

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ NOVEMBER 11, 2011 ★ 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.



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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  
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Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Michael Lehutsky, Esq.

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#### *Chief Public Defender*

Scott Bennett, Esq.

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Brian T. Field

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Ginger M. Golden

#### *Coroner*

Carol R. Lienert

#### *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*

---

**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 VIOLA A. GORR AKA  
VIOLA GORR

Late of Clinton Township

Executrix

DEBRA L. PATTEN

25 PATTEN GORR LANE

FOREST CITY, PA 18421

Attorney

MATTHEW L. MEAGHER, ESQ.

1018 CHURCH STREET

HONESDALE, PA 18431

11/11/11 • 11/18/11 • 11/25/11

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**ADMINISTRATRIX NOTICE**

Estate of HORACE A. FRABLE

Late of Lake Township

Administratrix

PATRICIA E. HOBEN FRABLE

322 THE HIDEOUT

LAKE ARIEL, PA 18436

Attorney

MICHAEL D. WALKER

PO BOX 747

HAMLIN, PA 18427

11/11/11 • 11/18/11 • 11/25/11

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**ADMINISTRATOR NOTICE**

Estate of JOHN C. PERDICARO

A.K.A'S JOHN CHARLES

PERDICARO

Late of Sterling Township

Administrator

ANN B. WHITE

PO BOX 4

STERLING PA 18463

Attorney

TAMMY LEE CLAUSE, ESQ.

PO BOX 241

NEWFOUNDLAND, PA 18445

11/11/11 • 11/18/11 • 11/25/11

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**ADMINISTRATOR NOTICE**

Estate of NANCY KELLY

A.K.A'S NANCY C. KELLY,

NANCY CAROL KELLY

Late of Honesdale Borough

Administrator

EUGENE KELLY

320 TRACY STREET,

HONESDALE, PA 18431

Attorney

NICHOLAS A. BARNA

831 COURT STREET

HONESDALE, PA 18431

11/11/11 • 11/18/11 • 11/25/11

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**EXECUTRIX NOTICE**

Estate of RICHARD W. ENGER

AKA RICK ENGER

Late of 2063 OWEGO

TURNPIKE, HONESDALE, PA

18431

Deceased: September 4, 2011

Executrix

---

CYNTHIA A. ENGER  
2063 OWEGO TURNPIKE,  
HONESDALE, PA 18431  
Make payments, claims or  
demands without delay to the law  
offices of  
JOHN J. MARTIN, ESQUIRE  
ATTN: BRANDY FREIERMUTH  
1022 COURT STREET,  
HONESDALE, PA 18431  
Attorney for the Estate  
JOHN J. MARTIN, ESQUIRE

11/11/2011 • 11/18/2011 • 11/25/2011

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**ADMINISTRATOR NOTICE**

Estate of LOUIS F. RICKARD  
A.K.A'S: LOUIS RICKARD,  
LOUIS F. RICKARD, SR., LOUIS  
FOSTER RICKARD, LOUIS  
FOSTER RICKARD, SR.  
Late of Cherry Ridge Township  
Administrators:  
LOUIS R. RICKARD, JR.,  
C/O 1105 COURT STREET,  
HONESDALE, PA 18431  
ROBERT B. RICKARD,  
C/O 1105 COURT STREET,  
HONESDALE, PA 18431  
SUSAN R. HENRY,  
C/O 1105 COURT STREET,  
HONESDALE, PA 18431  
NANCY KINSHMAN,  
C/O 1105 COURT STREET,  
HONESDALE, PA 18431  
RICHARD W. RICKARD,  
C/O 1105 COURT STREET,  
HONESDALE, PA 18431  
Attorney  
RICHARD B. HENRY, ESQUIRE  
1105 COURT STREET,  
HONESDALE, PA 18431

11/4/2011 • 11/11/11 • 11/18/11

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**ADMINISTRATOR NOTICE**

Estate of BETTY JO  
MCCOLLUM  
Late of South Canaan Township  
Administrator  
BETH SYLVESTER  
945 OLD SCHOOL HOUSE  
ROAD, BLAIRSTOWN, NJ,  
07825

Attorney  
SALLY N. RUTHERFORD  
921 COURT STREET  
HONESDALE, PA 18431

11/4/2011 • 11/11/11 • 11/18/11

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**EXECUTRIX NOTICE**

Estate of MARGARET H.  
ASKEW AKA MARGARET  
HOULDAY ASKEW  
Late of Honesdale Borough  
Executrix  
MARGARD A. ALLGEIER  
147 MOUNTAIN VIEW ROAD  
NEWFOUNDLAND, PA 18445

10/28/2011 • 11/4/2011 • 11/11/2011

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**OTHER NOTICES**

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**NOTICE OF ORGANIZATION**  
NOTICE IS HEREBY GIVEN  
THAT Certificate of Organization  
for Domestic limited Liability  
Company of **FLOOD**  
**TRUCKING, L.L.C.** was filed  
with and approved by the  
Pennsylvania Department of State  
on October 12, 2011, in accordance  
with the provisions of the  
Pennsylvania Limited Liability  
Company Law of 1994.  
JOHN P. SANDERSON, III

ESQUIRE  
The Sanderson Law Firm

11/11/2011

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**NOTICE OF FILING OF  
FICTITIOUS NAME**

TAKE NOTICE THAT a Fictitious Name was filed with the Department of State. The name of the Fictitious Name is Milkweed/Toad T's. This Fictitious Name has been organized under the provision pursuant to 15 Pa. C.S. 312.

Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431

11/11/2011

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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.*

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**SHERIFF'S SALE  
NOVEMBER 23, 2011**

By virtue of a writ of Execution Wells Fargo Bank, N.A., As Trustee for Option One Mortgage Loan Trust  
2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of November, 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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 54 ON THE MAP OF RAINBOW RUN, AS APPEARING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY IN MAP BOOK NO. 99 AT PAGE NO. 11 BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF RIVERFRONT WAY AND AT THE WESTERNMOST CORNER OF LOT NO. 55; THENCE SOUTH 41 DEGREES 52 MINUTES 29 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF RIVERFRONT WAY FOR A DISTANCE OF 189.51 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY LINE OF RIVERFRONT WAY BY A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET FOR AN ARC DISTANCE OF 45.57 FEET TO A POINT, THE NORTHERNMOST CORNER OF LOT NO.53; THENCE SOUTH 53 DEGREES 37 MINUTES 18 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF

LOT NO. 53 FOR A DISTANCE OF 174.60 FEET TO A POINT; THENCE NORTH 53 DEGREES 51 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 223.54 FEET TO A POINT, THE SOUTHERNMOST CORNER OF LOT NO. 55; THENCE NORTH 48 DEGREES 07 MINUTES 31 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT NO. 55 FOR A DISTANCE OF 218.39 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RAJNARINE SINGH BY DEED FROM LOBOLITO, INC., AS RECORDED 01/18/05 IN BOOK 2694 AT PAGE 293.

