

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 2 ★ DECEMBER 14, 2012 ★ Honesdale, PA ★ No. 40



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CASES REPORTED

Commonwealth
v.
Kennedy

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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

Christine Rechner, Esq., Editor
crechner@choiceonemail.com

Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway
Honesdale, PA 18431

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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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
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WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Linus H. Myers

Sheriff

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Kathleen A. Schloesser

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Judith M. Romich
Patricia Biondo

COURT OPINION

Commonwealth

v.

Kennedy

Docket No. 6-2011-CR

Attorney for Commonwealth: Shelley Robinson, Esq.

Attorney for Defendant: Ashley Zimmerman, Esq.

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

Summary of the Case

Before the Court was Defendant's Amended Motion for Post-Conviction Collateral Relief filed on July 27, 2012, by his court-appointed attorney following her investigation of the pro se petition.

Defendant was originally charged with theft by unlawful taking, receiving stolen property, recklessly endangering another person and a habitual offender count. On June 9, 2011, Defendant pleaded guilty to theft by unlawful taking, recklessly endangering another person and habitual offenders. For the purposes of the evidentiary hearing conducted on November 19, 2012, Defendant was contesting only the habitual offender charge, alleging specifically that Defendant's guilty plea should not have been accepted as the offense was improperly charged.

Pennsylvania law provides that "a habitual offender under section 1542 (relating to revocation of habitual offender's license) who drives a motor vehicle on any highway or trafficway of this commonwealth while the habitual offender's operating privilege is suspended, revoked or canceled commits a misdemeanor of the second degree." 75 Pa.C.S. § 6503.1. A person who holds a probationary license may be convicted of driving while operating privilege is suspended on the basis of a violation of the restriction regarding hours of travel. Commonwealth v. Javit, 734 A.2d 922, 925 (Pa.Super. 1999).

In the case at bar, Defendant had a probationary license that was originally issued on January 14, 2012, and provided that Defendant could drive only between 6:30 a.m.

and 11:30 p.m. The criminal conduct with which Defendant was charged occurred on November 24, 2010, at 9:50 a.m. In addition to the criminal charges, Defendant also had a summary offense charged in Lackawanna County for driving while operating privilege is suspended, for which the district magistrate found Defendant guilty on February 14, 2011. Defendant appealed that conviction to the Lackawanna Court of Common Pleas and was ultimately found not guilty on September 30, 2011. However, in between the time of the magistrate's guilty verdict and the common pleas not guilty decision, Defendant pleaded guilty in Wayne County to the habitual offender charge. At the time of the evidentiary hearing, Defendant testified that his plea was made on advice of his trial counsel who did not fully explain the details of the charge to him.

Defendant's PCRA alleged that trial counsel was ineffective for failing to advise Defendant of the consequences of pleading guilty to a habitual offender charge. The law presumes that trial counsel was effective, and the defendant bears the burden of establishing otherwise. Commonwealth v. Hall, 701 A.2d 190, 200-01 (Pa. 1997). In order to succeed on a claim of ineffective assistance, a defendant must establish: 1) the underlying claim has merit; 2) counsel had no reasonable basis for action or inaction; and 3) the defendant suffered prejudice by counsel's ineffectiveness. Commonwealth v. Paddy, 15 A.3d 431, 432 (Pa. 2011). A claim of ineffective assistance will be denied if the defendant fails to satisfy any one of the three prongs. Id.

The Court opined that Defendant had met all three prongs and was thus eligible for PCRA relief. In its review of the guilty plea hearing transcript, the Court noted that the District Attorney stated as a fact that "the Defendant is classified, and was at the time, as a habitual offender under the Pennsylvania Vehicle Code owing to multiple violations of Chapter 37 of the Code." At no time during the hearing did the District Attorney allege that Defendant had a valid probationary license at the time of the incident. On that basis, the Court determined that Defendant's trial counsel should have advised his client against entering a guilty plea as he had a valid defense, and should have requested a continuance of the trial until such time as the Lackawanna County appeal had been decided.

As a result, the Court granted Defendant's Amended PCRA Petition, Ordered that his guilty plea to the charge of habitual offender be withdrawn and quashed the sentence Defendant received for the charge.



LEGAL NOTICES

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

ESTATE NOTICES

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

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

EXECUTOR NOTICE

Estate of LOUISE F. DEROSA
AKA LOUISE DEROSA
Late of Hawley Borough
Executor

DARYL BUCKINGHAM
349 BUCKINGHAM ROAD
HONESDALE, PA 18431
Executor
JANICE BUCKINGHAM
349 BUCKINGHAM ROAD
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

ADMINISTRATOR NOTICE

Estate of THOMAS E. APPLEBY,
SR.

Late of Oregon Township
Administrator

SYLVIA H. APPLEBY
197 SMITH HILL ROAD
HONESDALE, PA 18431

Co-Administrator
THOMAS W. APPLEBY
197 SMITH HILL ROAD
HONESDALE, PA 18431
Attorney

PAMELA S. WILSON, ESQUIRE
304 NINTH STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTRIX NOTICE

Estate of SUSAN M. LANE AKA
SUE LANE

Late of Berlin Township
Executrix

MARGARET A. EVANS
108 OVERLOOK DRIVE
PONTE VEDRA, FL 32082

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTOR NOTICE

Estate of SUELLEN M.
SCHMIDT AKA SUELLEN
SCHMIDT AKA SUE ELLEN
SCHMIDT

Late of Hawley Borough
Executor

NICHOLAS J. STRASSER
414 CHURCH STREET
HAWLEY, PA 18428

Attorney
MATTHEW L. MEAGHER,
ESQUIRE
1018 CHURCH STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTOR NOTICE

