOFF JENNIFER T	10/19/2012	JP TRANSCRIPT	1,432.60
2012-40071	KRAH WILLIAM III OWNER P	10/15/2012	STIP VS LIENS	—
2012-40071	TEEPLE NORMAN CONTRACTOR	10/15/2012	STIP VS LIENS	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00723	DIME BANK	PLAINTIFF	10/18/2012	—
2012-00723	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	10/18/2012	—
2012-00723	GOODWIN WILLIAM R	DEFENDANT	10/18/2012	—
2012-00724	DIME BANK	PLAINTIFF	10/18/2012	—
2012-00724	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	10/18/2012	—
2012-00724	GOODWIN WILLIAMR	DEFENDANT	10/18/2012	—
2012-00725	DIME BANK	PLAINTIFF	10/18/2012	—
2012-00725	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	10/18/2012	—
2012-00725	GOODWIN WILLIAM R	DEFENDANT	10/18/2012	—
2012-00726	DIME BANK	PLAINTIFF	10/18/2012	—
2012-00726	GOODWIN WILLIAM R	DEFENDANT	10/18/2012	—
2012-00726	BILL GOODWIN EXCAVATING INC	DEFENDANT	10/18/2012	—
2012-00727	DIME BANK	PLAINTIFF	10/18/2012	—
2012-00727	BILL GOODWIN EXCAVATING INC	DEFENDANT	10/18/2012	—
2012-00727	GOODWIN WILLIAM R	DEFENDANT	10/18/2012	—
2012-00728	DIME BANK	PLAINTIFF	10/18/2012	—
2012-00728	GOODWIN WILLIAM R	DEFENDANT	10/18/2012	—
2012-00728	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	10/18/2012	—
2012-00728	GOODWINS STONEY CREEK FARM INC	DEFENDANT	10/18/2012	—
2012-00728	BILL GOODWIN EXCAVATING INC	DEFENDANT	10/18/2012	—

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

**CONTRACT — BUYER PLAINTIFF**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00730	VALINSKI MICHELLE	PLAINTIFF	10/19/2012	—
2012-00730	CHRYSLER GROUP	DEFENDANT	10/19/2012	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00731	CITIBANK	PLAINTIFF	10/19/2012	—
2012-00731	ZAWISKY JOHN	DEFENDANT	10/19/2012	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00714	TD AUTO FINANCE LLC	PLAINTIFF	10/16/2012	—
2012-00714	LAPASTA DOUGLAS G	DEFENDANT	10/16/2012	—
2012-00715	TD AUTO FINANCE LLC	PLAINTIFF	10/16/2012	—
2012-00715	KORINIS JOHN S	DEFENDANT	10/16/2012	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00713	WAYNE MEMORIAL HOSPITAL PLAINTIFF/APPELLEE	PLAINTIFF	10/16/2012	—
2012-00713	SCARPATI MICHAEL DEFENDANT/APPELLANT	DEFENDANT	10/16/2012	—
2012-00713	SCARPATI CHARLOTTE DEFENDANT/APPELLANT	DEFENDANT	10/16/2012	—
2012-00721	CZAR TANYA PLAINTIFF/APPELLEE	PLAINTIFF	10/16/2012	—
2012-00721	GRZEKA ROMAN DEFENDANT/APPELLANT	DEFENDANT	10/16/2012	—

**MISCELLANEOUS — DECLARATORY JUDGMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00729	SAFE AUTO INSURANCE CO	PLAINTIFF	10/19/2012	—
2012-00729	LANGENDOERFER MARY	DEFENDANT	10/19/2012	—
2012-00729	FIELDING GEORGE	DEFENDANT	10/19/2012	—
2012-00729	SANTIAGO CARLOS E	DEFENDANT	10/19/2012	—
2012-00729	GEICO INSURANCE COMPANY	DEFENDANT	10/19/2012	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00722	HIDDEN LAKE ESTATES PROPERTY OWNERS ASSOCIATION	PLAINTIFF	10/16/2012	—
2012-00722	SINA BASHKIM	DEFENDANT	10/16/2012	—
2012-00722	BAUDILLE SINA CHRISTINE	DEFENDANT	10/16/2012	—
2012-00722	SINA CHRISTINE BADDILLE	DEFENDANT	10/16/2012	—