Being No. Lot 54 Riverfront Way a/k/a 154 Riverfront Way, Gouldsboro, PA 18424

Seized and taken in execution as Rajnarine Singh Lot 54 Riverway a/k/a 154 Riverfront Way Township of Lehigh GOULDSBORO PA 18424

Execution No. 272-Civil-2011  
Amount \$337,450.69 Plus  
additional

September 8, 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.**

Danielle Boyle-Ebersole Esq.

**10/28/2011 • 11/4/2011 • 11/11/2011**

**SHERIFF'S SALE  
NOVEMBER 23, 2011**

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 23rd day of November, 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

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND IN THE BOROUGH OF STARRUCCA, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN**

THE PUBLIC HIGHWAY, BY LANDS NOW OR FORMERLY OF F.A. STODDARD; THENCE ALONG SAID LANDS NOW OR FORMERLY OF F.A. STODDARD AND LANDS FORMERLY OF MRS. J. P. SHAW (NOW OR LATE OF c.a. STODDARD) TO A CORNER OF THE LANDS NOW OR FORMERLY OF MR. C.D. MUMFORD; THENCE ALONG THE LINE OF LANDS OF THE SAID LANDS OF MRS. C.D. MUMFORD IN A SOUTHEASTERLY DIRECTION TO A POINT IN SAID LINE (WHERE A STRAIGHT LINE RUNNING ACROSS THE FLAT PARALLEL WITH THE STONE WALL ON THE LINE OF MRS. C.D. MUMFORD ON THE WESTERLY SIDE OF SAID WALL AND SIXTY (60) FEET THEREFROM WOULD CORNER IN THE SAID LINE AFOREMENTIONED ON THE HILL; THENCE FROM SAID POINT IN THE LINE ON THE HILL IN THE LINE OF MRS. C.D. MUMFORD AND RUNNING DOWN THE HILL IN A STRAIGHT LINE SO AS TO CROSS THE FLAT PARALLEL WITH THE AFOREMENTIONED WALL, SIXTY (60) FEET THEREFROM ON THE WESTERLY SIDE TO THE PUBLIC HIGHWAY; THENCE DOWN SAID PUBLIC HIGHWAY IN A WESTERLY DIRECTION TO THE PLACE OF BEGINNING. CONTAINING ABOUT TWO AND THREE-QUARTERS (2 3/4) ACRES, BE

THE SAME MORE OR LESS. IMPROVED WITH THE TWO-STORY FRAME DWELLING HOUSE THEREON.

BEING KNOWN AS 44 SHADIGEE CREEK ROAD, STARRUCCA, PA 18462.

BEING PARCEL NO. 25-0-0130-0027.

BEING THE SAME PREMISES WHICH MARK A. BUNNELL AND LORIA BUNNELL, HIS WIFE, GRANTED AND CONVEYED TO CARLOS MARQUES AND GLORIA MARQUES, HIS WIFE, BY VIRTUE OF A DEED DATED FEBRUARY 27, 2004 AND DULY RECORDED ON MARCH 1, 2004, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA IN RECORD BOOK 2451, AT PAGE 189.

BEING THE SAME PREMISES WHICH CARLOS MARQUES AND GLORIA MARQUES, HUSBAND AND WIFE, GRANTED AND CONVEYED UNTO ARTHUR BARNES, AN ADULT, COMPETENT INDIVIDUAL, BY DEED DATED JULY 30, 2005 AND RECORDED ON AUGUST 9, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, COMMONWEALTH OF PENNSYLVANIA IN VOLUME 2834, PAGE 120-122 AS INSTRUMENT NO. 200500008731.



Seized and taken in execution as  
Arthur Barnes 44 Shadigee Creek  
Road STARRUCCA PA 18462

Execution No. 349-Civil-2011  
Amount \$118,764.19 Plus  
additional

September 8, 2011  
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Jeffrey M. Freedman, Esq.

**10/28/2011 • 11/4/2011 • 11/11/2011**

**SHERIFF'S SALE  
NOVEMBER 23, 2011**

By virtue of a writ of Execution  
Sovereign 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 23rd day of November, 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

**ALL THOSE CERTAIN** lots, pieces or parcels of land, lying situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point on the northeasterly side of Maennerchor Street, now Fern Street at the northwest corner of Lot #86; thence along the northeasterly side of Fern Street, North fifty-seven (57) degrees twenty-five (25) minutes West two hundred twenty-six (226) feet to a corner; thence North thirty-five (35) degrees East one hundred and twenty (120) feet to a corner; thence South fifty-seven (57) degrees twenty-five (25) minutes East two hundred and twenty-three and one-half (223 ½ ) feet to a corner; said corner being the southeasterly corner of said Lot #87; thence South thirty-five (35) degrees West along line of Lot #86, one hundred and twenty (120) feet to the place of **BEGINNING**. **COMPRISING** within said boundaries Lot #87, #88, #89, and a part of Lot #90, as laid out and plotted upon a map of B.J. Atkinson lands surveyed by John C. Westbrook in 1880 and drawn by Fred C. Schoenagel, C.E.

EXCEPTING AND RESERVING,  
the following described parcel:

BEGINNING at an iron pin for a point, said point also being on the northerly edge of Fern Street and being the southerly most corner of the premises herein described; thence along the northerly edge of Fern Street, North 55 degrees 24 minutes 03 seconds West 55.86 feet to a point which forms the intersection of the northerly edge of Fern Street with the easterly edge of Park Street, North 37 degrees 20 minutes 57 seconds East 120.00 feet to a point; thence leaving the edge of Park Street, South 55 degrees 04 minutes 03 seconds East 90.24 feet to an iron pin for a point; thence South 38 degrees 53 minutes 44 seconds West 55.74 feet to an iron pin for a point; thence North 54 degrees 57 minutes 40 seconds West 33.79 feet to an iron pin for a point; thence South 36 degrees 30 minutes 38 second West 64.37 feet to the point or place of BEGINNING.

CONTAINING 8,535 square feet as surveyed by Robert K. Kretschmer, R.S.

BEING THE SAME PREMISES which Debra Blaine and David Glisson, by Deed dated and recorded on June 13, 1989 in the Office for the Recording of Deeds in and for the County of Wayne at Deed Book Volume 509, page 295, granted and conveyed to Philip Valley and Corrina Valley, the within mortgagors, their heirs and assigns.

Seized and taken in execution as Philip J. Valley Sr. 612 Fern Street HAWLEY PA 18428  
Corrina J. Valley 612 Fern Street HAWLEY PA 18428

Execution No. 642-Civil-2010  
Amount \$258,487.47 Plus  
additional

September 8, 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.**

Thomas A. Capehart Esq.