Estate of ALICE M. RIVENBURG
AKA ALICE RIVENBURG

Late of Oregon Township
Executor

GEORGE H. RIVENBURG
558 BRYN MAWR RD.
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/14/2012 • 12/21/2012 • 12/28/2012

EXECUTRIX NOTICE

Estate of PATRICK KEVIN
LEONARD AKA PATRICK
LEONARD AKA PATRICK K.
LEONARD
Late of Mt. Pleasant Township
Executrix
LINDA LEONARD
7 LEONARD RD.
PLEASANT MOUNT, PA 18453
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of ANGELINA VENNERI
AKA ANGELINA M. VENNERI
Late of Honesdale Borough
Executor
EUGENE R. KELLY
320 TRACY STREET
HONESDALE, PA 18431
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of REV. GEORGE
DIMOPOULOS AKA GEORGE

DIMOPOULOS
Late of Clinton Township
Executor
ARTHUR DIMOPOULOS
4130 TETON PLACE
ALEXANDRIA, VA 22312
Attorney
STEPHEN J. EVERS, ESQ.
213 R. N. STATE ST.
CLARKS SUMMIT, PA 18411

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of ZELDA WILLIAMS
AKA ZELDA J. WILLIAMS AKA
ZELDA JEAN WILLIAMS
Late of Lake Township
Executor
ROBERT H. WILLIAMS
312 BORTREE RD.
MOSCOW, PA 18444
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of SCOTT A. BLACK AKA
SCOTT BLACK
Late of Lake Township
Executor
RALPH T. BLACK
1639 EASTON TPKE.
LAKE ARIEL, PA 18436
Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR'S NOTICE

ESTATE OF Joseph C. Tierney, late of Lehigh Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Raymond Tierney, of 213 Dogwood Drive, Elizabethtown, PA 17022, Executor. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR'S NOTICE

ESTATE OF Alta M. Turner, late of Texas Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Carolyn T. Mackle, of 343 Golf Hill Road, Honesdale, PA 18431 or Rachel Malloy, of 1516 West Street, Honesdale, PA 18431, Co Executors. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTRIX NOTICE

Estate of DORA A. TUCKER
AKA DORA ARLENE TUCKER
Late of Salem Township
Executrix
JEAN M. BRUCE
143 PARRY RD.
MOSCOW, PA 18444

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTOR NOTICE

Estate of MARIE GLEASON AKA
MARIE ZNAK GLEASON
Late of Cherry Ridge Township
Executor
WILLIAM B. MCALLISTER
114 ELEVENTH STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

EXECUTRIX NOTICE

Estate of MARJORIE A. POTTER
AKA MARJORIE POTTER
Late of Honesdale Borough
Executrix
SUSAN KRETSCHMER
370 STANTON DRIVE
HONESDALE, PA 18431
Executrix
LYNN BERTSCHE
350 RIDGE STREET
HONESDALE, PA 18431

12/7/2012 • 12/14/2012 • 12/21/2012

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Rose M. Connor, late of Wayne County, Pennsylvania, on November 26, 2012 to Kathleen Connor. All persons indebted to said estate are required to make payment, and those having claims or demands to present the same without delay to David F. Bianco, Esquire, 707 Main Street, P.O. Box 84, Forest City, PA 18421.
DAVID F. BIANCO, ESQUIRE
Attorney for the Estate

12/7/2012 • 12/14/2012 • 12/21/2012

ADMINISTRATRIX NOTICE

Estate of JOHN SVERDUK
Late of Salem Township
Administratrix
SUSAN E. BRUNK
212 HEWETT ROAD
WYNCOTE, PA 19095-1204

11/30/2012 • 12/7/2012 • 12/14/2012

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the **ESTATE OF GEORGE V. ROHAN, JR.**, late of P.O. Box 701, South Sterling, Wayne County, Pennsylvania (died July 25, 2012), to George V. Rohan, Sr., Executor. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

11/30/2012 • 12/7/2012 • 12/14/2012

OTHER NOTICES

NOTICE OF FILING OF ARTICLES OF INCORPORATION — NONPROFIT

TAKE NOTICE THAT an Articles of Incorporation — Nonprofit was filed with the Department of State. The name of the Nonprofit Corporation is Mount Cobb Congregation of Jehovah's Witnesses, Mount Cobb, Pennsylvania, Inc. This Nonprofit Corporation has been organized under the provision pursuant to 15

Pa. C.S. § 5306. Solicitor: Matthew L. Meagher, Esquire, 1018 Church Street, Honesdale, Pennsylvania 18431.

12/14/2012

LEGAL NOTICE

RE: 790-Civil-2012
Action to Quiet Title

FLORENT BARRY and
LORRAINE BARRY, his wife
Plaintiffs
VS.
THOMAS CADWALADER, his
heirs, executors, administrators,
assigns, and any and all other
persons claiming any right, title or
interest in or to the herein-
described real property other than
plaintiff, whose identity is known,
Defendants

NOTICE TO:
THOMAS CADWALADER, his
heirs, executors, administrators,
successors, assigns, and any and all
other persons claiming any right,
title or interest in or to the herein-
described real property other than
plaintiff, whose identity is known,
Defendants

TAKE NOTICE THAT plaintiffs have commenced an action against you in the Court of Common Pleas of Wayne County, Pennsylvania, which action is docketed to the above number and term, to quiet title in the plaintiffs with respect to certain real property located in Lake Township, Wayne County, Pennsylvania, lying between the public road and the Plaintiffs'

property as set forth in Wayne County Record Book 1370 at page 169.

YOU ARE HEREBY NOTIFIED that you will have twenty (20) days from the publication of this notice to file an Answer to plaintiffs' Complaint. If you fail to do so final judgment may be entered against you as prayed for in the Complaint. If you wish to defend, you must enter a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiffs. You may lose money or property or other rights important to you.