**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00716	DIME BANK	PLAINTIFF	10/17/2012	—
2012-00716	GOODWIN WILLIAL R	DEFENDANT	10/17/2012	—
2012-00716	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	10/17/2012	—
2012-00716	GOODWINS STONEY CREEK FARM INC	DEFENDANT	10/17/2012	—
2012-00716	BILL GOODWIN EXCAVATING INC	DEFENDANT	10/17/2012	—
2012-00718	DIME BANK	PLAINTIFF	10/17/2012	—
2012-00718	BILL GOODWIN CONSTRUCTION LLC	DEFENDANT	10/17/2012	—
2012-00718	GOODWIN WILLIAM R	DEFENDANT	10/17/2012	—
2012-00719	DIME BANK	PLAINTIFF	10/17/2012	—
2012-00719	GOODWIN WILLIAM R	DEFENDANT	10/17/2012	—
2012-00719	BILL GOODWIN EXCAVATING INC	DEFENDANT	10/17/2012	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00711	BOAT TRAILER SINGLE AXLE DUTTON LAINSON	PETITIONER	10/15/2012	—
2012-00711	REESE RICHARD K	PETITIONER	10/15/2012	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00712	JPMORGAN CHASE BANK NATIONAL	PLAINTIFF	10/16/2012	—
2012-00712	TRAUSTASON RUNOLFUR	DEFENDANT	10/16/2012	—
2012-00712	BLEACKLEY MAUREEN	DEFENDANT	10/16/2012	—
2012-00732	PENNYMAC CORP	PLAINTIFF	10/19/2012	—
2012-00732	HAWTHORNE DENISE N/K/A	DEFENDANT	10/19/2012	—
2012-00732	PREZIOSI DENISE	DEFENDANT	10/19/2012	—
2012-00732	PREZIOSI WILLIAM	DEFENDANT	10/19/2012	—

**REAL PROPERTY — PARTITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00720	SCULLIN KINGA G	PLAINTIFF	10/16/2012	—
2012-00720	WENGLER JOSHUA	DEFENDANT	10/16/2012	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00717	DEL RIO JOSEPH JR	PLAINTIFF	10/16/2012	—
2012-00717	SCHUERMAN SCOTT D/B/A	DEFENDANT	10/16/2012	—
2012-00717	AGGRESSIVE CONSTRUCTION	DEFENDANT	10/16/2012	—

**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 29, 2012 TO NOVEMBER 2, 2012  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Weaver Richard E	Honesdale National Bank	Paupack Township	
Weaver Janice M			272,000.00
Weaver Richard E	Honesdale National Bank	Paupack Township	
Weaver Janice M			34,000.00
Kenwood Pharri A By Agent	Wells Fargo Bank	Damascus Township	
Kenwood Jared Sind & Agent			129,600.00
Vitagliano Arthur N	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Hummel Kristin			215,659.00
Saur James C	Wells Fargo Bank	Paupack Township	
Saur Barbara			120,000.00
Klemovitch John R	Peoples Neighborhood Bank	Canaan Township	
Klemovitch Lisa M			83,000.00
Pfeiffer Frederick J	Agchoice Farm Credit	Paupack Township	
Pfeiffer Marion			268,000.00
Loss Kevin	Mortgage Electronic Registration Systems	Sterling Township	
Schiavo Donna M	Wayne Bank	Damascus Township	
Schiavo Christian			80,000.00
Westfall Harold G Jr	J P Morgan Chase Bank	Texas Township 1 & 2	
Westfall Deborah			64,000.00
Sabatino Delores	Pa State Employees Credit Union	Hawley Borough	
Tyre Timothy S			63,569.46
Riess Florence	Pennstar Bank	Paupack Township	
Ferris Scott S	Pennstar Bank	South Canaan Township	
Rivera Faustino	N B T Bank	Lake Township	
Rivera Diane W			35,000.00
Decristofaro Johanna	Pennstar Bank	Lake Township	
R R S C Inc	Dime Bank	Berlin Township	
French Sandra W	Dime Bank	Cherry Ridge Township	
		Cherry Ridge & Texas Twps	15,400.00
		Texas Township	
		Texas & Cherry Ridge Twps	15,400.00
Tully Susan L AKA	Dime Bank	Berlin Township	
Apgar Susan Tully AKA			16,000.00
Apgar Stuart			

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

Armetta Joseph	Dime Bank	Honesdale Borough	
Elegantes Restaurant			189,518.00
Amato Oreste			
Amato Oreste	Dime Bank	Honesdale Borough	
Armetta Joseph			189,518.00
Myers Robert A Jr	Wayne Bank	Palmyra Township	39,300.00
Fedoryk Craig P	Mortgage Electronic Registration Systems	Salem Township	
Fedoryk Heather A			205,700.00
Czekai Jamie L	Mortgage Electronic Registration Systems	Salem Township	198,056.00
Werner Patricia L	Wayne Bank	Texas Township	103,000.00
Rowan Christopher	Mortgage Electronic Registration Systems	Lake Township	
Rowan Eleanor			374,500.00
Day Albert	Honesdale National Bank	Manchester Township	
Day Linda June			50,000.00
Law George S	Service First F C U	Scott Township	
Law Margaret			45,000.00
Smith Carl W	Dime Bank	Texas Township	
Smith Yvonne B			25,000.00
Banks Richard H	Mortgage Electronic Registration Systems	Preston Township	
Banks Judy R			219,780.00
Franceski David C Jr	Bryn Mawr Trust Company	Mount Pleasant Township	
Wood John Jeffrey			200,000.00
Wood Carla Mary			
Cooper Paul C	Wells Fargo Bank	Honesdale Borough	
Cooper Karen L Morris			101,234.00
Morriscooper Karen L			
Dougher William P Jr	Mortgage Electronic Registration Systems	Texas Township	
Dougher Susan A			73,000.00
Williams Alyssa Sue	Wayne Bank	Honesdale Borough	
Young Antonio Y			62,400.00
Swendsen Ruth M	Dime Bank	Damascus Township	80,000.00
Campion Shannon	Wayne Bank	Paupack Township	127,200.00
Creedon John J	Honesdale National Bank	Berlin Township	
Creedon Theresa			148,000.00
Hayes Kevin C	Fidelity Deposit & Discount Bank	Lake Township	
Hayes Mariclare L			138,750.00
Ubertaccio Michael	Valley National Bank	Paupack Township	
Ubertaccio Denise			134,250.00
Krajkovich Clifford W	Honesdale National Bank	Waymart Borough	
Krajkovich Paul Joseph			75,000.00
Krajkovich Phyllis M			