**10/28/2011 • 11/4/2011 • 11/11/2011**

**SHERIFF'S SALE  
NOVEMBER 23, 2011**

By virtue of a writ of Execution PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of November, 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

ALL THAT CERTAIN piece or parcel of land lying, being and situate in the Township of Cherry Ridge, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the

edge of Township Road 416 being the common corner of Lots 10 and 11 in the Sleepy Hollow Development; thence crossing said road, North 46 degrees 23 minutes 57 seconds East 45 feet to an iron pin; thence continuing North 46 degrees 23 minutes 57 seconds East 130 feet to a point for a corner; thence North 77 degrees 16 minutes 23 seconds East 190.00 feet to a point; thence North 36 degrees 45 minutes 12 seconds East 1019.77 feet to a point for a corner; thence South 42 degrees 58 minutes 27 seconds East 330.00 feet to a point for a corner; thence South 45 degrees 29 minutes 20 seconds West 1343.47 feet crossing the aforementioned Township Road 416 to a point for a corner; thence North 42 degrees 53 minutes 00

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seconds West 277.97 feet to the point or place of beginning. Being Lot No. 11 in the aforesaid subdivision, containing 7.778 acres as surveyed by Alfred K. Bucconear in the year 1991. An approved map is recorded at Map Book 74 at Page 6.

TITLE TO SAID PREMISES IS VESTED IN Kim M. Meland, by Deed from Michael S. Meland, dated 09/22/2006, recorded 04/20/2007, in Deed Book 3279, page 99.

Premises being: 70 RACHT ROAD, HONESDALE, PA 18431

Improvements thereon:  
RESIDENTIAL DWELLING

Tax Parcel No. 05-0-0273-0018.0010

Seized and taken in execution as Kim A. Meland 70 Racht Road Honesdale PA 18431  
Michael M. Meland 70 Racht Rd. HONESDALE PA 18431

Execution No. 858-Civil-2007  
Amount \$156,730.29 Plus  
additional

September 8, 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.

Allison F. Wells Esq.

**10/28/2011 • 11/4/2011 • 11/11/2011**

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**SHERIFF'S SALE  
NOVEMBER 23, 2011**

By virtue of a writ of Execution First National Bank of Pennsylvania, s/b/m to Community Bank & Trust Co. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of November, 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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE TOWNSHIP OF LEBANON, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED

AND DESCRIBED AS  
FOLLOWS:

BEGINNING ON THE EAST  
SIDE OF THE BETHANY ROAD,  
AT THE NORTH CORNER OF  
LAND CONVEYED TO JOHN  
LATOURETTE; THENCE  
NORTH ALONG THE LINE OF  
SAID BETHANY ROAD;  
PARTLY ON THE LAND  
WARRANT IN THE NAME OF  
JACOB CARVER AND PARTLY  
ON THOSE WARRANTED TO  
JAMES MORRELL, 85 PERCHES  
TO A CORNER; THENCE EAST  
189 PERCHES TO A CORNER;  
THENCE 85 PERCHES SOUTH  
TO THE NORTHEAST CORNER  
OF JOHN LATOURETTEJOHN  
LATOURETTES LAND;  
THENCE WEST BY THE LINE  
OF SAID LAND 189 PERCHES  
TO THE PLACE OF  
BEGINNING.

CONTAINING 100 ACRES, 65  
PERCHES BE THE SAME MORE  
OR LESS.

EXCEPTING AND RESERVING  
THEREFROM THE FOLLOWING  
PARCELS OF LANDS;

14 ACRES WHICH CARL E.  
ELDRED, ET UX, BY DEED  
DATED APRIL 9, 1947, AND  
RECORDED IN WAYNE  
COUNTY DEED BOOK 165,  
PAGE 567, GRANTED AND  
CONVEYED TO IRA B.  
RUTHERFORD.

2 ACRES WHICH CARL E.  
ELDRED, ET UX, BY DEED

DATED SEPTEMBER 16, 1969,  
AND RECORDED IN WAYNE  
COUNTY DEED BOOK 262,  
PAGE 381, GRANTED AND  
CONVEYED TO ANTHONY  
KRAMER, ET UX.

1.7 ACRES WHICH CARL E.  
ELDRED, ET UX, BY DEED  
DATED SEPTEMBER 16, 1969,  
AND RECORDED IN WAYNE  
COUNTY DEED BOOK 252,  
PAGE 384, GRANTED AND  
CONVEYED TO RALPH  
COWARD.

43,560 SQUARE FEET WHICH  
CARL E. ELDRED, ET UX, BY  
DEED DATED NOVEMBER 1,  
1969 AND RECORDED IN  
WAYNE COUNTY DEED BOOK  
253, PAGE 538, GRANTED AND  
CONVEYED TO WILLIAM  
WIXON, ET UX, ET AL.

44,942.82 SQUARE FEET  
WHICH CARL E. ELDRED, ET  
UX, BY DEED DATED  
NOVEMBER 1, 1969, AND  
RECORDED IN WAYNE  
COUNTY DEED BOOK 253,  
PAGE 541 GRANTED AND  
CONVEYED TO ALBERT  
DOUGLAS AND DUANE  
KENNEDY, TRUSTEES FOR  
THE COLD SPRING ROD AND  
GUN CLUB.

2 ACRES WHICH MILTON L.  
VAIL, ET UX, BY DEED DATED  
JULY 27, 1979 AND RECORDED  
IN WAYNE COUNTY DEED  
BOOK 364, PAGE 192,  
GRANTED AND CONVEYED  
TO BRIAN J. SHERIDAN,

ROBERT A. SHERIDAN AND DONALD D. SHERIDAN. SEE WAYNE COUNTY MAP BOOK 42, PAGE 37.

2 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED JULY 15, 1981, AND RECORDED IN WAYNE COUNTY DEED BOOK 382, PAGE 833, GRANTED AND CONVEYED TO LEONARD W. HOFFERT, JR. AND MARY ANN HOFFERT, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 46, PAGE 73.

instituted by:  
property, viz:

2.27 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED JULY 15, 1981, AND RECORDED IN WAYNE COUNTY DEED BOOK 382, PAGE 826, GRANTED AND CONVEYED TO ROBERT N. ROMANO AND JO ANN ROMANO, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 46, PAGE 74.

15.11 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED FEBRUARY 17, 1983 AND RECORDED IN WAYNE COUNTY DEED BOOK 400, PAGE 796, GRANTED AND CONVEYED TO CHARLES ANTHONY CARUSO AND ELENOR CARUSO, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 50 PAGE 68.

6.25 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED

JANUARY 17, 1984, RECORDED IN WAYNE COUNTY DEED BOOK 410, PAGE 1032, GRANTED AND CONVEYED TO CHARLES ANTHONY CARUSO AND ELEANOR CARUSO, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 52, PAGE 114.