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

NORTHERN LEGAL AID SERVICES
WAYNE COUNTY COURTHOUSE
925 COURT STREET
HONESDALE, PA 18431
(570) 253-1031

Nicholas A. Barna, Esq.

Attorney for Plaintiffs
831 Court Street
Honesdale, P A 18431
570-253-4921

12/14/2012 • 12/21/2012 • 12/28/2012

FINAL ACCOUNT

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED IN THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON JANUARY 29, 2013 AT 9:15 A.M. IN COURT ROOM #2, WAYNE COUNTY COURT HOUSE, HONESDALE, PENNSYLVANIA.

FIRST AND FINAL ACCOUNT OF ELIZABETH V. CARMODY, ADMINISTRATRIX OF THE ESTATE OF ROBERT J. M. KNASH, Deceased, No. 74 OCD 2012.

12/7/2012 • 12/14/2012

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
JANUARY 9, 2013**

By virtue of a writ of Execution Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain piece or parcel of land, situate, laying and being in the Township of Preston, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the center of the intersection of highways known as Shehawken Corners; thence along the center of the road known as the Tallmansville Road, South 16 degrees 30 minutes West 325 feet to a point in the center of said road; thence leaving said highway; North 70 degrees West 100 feet to an iron pin and stones corner, on lot of land of Nelson W. Leet, et ux; thence along the land of said Nelson W. Leet, et ux, North 9 degrees 30 minutes West 253.5 feet to an iron pin and stones corner on said Nelson W. Leet, et ux, lot; thence further along said Leet lot, North 16 degrees East 10 feet to the center o the highway leading form Shehawken to Starrucca; thence along the center of said highway South 73 degrees 30 minutes East 200 feet to the place of BEGINNING. CONTAINING 1.2 acres, of land be the same more or less, the description therefor being as the Compass Needle pointed April 30, 1960, as surveyed by Leonard L. LaBarre on this date.

TITLE TO SAID PREMISES VESTED IN John A. Francisco and Susan M. Francisco, his wife, by Deed from Ralph W. Tracy and Betty J. Tracy, his wife, dated 09/09/1994, recorded 09/09/1994 in Book 968, Page 201.

Premises being: RR#1 BOX 1339, A/K/A 948 SHADIGEE CREEK ROAD, STARRUCCA, PA 18462

Tax Parcel No. 20-0-0141-0011

Seized and taken in execution as John A. Francisco RR#1 Box 1339 A/K/A 948 Shadigee Creek Road STARRUCCA PA 18462 Susan M Francisco RR#1 Box 1339 A/K/A 948 Shagidee Creek Road STARRUCCA PA 18462

Execution No. 268-Civil-2012 Amount \$13,295.61 Plus additional

October 5, 2012
Sheriff Mark Steelman
TO ALL CLAIMANTS TAKE
NOTICE:

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

ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN

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

Andrew J. Marley, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL that certain tract or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 775, Section 9 of the Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1971 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5,

pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104, as amended and supplemented.

SUBJECT to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants of The Hideout, dated as of May 11, 1970 as amended and supplemented.

LOT 775, Section 9 of The Hideout, Lake Ariel, PA 18436, is recorded in the Office of the Recorder of Deeds of Wayne County, PA, in Plat Book 5, Page 66

SUBJECT to the same conditions, exceptions, restrictions, easements, rights-of-way and reservations as are contained in prior deeds forming the chain of title.

TITLE TO SAID PREMISES VESTED IN Viktor Moroz and Susanna Moroe, his wife, by Deed from David B. Hefferman, dated 10/18/2007, recorded 10/31/2007 in Book 3404, Page 185.

Premises being: 775 DEERFIELD ROAD, LAKE ARIEL, PA 18436

Tax Parcel No. 22-0-0022-0015
Tax ID #: 038825

Seized and taken in execution as Susanna Moroe 112 The Hideout

LAKE ARIEL PA 18436
 Viktor Moroz 112 The Hideout
 LAKE ARIEL PA 18436

Execution No. 680-Civil-2011
 Amount \$313,583.48 Plus
 additional

October 5, 2012
 Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
 NOTICE:**

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

further notice of filing of the schedule of distribution need be given.

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

Robert W. Cusick, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
 JANUARY 9, 2013**

By virtue of a writ of Execution Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 issued out of the Court of Common Pleas



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 Official Publication of the Wayne County Bar Association

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Email baileyd@ptd.net or call 570-251-1512.

of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 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 or land, situate, lying and being in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot No. 348, Tiffany Road, Regency Section, 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 26, at Pages 23.

Tax ID No. 19-0-0042-0348

For information purposes only - property a/k/a: 11 Stuart Drive, Hawley, PA 18428

TITLE TO SAID PREMISES IS VESTED IN Brian J. Riker and Victoria Riker, husband and wife, by deed from William J. Hoare and Patricia A. Hoare, husband and wife, dated 11/2/2005 and recorded 11/21/2005 in Book 2919, Page 291.

Seized and taken in execution as Brian J. Riker 11105 Fairbanks Road, NE ALBUQUERQUE NM 87112
Victoria Riker 11 Stuart Drive HAWLEY PA 18428

Execution No. 59-Civil-2012
Amount \$132,548.02 Plus
additional

October 11, 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.