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
Lowden Robert K	Nikovic Rasim C	Dyberry Township	
Lowden Gail C	Nikovic Jacqueline		
Violante Michael	Davitt Virginia	Berlin Township	Lot 1G
Virbitsky Anthony V	Joseph William C Jr	Honesdale Borough	
Virbitsky Melissa A			
Hanf David	Weaver Richard E	Paupack Township	
Hanf Linda L	Weaver Janice M		Lot 3A
Weaver Richard AKA	Weaver Richard E	Paupack Township	
Weaver Richard E AKA	Weaver Janice M		Lots 2A & 3A
Weaver Janice M			
Lincoln Maximus Properties	Vitagliano Arthur N	Cherry Ridge Township	
Anderson Jeremy			Lot 4
Vanauken Paul			
Vanauken Keith			
Alimecco Lisa	Alimecco Lucille	Sterling Township	
Bruno Rudolph T	Decristofaro Johanna	Lake Township	
Bruno Carolyn M			Lot 2140
Upton Thomas W	Saur James C	Paupack Township	
Upton Janet M	Saur Barbara		Lot 265
Matoushek Kirk	Propes Michele	Clinton Township 1	
Leonard Robert AKA	Loss Kevin	Sterling Township	
Leonard Roger AKA			
Konzelmann Michael A	Konzelmann Michael A	Lehigh Township	
Konzelmann Rebecca E			Lots 97 & 98
Costa Joseph R	Sabo John	Lehigh Township	
Costa Kelly			Lots 426 & 427
Costa Joseph R	Sabo John	Lehigh Township	
Costa Kelly			Lot 387
Sabo Robert J	Sabo John	Lehigh Township	Lot 428
Walsh Joseph E AKA Est	Walshoppito Maureen E	Salem Township	
Walsh Joseph AKA Est	Oppito Maureen E Walsh		Lot 1
Walsh Joseph E Jr Exr	Walsh Joseph E Jr		
Walsh Brian J Exr	Walsh Brian J		
	Ketchum Genevieve K		
	Quaranta Kathleen B		
Bradley Donna M	Schiavo Christian	Damascus Township	
Schiavo Donna M	Schiavo Donna M		Lot 11
Schiavo Christian			
Steiner Robert P Est	Westfall Harold G Jr	Texas Township 1 & 2	
Steiner John A Exr	Westfall Deborah		Lot 1A
James Corporation	Altemier Roger C	Sterling Township	
	Altemier Ruth Ann		Lot 1
James Corporation	Altemier Roger C	Sterling Township	
	Altemier Ruth Ann		Lot 2
Canfield Bruce E	Canfield William A	Honesdale Borough	
Canfield Melinda S			



Tighe Joseph	Tighe Joseph	Lake Township	
Tighe Juanita L			
Hansen Ty Sr Ind & Exr	Banks Richard H	Preston Township	
Hansen Ruby J Est	Banks Judy R		
Destefano Dennis	Destefano Dennis	Buckingham Township	
Gilbert Cody	Williams Alyssa Sue	Honesdale Borough	
Murray Julie N	Young Antonio Y		
Gilbert Julie Murray			
Kneller Joseph A	Creedon John J	Berlin Township	
	Creedon Theresa		Lot 23
Shankey Susan	Balder Paul R	Lake Township	
McGuire Sarah	Balder Linda M		Lot 3155
Bush John D Exr	Bush John D	Damascus Township	
Bush Gertrude C Est			
Ranieri Robert A	Ranieri Robert A Jr	Damascus Township	
Ranieri Elena V			
Ranieri Robert A Jr			
Ahern Jeremiah F	Richardson Homes	Hawley Borough	
Ahern Therese R			
Ahern Jeremiah F	Richardson Homes	Hawley Borough	
Ahern Therese R			Lots 10 & 32
Lawless John J	Hayes Kevin C	Lake Township	
Lawless Florence	Hayes Mariclare L		Lot 3R
Pierson Janice M	Krajkovich Clifford W	Waymart Borough	Lots 26 & 27

### CLE Courses

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**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

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



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