3.77 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED JUNE 11, 1984, AND RECORDED IN WAYNE COUNTY DEED BOOK 415, PAGE 296, GRANTED AND CONVEYED TO GERALD L. COLLINS AND SUSIE B. COLLINS, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 533, PAGE 79.

0.48 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED DECEMBER 17, 1987, AND RECORDED IN WAYNE COUNTY DEED BOOK 480, PAGE 373, GRANTED AND CONVEYED TO CHARLES ANTHONY CARUSO AND ELEANOR CARUSO, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 63, PAGE 21.

3.40 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED SEPTEMBER 1, 1988 AND RECORDED IN WAYNE COUNTY DEED BOOK 494, PAGE 851, GRANTED AND CONVEYED TO ROBERT CAPUANO AND PAMELA CAPUANO, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 64, PAGE 32.

9.68 ACRES WHICH MILTON L. VAIL, ET UX, BY DEED DATED JANUARY 31, 1989, AND RECORDED IN WAYNE COUNTY DEED BOOK 503, PAGE 468, GRANTED AND CONVEYED TO CHARLES ANTHONY CARUSO AND ELEANOR CARUSO, HIS WIFE. SEE WAYNE COUNTY MAP BOOK 66, PAGE 106.

Seized and taken in execution as Mario Gonzalez 68 Maple Lane HONESDALE PA 18431

Execution No. 227-Civil-2011  
Amount \$223,821.60 Plus additional

September 12, 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.

Scott A. Dietterick, Esq.

10/28/2011 • 11/4/2011 • 11/11/2011



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**CIVIL ACTIONS FILED**


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*FROM OCTOBER 15, 2011 TO OCTOBER 21, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00218	SHEHADI DONNA R	10/19/2011	WRIT OF EXECUTION	28,480.08
2006-00218	PENNSYLVANIA SECURITY BANK GARNISHEE	10/19/2011	WRIT EXEC/GARNISHEE	28,480.08
2006-00221	JOSEPH STEPHEN L	10/18/2011	WRIT OF EXECUTION	5,194.60
2006-00221	JOSEPH BARBARA ANN	10/18/2011	WRIT OF EXECUTION	5,194.60
2006-00221	PNC BANK AS GARNISHEE	10/18/2011	WRIT EXEC/GARNISHEE	5,194.60
2006-00650	URMY GARY L	10/17/2011	WITHDRAW LIS PENDENS	—
2006-20492	TUCCI LOUIS B	10/21/2011	SATISFACTION	201,194.86
2006-20492	TUCCI MARY JEAN	10/21/2011	SATISFACTION	201,194.86
2006-21255	BRIGGS CHARLES	10/20/2011	SATISFACTION	1,000.00
2007-00810	SHERMAN RICHARD L	10/19/2011	WRIT OF EXECUTION	11,737.54
2008-00612	SMITH DIANE E ADM. EST. /AUSTIN EDWARD SMITH	10/21/2011	VERDICT - JUDGMENT	—
2008-00737	STINNARD KIM	10/17/2011	VERDICT - JUDGMENT	—
2008-01014	SANDERS WILLIAM	10/18/2011	WRIT OF EXECUTION	4,000.00
2008-01014	SANDERS BILL A/K/A	10/18/2011	WRIT OF EXECUTION	4,000.00
2008-01061	ALEXANDER RONALD	10/18/2011	WRIT OF EXECUTION	166,472.53
2008-01061	ALEXANDER TONIANN	10/18/2011	WRIT OF EXECUTION	166,472.53
2008-01061	ALEXANDER TONI ANN A/K/A	10/18/2011	WRIT OF EXECUTION	166,472.53
2009-00647	LEON ALEXANDER	10/21/2011	WRIT OF EXECUTION	164,408.27
2009-00647	LEON ALEJANDRO A/K/A	10/21/2011	WRIT OF EXECUTION	164,408.27
2009-00647	LEON DAWN	10/21/2011	WRIT OF EXECUTION	164,408.27
2009-00705	LAWN SHAPERS INC	10/19/2011	WRIT OF EXECUTION	16,662.27
2009-00705	SCHAEPE AND CHAEPE LAWN SHAP D/B/A	10/19/2011	WRIT OF EXECUTION	16,662.27
2009-00705	SCHAEPE MICHAEL A	10/19/2011	WRIT OF EXECUTION	16,662.27
2009-00705	WAYNE BANK GARNISHEE	10/19/2011	WRIT EXEC/GARNISHEE	16,662.27
2009-00705	PENNSTAR BANK GARNISHEE	10/19/2011	WRIT EXEC/GARNISHEE	16,662.27
2009-00705	DIME BANK GARNISHEE	10/19/2011	WRIT EXEC/GARNISHEE	16,662.27
2009-20338	UTEGG ROBERT A	10/18/2011	SATISFACTION	1,949.59
2009-20338	UTEGG GEORGETTE	10/18/2011	SATISFACTION	1,949.59
2009-21427	RACE LLOYD	10/18/2011	SATISFACTION	142,314.34
2009-21599	WAYNE CO FAMILY CENTER	10/18/2011	SATISFACTION	—