12/14/2012 • 12/21/2012 • 12/28/2012

**SHERIFF'S SALE
JANUARY 9, 2013**

By virtue of a writ of Execution HSBC Bank USA, N.A. as Trustee o/b/o SG Mortgage Securities Trust 2007 AHL1 Asset Backed Certificates, Series 2007 AHL1, by its attorney in fact Ocwen Loan issued out of the Court of Common

Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 9th day of January, 2013 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property,

ALL THAT CERTAIN tract or parcel of land situated in the Township of Lake, Wayne County, Pennsylvania known as Lot # 1297, in Section 12, of the Hideout, a Subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the Plats thereof recorded in the Office of the recorder of Deeds of Wayne County, Pennsylvania; April 9, 1970, in Plat Book 5, Pages 26 and

27; May 11, 1970, in Plat Book 5, Pages 34, 37, 41 through 48 and 50; September 8, 1970, in Plat Book 5, Page 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 63; March 24, 1971, in Plat Book 6, Pages 66 through 68; May 10, 1971, in Plat Book 5, Pages 69 through 72; March 14, 1972, in Plat Book 5, Pages 73 through 76,79 through 84 and 86; May 26, 1972, in Plat Book 5, Pages 93 through 95; September 26, 1972, in Plat Book 5, Pages 96 through 104 County of Wayne, State of Pennsylvania.

TAX PARCEL 120-0019-0063

BEING the same premises which Anthony P. Basile, Single, as Sole Owner by Deed dated May 2, 2007

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Practice with Affordable

Lawyers Professional Liability Insurance



OUR SERVICE SHINES ABOVE THE REST.

OLSOMMER-CLARKE
INSURANCE GROUP, INC.

HAMLIN OFFICE • 570-689-9600

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and recorded June 12, 2007 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 3313 Page 297, granted and conveyed unto Anthony P. Basile, a married man as his sole and separate property.

Seized and taken in execution as Anthony P. Basile 1297 Brookfield rd LAKE ARIEL PA 18436
Suzette Basile 1297 Brookfield Rd LAKE ARIEL PA 18436

Execution No. 500-Civil-2012
Amount \$129,821.90 Plus
additonal

October 5, 2012
Sheriff Mark Steelman

TO ALL CLAIMANTS TAKE
NOTICE:
That all claims to the property will

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

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

Kevin P. Diskin, Esq.

12/14/2012 • 12/21/2012 • 12/28/2012

CIVIL ACTIONS FILED

*FROM NOVEMBER 17, 2012 TO NOVEMBER 23, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2007-00115	MORRIS ROBERT J	11/21/2012	WITHDRAW JUDGMENT	—
2007-21280	JENKINS ROBERT W	11/21/2012	SATISFACTION	—
2008-20423	PELLIGATO JOHN	11/21/2012	SATISFACTION	—
2009-20132	SOHNLEIN FRED L	11/19/2012	SATISFACTION	—
2010-00312	GRUBE SHANE W	11/23/2012	WRIT OF EXECUTION	3,025.83
2010-00312	WELLS FARGO BANK GARNISHEE (DISCONTINUE ATTCHMT	11/23/2012	WRIT EXEC/GARNISHEE	—
2010-00312	DIME BANK GARNISHEE	11/23/2012	WRIT EXEC/GARNISHEE	—
2010-00448	BOROCHANER GLENN S	11/23/2012	WRIT OF EXECUTION	109,048.49
2010-00989	DIME BANK GARNISHEE - DISCONT. 11-21-12	11/21/2012	DISSOLVE ATTACHMENT	—
2011-00474	HONESDALE NATIONAL BANK	11/20/2012	JUDGMENT - GARNISHEE	—
2011-20287	MCADAMS SEAN R	11/21/2012	SATISFACTION	478.03
2011-20287	MCADAMS CHRISTINE M	11/21/2012	SATISFACTION	478.03
2011-21137	GEWIRTZ JEFFREY SCOTT	11/21/2012	SATISFACTION	—
2011-21290	ROMAN EBONY	11/21/2012	SATISFACTION	—
2011-21612	DOUGHERTY DENNIS	11/21/2012	SATISFACTION	223.84
2011-21612	DOUGHERTY ELIVIRA	11/21/2012	SATISFACTION	223.84
2011-21698	RECK NICOLE MARIE	11/21/2012	SATISFACTION	—
2012-00120	SWINGLE JEANETTE KC	11/21/2012	JDGMT BY COURT ORDER	8,772.13
2012-00259	OHEARN SHIRLEY B	11/21/2012	JDGMT BY COURT ORDER	3,398.63
2012-00303	MAJKA KENNETH THOMAS	11/23/2012	WRIT OF EXECUTION	3,409.90
2012-00303	WELLS FARGO BANK GARNISHEE	11/23/2012	WRIT EXEC/GARNISHEE	—
2012-00531	PASCARELLO GUY	11/21/2012	DEFAULT JUDGMENT	137,355.98
2012-00531	PASCARELLO KIM	11/21/2012	DEFAULT JUDGMENT	137,355.98
2012-00531	PASCARELLO GUY	11/21/2012	WRIT OF EXECUTION	137,355.98
2012-00531	PASCARELLO KIM	11/21/2012	WRIT OF EXECUTION	137,355.98
2012-00547	WARD COREY M	11/23/2012	DEFAULT JUDG IN REM	72,251.13
2012-00547	WARD TINAVANESSA A/K/A	11/23/2012	DEFAULT JUDG IN REM	72,251.13
2012-00547	WARD TINA VANESSA	11/23/2012	DEFAULT JUDG IN REM	72,251.13
2012-00547	TRENTO SHIRLIANN E	11/23/2012	DEFAULT JUDG IN REM	72,251.13
2012-00565	FRABLE RODALYN	11/21/2012	WRIT OF EXECUTION	14,798.30
2012-00565	FRABLE PALMA A	11/21/2012	WRIT OF EXECUTION	14,798.30
2012-00565	HONESDALE NATIONAL BANK GARNISHEE	11/21/2012	WRIT EXEC/GARNISHEE	—
2012-00592	AMORINE ROGER J A/K/A	11/23/2012	RELEASE LIS PENDENS	—
2012-00592	AMORINE ROGER J G	11/23/2012	RELEASE LIS PENDENS	—

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

2012-00611	KRESGE RAYMOND JR		11/20/2012	JUDGMENT/POSSESSION	—
2012-00646	FERRIS MICHAEL J		11/20/2012	DEFAULT JUDGMENT	7,288.10
2012-00646	BURROWS ROMONA F		11/20/2012	DEFAULT JUDGMENT	7,288.10
2012-00646	FERRIS MICHAEL J		11/20/2012	WRIT OF EXECUTION	7,425.80
2012-00646	BURROWS ROMONA F		11/20/2012	WRIT OF EXECUTION	7,425.80
2012-00651	HOLZMAN DALE A	P	11/20/2012	DEFAULT JUDG IN REM	137,116.56
	A/K/A				
2012-00651	HOLZMAN DALE	P	11/20/2012	DEFAULT JUDG IN REM	137,116.56
2012-00697	CIEZZA VICTOR		11/20/2012	JUDGMENT BY AGRMT	9,219.25
2012-00755	LOGAN GLENN R		11/21/2012	LIS PENDENS	—
2012-20443	CORTER JUSTIN T		11/21/2012	SATISFACTION	—
2012-21203	RUGGIERI KELLY A		11/19/2012	SATISFACTION	—
2012-21499	NOONE DANIEL J		11/21/2012	SATISFACTION	—
2012-21577	STEFANOV ANN		11/19/2012	JP TRANSCRIPT	4,716.63
2012-21578	MCCARTHY PATRICK		11/19/2012	FEDERAL TAX LIEN	1,084.76
2012-21578	MCCARTHY BROTHERS		11/19/2012	FEDERAL TAX LIEN	1,084.76
2012-21579	DORSEY MARK		11/20/2012	MUNICIPAL LIEN	545.01
	EXECUTOR				
2012-21579	DORSEY REVA ESTATE		11/20/2012	MUNICIPAL LIEN	545.01
2012-21580	WEIST BRIAN P		11/20/2012	MUNICIPAL LIEN	269.36
2012-21580	WEIST SUSAN L		11/20/2012	MUNICIPAL LIEN	269.36
2012-21581	HAFLER GARY		11/20/2012	MUNICIPAL LIEN	1,057.56
2012-21581	HAFNER KATHY		11/20/2012	MUNICIPAL LIEN	1,057.56
2012-21582	PUTZI STEPHEN M		11/20/2012	MUNICIPAL LIEN	704.07
2012-21582	PUTZI SUZANNE S		11/20/2012	MUNICIPAL LIEN	704.07
2012-21583	JOHNSON EDWARD S		11/20/2012	MUNICIPAL LIEN	288.27
2012-21583	JOHNSON KATHLEEN		11/20/2012	MUNICIPAL LIEN	288.27
2012-21584	BERGER STANLEY M		11/20/2012	MUNICIPAL LIEN	508.81
2012-21585	BREIDENSTEIN PETER J ESTATE OF		11/20/2012	MUNICIPAL LIEN	498.64
2012-21586	DIETERICH MICHELE		11/20/2012	MUNICIPAL LIEN	460.56
2012-21587	MERRIHEW LEIGH ANN		11/20/2012	MUNICIPAL LIEN	374.37
2012-21588	LATOURNOUS FAWN		11/20/2012	MUNICIPAL LIEN	288.51
2012-21589	STALKER ELAINE SUE		11/20/2012	MUNICIPAL LIEN	897.09
2012-21590	PHILLIPS PHYLLIS		11/20/2012	MUNICIPAL LIEN	647.72
2012-21591	ZIRPOLI FREDERICK S		11/20/2012	MUNICIPAL LIEN	610.25
2012-21592	WEIDNER PETER J		11/20/2012	MUNICIPAL LIEN	559.41
2012-21593	WEIDNER PETER J		11/20/2012	MUNICIPAL LIEN	559.41
2012-21594	HEDGELON MARTIN L		11/20/2012	MUNICIPAL LIEN	388.06
2012-21594	HEDGELON RACHEL M		11/20/2012	MUNICIPAL LIEN	388.06
2012-21595	CORRIGAN BRIAN N		11/20/2012	MUNICIPAL LIEN	279.88
2012-21595	CORRIGAN PATRICE		11/20/2012	MUNICIPAL LIEN	279.88
2012-21596	POLAY MICHAEL S		11/20/2012	MUNICIPAL LIEN	822.40
2012-21596	POLAY JANET		11/20/2012	MUNICIPAL LIEN	822.40
2012-21597	MCELHANEY JONATHAN		11/20/2012	MUNICIPAL LIEN	749.73
2012-21597	MCELHANEY MEGAN		11/20/2012	MUNICIPAL LIEN	749.73
2012-21598	MENOTTI ROBERT J		11/20/2012	MUNICIPAL LIEN	1,503.84
2012-21599	HUMMEL CARL		11/21/2012	MUNICIPAL LIEN	359.64
2012-21600	HOUMAN BENJAMIN		11/21/2012	MUNICIPAL LIEN	652.80
2012-21601	BAILEY RONALD F		11/23/2012	MUNICIPAL LIEN	642.75
2012-21601	BAILEY LORI		11/23/2012	MUNICIPAL LIEN	642.75