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

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2010-00453	MOORE JEFFREY	10/19/2011	DEF. JUDG. COURT ORD	234,351.00
2010-00453	MOORE CHERYL	10/19/2011	DEF. JUDG. COURT ORD	234,351.00
2010-00719	MARSHALEK BARBARA	10/19/2011	JUDGMENT	1,500.00
2010-00930	CAPITAL ONE BANK P	10/17/2011	VERDICT	—
2010-00931	CAPITAL ONE BANK P	10/17/2011	VERDICT	—
2011-00067	OHEARN SHIRLEY B	10/19/2011	JDGMT BY COURT ORDER	4,738.66
2011-00071	GAGLIARDI BRYAN	10/21/2011	DEFAULT JUDGMENT	233,972.10
2011-00071	GAGLIARDI SHERRI	10/21/2011	DEFAULT JUDGMENT	233,972.10
2011-00071	GAGLIARDI JANICE	10/21/2011	DEFAULT JUDGMENT	233,972.10
2011-00071	GAGLIARDI BRYAN	10/21/2011	WRIT OF EXECUTION	233,972.10
2011-00071	GAGLIARDI SHERRI	10/21/2011	WRIT OF EXECUTION	233,972.10
2011-00071	GAGLIARDI JANICE	10/21/2011	WRIT OF EXECUTION	233,972.10
2011-00391	CROWELL SCOTT	10/19/2011	DEFAULT JUDGMENT	11,092.82
2011-00391	BUMBARGER KURTIS	10/19/2011	DEFAULT JUDGMENT	11,092.82
2011-00394	CONYACK DAVID	10/19/2011	DEFAULT JUDGMENT	250,344.95
2011-00394	CONYACK LYNDA	10/19/2011	DEFAULT JUDGMENT	250,344.95
2011-00406	LAROSA ANTHONY	10/21/2011	WRIT OF EXECUTION	127,103.46
2011-00406	LAROSA BRIDGET ANN	10/21/2011	WRIT OF EXECUTION	127,103.46
2011-00462	NIEVES MARY A	10/18/2011	DEFAULT JUDGMENT	5,937.60
2011-00473	CARMODY ROBERT J	10/17/2011	DEFAULT JUDGMENT	16,960.81
2011-00485	AUDITOR I ROSEANN DEFENDANT/APPELLANT	10/19/2011	JUDGMENT NON PROS	—
2011-00499	HORVATH WILLIAM	10/19/2011	DEFAULT JUDGMENT	3,481.49
2011-00578	FREY CARL	10/21/2011	JUDG/STIP/POSSESSION	—
2011-C0578	FREY JUDY	10/21/2011	JUDG/STIP/POSSESSION	—
2011-00518	FREY CARL	10/21/2011	WRIT OF POSSESSION	—
2011-00578	FREY JUDY	10/21/2011	WRIT OF POSSESSION	—
2011-00669	E R LINDE CONSTRUCTION CORP	10/19/2011	CONFESSION OF JDGMT	113,664.40
2011-20251	FISHER PAUL SR	10/21/2011	SATISFACTION	8,498.87
2011-20255	BILL GOODWIN CONSTRUCTION LLC A PARTNERSHIP	10/18/2011	SATISFACTION	16,265.47
2011-20759	SIEPIELA RONALD C	10/18/2011	SATISFACTION	—
2011-20834	NAWROCKI ALLEN	10/21/2011	DEFAULT JUDG/IN REM	3,167.25
2011-21180	HOTCHEFS INC	10/18/2011	SATISFACTION	—
2011-21182	SECUREIT	10/18/2011	SATISFACTION	—
2011-21317	TOMASETTI DOREEN	10/17/2011	SATISFACTION	—
2011-21333	ROCHE SUPPLY INC'	10/18/2011	SATISFACTION	—
2011-21345	KELLOGG ALLAN R	10/18/2011	SATISFACTION	—
4011-21614	MILLS FRANK	10/17/2011	JP TRANSCRIPT	493.41
2011-21614	MILLS ROXANNE ROSSI	10/17/2011	JP TRANSCRIPT	493.41
2011-21615	MARINO PATRICIA	10/17/2011	JP TRANSCRIPT	3,843.68
2011-21616	SAMSON JOSEPH E	10/17/2011	JP TRANSCRIPT	1,090.15
2011-21617	TEEPLE KELLY S	10/18/2011	JP TRANSCRIPT	2,023.29
2011-21618	QUALITY IMAGE CORP	10/18/2011	TAX LIEN	7,810.00
2011-21619	KOCHJAR STEPHEN	10/18/2011	TAX LIEN	1,541.36
2011-21620	CEPARANO JOHN	10/18/2011	TAX LIEN	3,723.50
2011-21620	FIELD KIMBERLY	10/18/2011	TAX LIEN	3,723.50
2011-21621	MORRIS SCOTT J	10/18/2011	TAX LIEN	1,189.63
2011-21621	MORRIS DONNA M	10/18/2011	TAX LIEN	1,189.63

2011-21622	POTRATZ JOHN	10/18/2011	TAX LIEN	1,043.28
2011-21623	FLYNN ROBERT E	10/18/2011	TAX LIEN	1,151.24
2011-21623	FLYNN KIM	10/19/2011	TAX LIEN	1,151.24
2011-21624	THOMAS MARK	10/18/2011	TAX LIEN	994.18
2011-21624	THOMAS EILEEN	10/18/2011	TAX LIEN	994.18
2011-21625	SAMPSON JAMES D	10/18/2011	TAX LIEN	1,113.56
2011-21625	SAMPSON ROBIN B	10/18/2011	TAX LIEN	1,113.56
2011-21626	ROBINSON WILLIAM	10/18/2011	TAX LIEN	1,683.63
2011-21626	ROBINSON SHANNON	10/18/2011	TAX LIEN	1,683.63
2011-21627	LAND GRAB PROPERTIES INC	10/18/2011	MUNICIPAL LIEN	401.54
2011-21628	P&A FISHER OIL CO INC	10/18/2011	MUNICIPAL LIEN	7,929.94
2011-21629	MARTOS LUIS	10/18/2011	MUNICIPAL LIEN	656.14
2011-21630	MARTOS LUIS	10/18/2011	MUNICIPAL LIEN	1,399.74
2011-21631	CLAUSS PATRICK	10/18/2011	FEDERAL TAX LIEN	43,507.01
2011-21631	CLAUSS GRACE	10/18/2011	FEDERAL TAX LIEN	43,507.01
2011-21632	SCHUERMANN SCOTT WALTER	10/19/2011	JUDGMENT	3,324.00
2011-21633	PACHECO REBEKAH	10/21/2011	JUDGMENT	649.50
2011-21634	PACHECO REBEKAH	10/21/2011	JUDGMENT	920.00
2011-21635	WARNER MICHAEL LINDEN	10/21/2011	JUDGMENT	1,572.27
2011-21636	MORA ELIZABETH	10/21/2011	JUDGMENT	2,219.50
2011-21637	CILINO JOSEPH MICHAEL	10/21/2011	JUDGMENT	647.50
2011-21638	LOVELACE RANDY DUANE	10/21/2011	JUDGMENT	1,142.46

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*22nd Judicial District*

2011-21639	LOVELACE RANDY DUANE	10/21/2011	JUDGMENT	764.50
2011-21640	KENNEDY BRIAN ROBERT	10/21/2011	JUDGMENT	402.50
2011-21641	KAZAWIC JOHN	10/21/2011	JUDGMENT	2,032.50
2011-21642	KAZAWIC JOHN	10/21/2011	JUDGMENT	2,308.50
2011-21643	MOLISSO MICHAEL MARTIN	10/21/2011	JUDGMENT	3,839.69
2011-21644	MILLER JUSTIN	10/21/2011	JUDGMENT	920.00
2011-21645	SWENDSEN GLENN A III	10/21/2011	JUDGMENT	895.00
2011-21646	LARNERD GEORGE ROBERT JR	10/21/2011	JUDGMENT	633.50
2011-21647	HARPER MICHAEL RAYMOND	10/21/2011	JUDGMENT	488.50
2011-21648	MOTICHKA JOSEPH P	10/21/2011	JP TRANSCRIPT	3,906.42
2011-21649	PENA HIDELISE GRACE	10/21/2011	JP TRANSCRIPT	5,902.41
2011-21650	PENA HIDELISE GRACE	10/21/2011	JP TRANSCRIPT	995.03
2011-21651	LANDGREEN RICHARD J	10/21/2011	JP TRANSCRIPT	2,336.44
2011-21652	BOWEN VIRGINIA L	10/21/2011	JP TRANSCRIPT	1,449.23
2011-21652	NICHOLLS WILLIAM	10/21/2011	JP TRANSCRIPT	1,449.23
2011-21653	STACK STEVEN	10/21/2011	JP TRANSCRIPT	1,848.97
2011-40117	QREENLEE SUSAN OWNER	10/19/2011	MECHANICS LIEN CLAIM	1,097.93
2011-40117	GREENLEE DANIEL OWNER	10/19/2011	MECHANICS LIEN CLAIM	1,097.93
2011-40117	TOLLNER RICHARD OWNER	10/19/2011	MECHANICS LIEN CLAIM	1,097.93
2011-40118	KILGO AARON OWNER P	10/21/2011	STIP VS LIENS	—
2011-40118	LEVENTHAL TIFFANY OWNER P	10/21/2011	STIP VS LIENS	—
2011-40118	ROBERT DRAKE BUILDER	10/21/2011	STIP VS LIENS	—
	CONTRACTING CONTRACTOR			
2011-90068	SMITH JULIE A ESTATE	10/21/2011	ESTATE CLAIM	11,975.10

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00659	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/17/2011	—
2011-00659	LOGIUDICE JOY A	DEFENDANT	10/17/2011	—
2011-00660	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/17/2011	—
2011-00660	CROWLEY MARGARET	DEFENDANT	10/17/2011	—
2011-00671	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/20/2011	—
2011-00671	NIEVES MARY	DEFENDANT	10/20/2011	—
2011-00673	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/20/2011	—
2011-00673	MARTIN JESSICAM	DEFENDANT	10/20/2011	—
2011-00674	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/20/2011	—
2011-00674	VALANDA DEBBIE L	DEFENDANT	10/20/2011	—
2011-00678	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/21/2011	—
2011-00678	PHILLIPS JOSEPH	DEFENDANT	10/21/2011	—
2011-00679	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	10/21/2011	—
2011-00679	KERWIN JOSHUA	DEFENDANT	10/21/2011	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00663	VENSON PERRY	PLAINTIFF	10/17/2011	—
	PLAINTIFF/APPELLEE			
2011-00S63	AMLING DESIREE	DEFENDANT	10/17/2011	—
	DEFENDANT/APPELLANT			

2011-00681	POCONO COUNTRY RENTALS INC PLAINTIFF/APPELLEE	PLAINTIFF	10/21/2011	—
2011-00681	GRAY BRIAN DEFENDANT/APPELLANT	DEFENDANT	10/21/2011	—
2011-00681	GRAY KATRLEEN DEFENDANT/APPELLANT	DEFENDANT	10/21/2011	—

**PETITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00662	CHEV 2004 CAVALIER	PETITIONER	10/17/2011	—
2011-00662	BALAMONTE GIUSEPPE PETITIONER	PETITIONER	10/17/2011	—

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00664	KCKANE ROBERT	PLAINTIFF	10/18/2011	—
2011-00664	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	10/18/2011	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00658	M & T BANK A/K/A	PLAINTIFF	10/17/2011	—
2011-00658	M & T MORTGAGE CORPORATION	PLAINTIFF	10/17/2011	—
2011-00658	THOMPSON HARRY WILLIAM	DEFENDANT	10/17/2011	—
2011-00661	BANK OF AMERICA SUCCESSOR BY MERGER TO	PLAINTIFF	10/17/2011	—
2011-00661	BAC HOME LOANS SERVICING	PLAINTIFF	10/17/2011	—
2011-00661	RODRIGUEZ MARTA I	DEFENDANT	10/17/2011	—
2011-00666	WELLS FARGO BANK	PLAINTIFF	10/18/2011	—
2011-00666	WENIGER VIRGINIA G	DEFENDANT	10/18/2011	—
2011-00667	FIRST NATIONAL COMMUNITY BANK	PLAINTIFF	10/18/2011	—
2011-00667	ELDRED DALE	DEFENDANT	10/18/2011	—
2011-00667	ELDRED BOBBI LYNN	DEFENDANT	10/18/2011	—
2011-00667	ELDRED BOBBI LYNN A/K/A	DEFENDANT	10/18/2011	—
2011-00668	PEUTSCHE BANK NATIONAL TRUST	PLAINTIFF	10/18/2011	—
2011-00666	DIEHL MATTHEW E	DEFENDANT	10/18/2011	—
2011-00670	HSBC BANK USA NATIONAL ASSOC AS TRUSTEE FOR	PLAINTIFF	10/20/2011	—
2011-00670	WELLS FARGO ASSET SECURITIES	PLAINTIFF	10/20/2011	—
2011-00670	SLUTTER THOMAS R	DEFENDANT	10/20/2011	—
2011-00670	SLUTTER ENID E	DEFENDANT	10/20/2011	—
2011-00660	BANK OF AMERICA	PLAINTIFF	10/21/2011	—
2011-00680	MOROE SUSANNA	DEFENDANT	10/21/2011	—
2011-00680	MOROZ VIKTOR	DEFENDANT	10/21/2011	—

**REAL PROPERTY — EJECTMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00672	FREDDIE MAC	PLAINTIFF	10/20/2011	—
2011-00672	REGINA CARMELA AND OCCUPANTS	DEFENDANT	10/20/2011	—

**COMPLAINT — CONFESSION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00669	ODELL KIP J	PLAINTIFF	10/19/2011	—
2011-00669	ODELL ANDREA E	PLAINTIFF	10/19/2011	—
2011-00669	E R LINDE CONSTRUCTION CORP	DEFENDANT	10/19/2011	—

**TORT — INTENTIONAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00676	WOOD KEVIN	PLAINTIFF	10/20/2011	—
2011-00676	E & L UZUPES ENTERPRISES INC	DEFENDANT	10/20/2011	—
2011-00676	UZUPES EDWARD F	DEFENDANT	10/20/2011	—
2011-00676	CLIFFORD JARED A	DEFENDANT	10/20/2011	—