2012-21602	CRISAFI SALVATORE	11/23/2012	MUNICIPAL LIEN	642.90
2012-21602	CRISAFI PATRICIA	11/23/2012	MUNICIPAL LIEN	642.90
2012-21603	RIJOS JOSE O	11/23/2012	MUNICIPAL LIEN	642.75
2012-21603	RIJOS DOROTHY E	11/23/2012	MUNICIPAL LIEN	642.75
2012-21604	CLIFFORD DIANE M	11/23/2012	JP TRANSCRIPT	4,449.07
2012-21605	MCCAFFERY HEATHER	11/23/2012	JP TRANSCRIPT	8,128.00
2012-21605	RADOMSKY HEATHER A/K/A	11/23/2012	JP TRANSCRIPT	8,128.00
2012-21606	DONNINI RICHARD F	11/23/2012	JP TRANSCRIPT	1,015.15
2012-21606	DONNINI SHEILA	11/23/2012	JP TRANSCRIPT	1,015.15
2012-21607	BURCHELL PATRICIA	11/23/2012	JP TRANSCRIPT	1,705.90
2012-21608	GOMPERTZ GAYLE	11/23/2012	JP TRANSCRIPT	5,667.27
2012-21609	MILLER DANIEL	11/23/2012	JP TRANSCRIPT	4,605.61
2012-21609	MILLER CHRISTY	11/23/2012	JP TRANSCRIPT	4,605.61
2012-21610	BURCHELL RICHARD	11/23/2012	JP TRANSCRIPT	8,128.00
2012-21611	WENTZEL CAROLE	11/23/2012	JP TRANSCRIPT	1,228.51
2012-21612	FISCO MARSHALL	11/23/2012	JP TRANSCRIPT	87.50
2012-21612	FISCO MARY	11/23/2012	JP TRANSCRIPT	87.50
2012-21613	GLOBAL DIRECT LENDERS INC	11/23/2012	TAX LIEN	935.42

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00771	PACCHIOLO FAY	PETITIONER	11/19/2012	—
2012-00771	WAYNE COUNTY TAX ASSESSMENT	RESPONDENT	11/19/2012	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00776	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	11/20/2012	—
2012-00776	DB SERVICING CORPORATION	PLAINTIFF	11/20/2012	—
2012-00776	LILJE MARGARET	DEFENDANT	11/20/2012	—
2012-00776	LILJE ALEX G	DEFENDANT	11/20/2012	—
2012-00777	DISCOVER BANK THROUGH ITS SERVICING AGENT	PLAINTIFF	11/20/2012	—
2012-00777	DB SERVICING CORPORATION	PLAINTIFF	11/20/2012	—
2012-00777	FUNARO MICHAEL F	DEFENDANT	11/20/2012	—
2012-00782	MIDLAND FUNDING LLC	PLAINTIFF	11/23/2012	—
2012-00782	HOLLISTER NEAL	DEFENDANT	11/23/2012	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00783	GREEN TREE SERVICING LLC AS SERVICER FOR	PLAINTIFF	11/23/2012	—
2012-00783	COUNTRYWIDE HOME LOANS INC	PLAINTIFF	11/23/2012	—
2012-00783	HARRISON GEORGE	DEFENDANT	11/23/2012	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00773	LAURIE ESTATES ASSOCIATION PLAINTIFF/APPELLANT	PLAINTIFF	11/19/2012	—
2012-00773	MITCHELL STEVE DEFENDANT/APPELLEE	DEFENDANT	11/19/2012	—
2012-00773	MITCHELL DAWN DEFENDANT/APPELLEE	DEFENDANT	11/19/2012	—
2012-00779	DUX PHIL PLAINTIFF/APPELLEE	PLAINTIFF	11/21/2012	—
2012-00779	OUTSIDE MATTERS PLAINTIFF/APPELLEE	PLAINTIFF	11/21/2012	—
2012-00779	PALOSCIO JOSEPH DEFENDANT/APPELLANT	DEFENDANT	11/21/2012	—
2012-00780	WELLER WOODWORKING PLAINTIFF/APPELLEE	PLAINTIFF	11/23/2012	—
2012-00780	HOSTAGE FILMS DEFENDANT/APPELLANT	DEFENDANT	11/23/2012	—
2012-00780	JAYNES BRIAN T DEFENDANT/APPELLANT	DEFENDANT	11/23/2012	—
2012-00780	WALDRON JENA DEFENDANT/APPELLANT	DEFENDANT	11/23/2012	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00778	PALOSCIO JOSEPH PLAINTIFF/APPELLEE	PLAINTIFF	11/20/2012	—
2012-00778	DUX PHIL DEFENDANT/APPELLANT	DEFENDANT	11/20/2012	—
2012-00778	OUTSIDE MATTERS DEFENDANT/APPELLANT	DEFENDANT	11/20/2012	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00775	COLLINS NICHOLAS J	PETITIONER	11/19/2012	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00774	VENIRE FOR JURORS FOR 2013	PETITIONER	11/19/2012	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00772	PITTI KATHLEEN M	PLAINTIFF	11/19/2012	—
2012-00772	SCHONDORFER HENRY E	DEFENDANT	11/19/2012	—
2012-00772	BANK OF AMERICA	DEFENDANT	11/19/2012	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2012-00781	ULLMANN CARL IV	PLAINTIFF	11/23/2012	—
2012-00781	RESTI CATHERINE	DEFENDANT	11/23/2012	—