**TORT — PREMISES LIABILITY**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00675	STARK NINA IRENE	PLAINTIFF	10/20/2011	—
2011-00675	SMOKIN JOES TOBACCO SHOP INC	DEFENDANT	10/20/2011	—
2011-00675	WILLOW AVENUE LAND COMPANY LLC	DEFENDANT	10/20/2011	—
2011-00677	GIBLIN RONALD	PLAINTIFF	10/20/2011	—
2011-00677	HIGHHOUSE AMY	PLAINTIFF	10/20/2011	—
2011-00677	ADOLFO BUSILO'	DEFENDANT	10/20/2011	—
2011-00677	FOUR STAR HOMES	DEFENDANT	10/20/2011	—
2011-00677	KASPER GLENN	DEFENDANT	10/20/2011	—
2011-00677	CHESLACK DONALD CHESLOCK DONALD	DEFENDANT	10/20/2011	—
2011-00677	CHESLOCK DONALD CHESLACK DONALD	DEFENDANT	10/20/2011	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2011-00665	CIARROCCHI CRISTOPHER ESTATE OF	PLAINTIFF	10/18/2011	—
2011-00665	CIARROCCHI RONALD	PLAINTIFF	10/18/2011	—
2011-00665	SPOOR TERESA	PLAINTIFF	10/18/2011	—
2011-00665	KOZLOWSKI ELISA	DEFENDANT	10/18/2011	—
2011-00665	NATIONWIDE INSURANCE COMPANY	DEFENDANT	10/18/2011	—

**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 31, 2011 TO NOVEMBER 07, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Gillman William	E S S A Bank & Trust	Hawley Borough	
Gillman Sandra			108,800.00
Grassie George J AKA	First Keystone Community Bank	Salem Township	
Grassie George Joseph AKA			500,000.00
Peter Ronald J	Valley National Bank	Berlin Township	
Dreyfus Andrea A			85,000.00
Peterson Daniel G	Dime Bank	Dyberry Township	
Peterson Melissa M Palmer			381,100.00
Ellen Memorial Health Care Center	Honesdale Dime Bank	Texas Township	156,000.00
Kiesendahl Robert J	Dime Bank	Berlin Township	
Kiesendahl Jennifer L		Berlin & Palmyra Twps Palmyra Township Palmyra & Berlin Twps	80,000.00 80,000.00
Swan Clayton W	Wayne Bank	Starrucca Borough	
Swan Nora			14,275.00
Francisco Sheila M	Wayne Bank	Scott Township	
Francisco Timothy			42,000.00
Mohr J Gary	Wayne Bank	Paupack Township	
Mohr Elinor A			25,000.00
Straka Holly R	Citizens Savings Bank	Lake Township	133,500.00
Harrie Willard L	Honesdale National Bank	Manchester Township	
Harrie Marion E			32,000.00
Mcgregor Michael	E S S A Bank & Trust	Paupack Township	160,000.00
Velovic Dzafer	Meditz Herta	Palmyra Township	
Dabovic Sadete			95,000.00
Niggeman Stephen J	Conestoga Bank	Paupack Township	
Niggeman Kimberly S			110,000.00
Eddings Richard	Rutledge Jeanne G	Dyberry Township	
Eddings Patricia			99,000.00
Barna Elizabeth A	Honesdale National Bank	Texas Township	224,000.00
Sesak James A	Wells Fargo Bank	Lebanon Township	
Sesak Laurie J			40,000.00
Gambino Andrew	Manufacturers & Traders Trust Company	Manchester Township	25,000.00
Cocodrilli Mary R	P Sec U	Buckingham Township	10,000.00
Cresta Thomas	Suhr Judith	Paupack Township	
Cresta Susan			105,000.00
Zubro Carole J	Mortgage Electronic Registration Systems	Lake Township	96,000.00

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

Spewak John E	Morgan Stanley Private Bank	Dreher Township	
Spewak Judy A			174,000.00
Franzone Edward	Mortgage Electronic Registration Systems	Salem Township	198,000.00
Franzone Patricia	Mortgage Electronic Registration Systems	Waymart Borough	118,907.00
Lenz Richard L	Mortgage Electronic Registration Systems	Damascus Township	285,000.00
Lenz Sandra J	Mortgage Electronic Registration Systems	Salem Township	324,000.00
Grimm Carol	Housing & Urban Development	Salem Township	324,000.00
Grimm Werner	Mortgage Electronic Registration Systems	Lake Township	255,119.00
Grimm Carol	Mortgage Electronic Registration Systems	Paupack Township	246,500.00
Grimm Werner	Mortgage Electronic Registration Systems	Clinton Township 1	150,000.00
Shradnick Nicole	Dime Bank	Mount Pleasant Township	237,200.00
Shradnick Jason	Dime Bank	Paupack Township	200,000.00
Lynch James By AF	Mortgage Electronic Registration Systems	Paupack Township	68,400.00
Lynch Irene AF	E S S A Bank & Trust	Paupack Township	340,900.00
Lynch Irene	Mortgage Electronic Registration Systems	Dreher Township	60,000.00
Stark Spencer Real Estate	Dime Bank	Lebanon Township	120,600.00
Brown Jeffrey L	Pennstar Bank	Salem Township	200,000.00
Brown Karen M	Mortgage Electronic Registration Systems	Lake Township	125,500.00
Zielinski Michael J	Mortgage Electronic Registration Systems	South Canaan Township	231,900.00
Zielinski Tammy K	Wells Fargo Bank	Paupack Township	72,400.00
Osullivan Brian	Pennstar Bank	South Canaan Township	154,000.00
Osullivan Michelle	Mortgage Electronic Registration Systems	Texas Township 1 & 2	127,551.00
Zambrelli Frank	Wayne Bank	Buckingham Township	25,000.00
Zambrelli George	Wells Fargo Bank	Lake Township	342,000.00
Mascola Robert			
Hauber Albert H IV			
Andrews Carl C			
Davenport Edwin			
Davenport Diane			
Messer Timothy E			
Messer Sandra A			
Jones James H			
Jones Charlene R			
Jones James R			
Jones Lori K			
Jones Henry C			
Blaydon James Chris			
Blaydon Corinne M			
Schmidt John			
Schmidt Janet			
Fullem Megan E			
Weist Matthew			
Gately Paul			
Wang Hai Y			
Zhang Chuan			