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 3, 2012 TO DECEMBER 7, 2012
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Miller Edward J	Honesdale National Bank	Lake Township	
Miller Marjorie S Trentalange Trentalangemiller Marjorie S			133,500.00
Laboy Mario	P N C Bank	Sterling Township	
Laboy Rose			62,187.00
Urian Susan C	P N C Bank	Canaan Township	72,500.00
Rickard Scott	Wayne Bank	Texas Township	18,000.00
Cordaro Philip P Jr	Dime Bank	Damascus Township	
Cordaro Patsy M			15,166.02
Jackson Robert L	Dime Bank	Lebanon Township	
Jackson Danette K			44,600.00
Annable Brian E	Dime Bank	Damascus Township	
Quidley Donna Marie M			11,600.00
Raetsch Matthew	Wayne Bank	Salem Township	
Rogersraetsch Christine Raetsch Christine Rogers			45,000.00
Lintner Russell L	Dime Bank	Palmyra Township	
Lintner Gretchen M			150,000.00
Porosky Theodore W	Wayne Bank	Preston Township	
Porosky Kathleen D			400,000.00
Porosky Theodore W	Wayne Bank	Preston Township	
Porosky Kathleen D			165,000.00
Grassie George Joseph	First Keystone Community Bank	Salem Township	300,000.00
Lyckowski Francis Jr	Pennstar Bank	Paupack Township	26,000.00
Hernandez Judy A	Pennstar Bank	Lake Township	
Collins Jeanette			66,000.00
Pannone Nicholas	Pennstar Bank	Lake Township	100,000.00
Mesko Gary C	First National Community Bank	Texas Township	
Mesko Debra M			53,100.00
Heyn Dana R AKA	Honesdale National Bank	Damascus Township	
Heyn Dana AKA			45,000.00
Fritz Jonathan A	Honesdale National Bank	Honesdale Borough	
Fritz Donna			150,000.00
Olga & Dorothea Dessin Society For Prevent	Honesdale National Bank	Dyberry Township	30,000.00
Swingle Albert	Honesdale National Bank	Salem Township	
Swingle Deborah L			25,000.00
Knecht Timothy W J	Honesdale National Bank	South Canaan Township	
Knecht Jodi R			100,000.00
Shorten James R	Honesdale National Bank	Salem Township	
Shorten Betty M			150,000.00

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

Noble Lane	Northeastern Economic Development Company	Bethany Borough	608,000.00
Schupeltz Barbara A	Navy Federal Credit Union	Paupack Township	143,611.00
Thol Lance	Honesdale National Bank	Damascus Township	
Thol Marion			165,000.00
Goodwin Melody R	Dime Bank	Salem Township	200,000.00
Camardella Gerard By Agent	Dime Bank	Lebanon Township	
Camardella Susan Agent			111,500.00
Camardella Susan			
S B A Properties Inc	Deutsche Bank Trust Company Americas Tr	Honesdale Borough	1,840,000,000.00
Rechner Christine	Rechner Hugh	Cherry Ridge Township	
	Rechner Carol		168,000.00
Koenig Christopher H	Koenig Herbert	Paupack Township	
Koenig Ronald K	Koenig Hartwig		1,200,000.00
Koenig Cynthia J			
Walls Wesley Richard	Summit Community Bank	Lehigh Township	
Walls Sandra Kay			250,000.00
Jones Lynn A By Af	Honesdale National Bank	Mount Pleasant Township	
Bianco David F Af			235,000.00
Kreis Timothy P	First National Community Bank	Lake Township	
Kreis Denise			38,000.00
Dougher Tammy M	Wells Fargo Bank	Texas Township	61,776.95
Mountjoy John L	Wayne Bank	Honesdale Borough	
Mountjoy Bonnie			25,000.00
Spangenberg Stanley J	Wayne Bank	Buckingham Township	
Spangenberg Sharon M			17,000.00
Sekelsky James R	Mortgage Electronic Registration Systems	Salem Township	
Sekelsky Julie A			150,800.00
Shields Justin	Mortgage Electronic Registration Systems	Damascus Township	
Shields Carli			234,250.00
Spangenberg Stanley J	Wayne Bank	Buckingham Township	
Spangenberg Sharon M			138,000.00
Rogers Michael C	Honesdale National Bank	Texas Township 3	
Rogers April R			305,000.00
Rogers Michael C	Honesdale National Bank	Oregon Township	
Rogers April R			305,000.00
Selvaggi Matthew	Mortgage Electronic Registration Systems	Honesdale Borough	
Selvaggi Elizabeth			115,000.00
Graf Robert M	Mortgage Electronic Registration Systems	Salem Township	
Graf Joan M			75,000.00
Graf Mary C			
Graf Alfred C			
Rickard Andrew T	Mortgage Electronic Registration Systems	Honesdale Borough	
Rickard Anna R			102,040.00

Evans Roger J	Wayne Bank	Lake Township	251,000.00
Seyfarth Thomas G	Wells Fargo Bank	Salem Township	
Seyfarth Anne			192,039.16
Quade Robert F	Wells Fargo Bank	Paupack Township	
Quade Geraldine			63,497.44
Hobson Philip E III	Mortgage Electronic Registration Systems	Paupack Township	
Hobson Bobbi Ann			220,000.00
Russo Eileen P	Wells Fargo Bank	Dreher Township	
Russo John G			110,000.00
M J L Corporation	Honesdale National Bank	Paupack Township	
		Paupack & Lake Twps	70,000.00
		Lake Township	
		Lake & Paupack Twps	70,000.00
Vauter Peter M	P N C Bank	Mount Pleasant Township	
Vauter Denise			100,000.00
Knutsen Harold M	Oritani Bank	Paupack Township	
Knutsen Donna A			250,000.00
Mullican James Richard II	Snyder Charles H	Scott Township	
	Snyder Mary E		72,000.00
Meyers Philip	J P Morgan Chase Bank	Paupack Township	95,000.00
Johannes Kristin Wade	Mortgage Electronic Registration Systems	Damascus Township	
Johannes Stephanie			194,750.00
Cocodrilli Mary M	Mortgage Electronic Registration Systems	Lake Township	52,600.00
Romano Paul	J P Morgan Chase Bank	Honesdale Borough	
Romano Nicole			88,436.00
Putney Joseph P	Mortgage Electronic Registration Systems	Texas Township 3	
Putney Jennifer			222,228.00
Morin Suzanne	Mortgage Electronic Registration Systems	Paupack Township	
Clifford Suzanne			98,050.00
Augustine Christie	Dime Bank	Palmyra Township	
Augustine Michael J			334,000.00
McKinney Roger D Jr	Dime Bank	South Canaan Township	130,000.00
McKinney Roger Jr AKA	Dime Bank	South Canaan Township	
McKinney Roger D Jr AKA			130,000.00
McKinney Roger Jr	Dime Bank	South Canaan Township	130,000.00
Gagliardo Gioacchino	Pennstar Bank	Sterling Township	
Gagliardo John			102,600.00
Galvin Patricia	Honesdale National Bank	Mount Pleasant Township	176,000.00
Galvin Patricia	Honesdale National Bank	Mount Pleasant Township	22,000.00
Gutt Erik	Mortgage Electronic Registration Systems	Lake Township	
Gutt Barbara			215,000.00
Mah Tyron N	Mortgage Electronic Registration Systems	Damascus Township	
Mah Michelle			166,313.00