Mahr Wallace	Pennstar Bank	Lake Township	
Mahr Yvonne G			88,500.00
Considine James	Citizens Savings Bank	Honesdale Borough	50,000.00
Ristics Michael P	Wells Fargo Bank	Damascus Township	
Ristics Joanne			93,336.00
Mundrake Donald D	P N C Bank	Salem Township	120,187.00
Dadig Michael C	Honesdale National Bank	Honesdale Borough	
Dadigli Hsueh Chen			75,200.00
Alexander Charles F	Wayne Bank	Lebanon Township	
Alexander Rosanne M			27,000.00
Antoniolli Henry W	Dime Bank	Dyberry Township	270,000.00
Soden John C	Dime Bank	Honesdale Borough	
Soden Angela Hayes			25,352.73
Hayessoden Angela			
Williams Irvin W	Dime Bank	Texas Township	
Williams Cynthia A			75,950.00
McAndrew Edward J	Dime Bank	Palmyra Township	857,624.78
McAndrew Edward	Dime Bank	Palmyra Township	857,624.78
Schmalzle Verne Mae	Dime Bank	Dreher Township	
Clare Kim Susan			5,000.00
Capwell Zachary E	Wells Fargo Bank	Damascus Township	
Capwell Melissa Joy			118,043.00
Sansone Robert A	Wells Fargo Bank	Salem Township	
Sansone Lynn			226,097.00
Smith Derrick J	Mortgage Electronic		
Smith Julie A	Registration Systems	Lebanon Township	116,731.00
Blank Robert	Honesdale National Bank	Lake Township	
Blank Jane			180,000.00
Firmstone George P	Citizens Savings Bank	Clinton Township	
Firmstone Kathleen M			69,000.00
Carpenter Paul T	Mortgage Electronic		
Carpenter Mary A	Registration Systems	Clinton Township	57,775.00
Pagano Brian	E S S A Bank & Trust	Paupack Township	
Pagano Michele			174,000.00
Latourette Gerritt O	Honesdale National Bank	Oregon Township	
Bryant Vicky L			141,500.00
Latourette Vicky L			
Rolison Blaise Jr	Mortgage Electronic		
	Registration Systems	Clinton Township	116,000.00
Bauer Boris	Mortgage Electronic		
Bauer Hyla L A	Registration Systems	Damascus Township	232,000.00
Heyman Elizabeth Lance	Citizens Savings Bank	Salem Township	84,900.00
Lore Stephanie	Horst Walter	Salem Township	128,869.96
Parlatore Kenneth A	Mortgage Electronic		
	Registration Systems	Paupack Township	71,505.00



## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Inglima Julius N	Dreyfus Andrea A Peter Ronald J	Berlin Township	
Plum Helen Elizabeth	Bosak Sylvia J	Preston Township	
Plum Russell V			
White Charles	Ruddy Donna	Clinton Township 1	
White Jane L	Ruddy Gerard		Parcel 4
ODonnell Marlene EXR	Weiman James E Jr	Lehigh Township	
Weiman James Est AKA			Lot 8
Weiman James E Est AKA			
Carnall Wayne	Carnall Shirley	Paupack Township	
Carnall Shirley			Lot 317R
Jaeger Clifford B	Mcgregor Michael	Paupack Township	
Jaeger Denise			Lot 200R
Ridolfi Frank J EXR	Ridolfi Frank J	Paupack Township	
Ridolfi John Est			
Land Liquidator One L L C	Manhvu Jamescuong Sidong Thuytien	Lehigh Township	
Meditz Herta	Velovic Dzafer Dabovic Sadete	Palmyra Township	
Rutledge Jeanne G	Eddings Richard	Dyberry Township	
Rutledge Harold L	Eddings Patricia		
Weniger Gerald J Tr	Barna Elizabeth A	Texas Township 1 & 2	
Weniger Marie J Tr			
Weniger Family Revocable Trust			
Jacques Lisa J	Mohr Joseph Gary	Paupack Township	
Jacques Richard			
Cordes Janice			
Savarese Michael	Gocek Louis John V	Damascus Township	
Savarese Cathryn M			Lot 1
Suhr Judith	Cresta Thomas Cresta Susan	Paupack Township	Lot 1EE13
Powell Marilyn	Stark David L	Mount Pleasant Township	
Adams Veronica	Adams Paul Jr Adams Veronica	Manchester Township	Lot 1218
Adams Veronica	Adams Paul Jr	Manchester Township	
Adams Jeffrey	Adams Veronica		Lot 1219
Adams Robert			
Adams Paul Jr			
Kerber Eugene Ronald	Altemier Roger C Altemier Ruth	Sterling Township	Lots 2 & 3
Luckman Richard	Kamlani Jotu	Lake Township	
Patten Gail Marie	Gail Marie Patten Irrevocable Family Trust Patten Thomas S TR	Lake Township	Lot 4083
Colberg Frederick R Jr	Fahnestock Ceanna	Waymart Borough	
Colberg Barbara E			Lot 1

Roca Vito	Gifford Charles R	Salem Township	
Roca Antoinette	Gifford Kimberly K		Lot 5
Mutascio Dominick By AF	Shradnick Jason	Lake Township	
Mutascio Debra AF	Shradnick Nicole		Lot 511
Mutascio Debra			
Federal National			
Mortgage Association AKA	Lynch James	Paupack Township	
Fannie Mae AKA	Lynch Irene		Lot 52
Udren Law Offices			
Spencer Donna M	Stark Spencer Real Estate	Clinton Township 1	
Stark Ronald L			
Stark Lauren			
Stark Joni B			
Palmer Marie H	Palmer Russell M	Texas Township 1 & 2	
	Palmer Marie H		
Palmer Russell M	Palmer Russell M	Texas Township 1 & 2	
Palmer Marie H	Palmer Marie H		
Palmer Russell M	Palmer Russell M	Texas Township 1 & 2	
Palmer Marie H	Palmer Marie H		Lot CR
Palmer Russell M	Palmer Russell M	Texas Township 1 & 2	
Palmer Marie H	Palmer Marie H		Lot BR
Heim Allen M	Zielinski Michael J	Paupack Township	
Heim Judith C	Zielinski Tammy K		Lot 141
Cowen Henry	Osullivan Brian	Paupack Township	
	Osullivan Michelle		Lot 109
Altemier Deborah	Mascola Robert	Dreher Township	Lot 7
Warden Jeffrey W	Nicholas Daniel M	Paupack Township	
Warden Maureen L	Nicholas Dawn M		Lot 72R
Messer Timothy AKA	Messer Timothy E	Lake Township	
Messer Timothy E AKA	Messer Sandra A		Lot 2
A A I INC	Fullem Megan E	Texas Township 1 & 2	
	Weist Matthew D		
Coffey Jennifer	Mahr Wallace	Lake Township	
	Mahr Yvonne G		Lot 3796
Levrock Lynne	Levrock Joe	Waymart Borough	
Gallagher Lynne	Levrock Lynne		
Deutsche Bank National			
Trust Co TR BY AF	A Z Properties	Salem Township	
Onewest Bank AF			
Stevens Michael L	Stevens Michael C	Sterling Township	
Stevens Michael C	Stevens Wendy		
Stevens Wendy			
Knapp Theodore S III	Williams Stern Associates	Damascus Township	
Knapp Kathleen K			
Veltri John Jr	Veltri John Jr	Salem Township	
Veltri Anna			
Veltri John Jr	Veltri John Jr	Salem Township	
Veltri Anna			
Betti Kevin M	Betti Mary Patricia	Mount Pleasant Township	
Betti Mary Patricia	Betti Gregory M		Lot 20.8

Wells Fargo Bank

Kohrs Timothy J  
Mazzotta Deanna M

Honesdale Borough

Lot 25

## CLE Courses

**December 1, 2011**

9:00 a.m.–12:15 p.m.

*Elder Law Update*

3 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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