Hargett Julie E	P Sec U	Starrucca Borough	
Watkins Daniel			5,949.00
Yedinak Gerald J	Pennstar Bank	Salem Township	60,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Feld Stuart	G & J Property Management Inc	Honesdale Borough	
Fulmor Francine P	Nogueras Felix	Damascus Township	
Mastrogiovanni Cynthia	Mastrogiovanni James	Clinton Township 1	Lot 1
Gunuskey Investments	Gunuskey Keith E	Honesdale Borough	
	Gunuskey Mariann		
Zeccardi Edward M	Sultan Andrew	Paupack Township	
Zeccardi Cecile			Lot 125
Rivano Raul F	Rivano Catherina	Lehigh Township	Lot 44
Howells Anne Marie			
Exr By Sheriff	Federal National Mortgage Association	Salem Township	
Crecca David S Est By Sheriff			Lot 542
Naughton Francis T Jr	Naughton Francis T Jr	Lake Township	
Naughton Donna L	Naughton Donna L		Lot 3823
Naughton Dolores M	Graff Francis J IV		
	McLaughlin Colleen		
Tsaousis Kathleen	Tsaousis Kathleen	Salem Township	
Breuler Charlene	Breuler Charlene		
Tsaousis Kathleen	Tsaousis Kathleen	Salem Township	
Breuler Charlene	Breuler Charlene		
Bennett Regina Est AKA	Ahern Edward M	Hawley Borough	
Bennett Regina B Est AKA			
Bennett Mary Regina Est AKA			
Jennings Donna Exr			
Sestanovich Vincent	Sestanovich Muriel H	Lake Township	
Sestanovich Muriel H			Lot 1457
Verola Lucille M	Verola Lucille M Tr	Berlin Township	
	Lucille M Verola Revocable Trust		Lot D
Straka Elaine M	Kling Alicia Tr	Salem Township	
	Straka Joseph Tr		Lot 28
	Davenport Karen Tr		
	Elaine Straka Trust		
Oxenhirt John W	Cambria Denise	Lehigh Township	
Billard K Ann	Billard Thomas K	Berlin Township	Lot 2
Tate Elise	Haudenschild Jeffrey O	Paupack Township	
Gish Elise	Haudenschild Judith		
Gish Paul			
Tate Ashley			
Trisler Ashley			
Trisler Davidson			
Bone Claude H Est	Utter Nancy	South Canaan Township	
Waters George Jr Exr			
Utter Nancy Exr			

Chapla Peter D	Rechner Christine	Cherry Ridge Township	
Chapla Christine R			Parcel AB
Rechner Christine			
Koenig Herbert	Koenig Christopher H	Paupack Township	
Koenig Hartwig	Koenig Ronald K		
	Koenig Cynthia J		
Penns Wood Inc	Altemier Roger C	Sterling Township	
	Altemier Ruth		Lot 4
Penns Wood Inc	Altemier Roger C	Sterling Township	
	Altemier Ruth		Lot 1
Penns Wood Inc	Altemier Roger C	Sterling Township	
	Altemier Ruth		Lot 2
Penns Wood Inc	Altemier Roger C	Sterling Township	
	Altemier Ruth		Lot 4
Benton Dan R	Newman Laurie A	Lehigh Township	Lots 13 & 14
Newman Laurie A	Newman Laurie A	Lehigh Township	Lot 11
Newman Laurie A	Newman Laurie A	Lehigh Township	Lot 12
Ciardelli James	Federal National Mortgage Association	Salem Township	
Ciardelli Sandra			
Polozani Zini	Silvestre Milagros	Lehigh Township	
McGinnis Robert J	Ellingsen Mary E	Palmyra Township	
Sandlin William C			Lot 46
Bishop Anna	Bishop Robert	Clinton Township 1	
On Deck Capital	Kreis Timothy P	Lake Township	
	Kreis Denise		Lot 3449
Housing & Urban Development	Riley Corners	Manchester Township	Lot 1
Schepens Henri R	Schepens Henri R	Salem Township	
Schepens Nancy E			Lot 660
Daniels Robert E	Daniels Robert E	Lake Township	
Daniels Dianne J			Lot 2693
Veterans Affairs	Piper Creek Inc	Bethany Borough	
A A I Inc	Selvaggi Matthew	Honesdale Borough	
	Selvaggi Elizabeth		
Paczkowski Patricia AKA	Paczkowski Patricia A	Paupack Township	
Paczkowski Patricia A AKA			Lot 320R
Wargo Robert	Graf Robert M	Salem Township	
Wargo Louise	Graf Joan M		Lot 412
	Graf Alfred C		
	Graf Mary C		
Fannie Mae AKA	Hoxha Saban	Lake Township	
Federal National Mortgage Association AKA	Hoxha Hamz		Lot 2686
Phelan Hallinan & Schmiege	Hoxha Lumnije		
	Hoxha Hedije		
Stehn Kevin P	Rickard Andrew T	Honesdale Borough	
Baldwin Donnamarie	Rickard Anna R		Lot 20
Stephens Regina	Smith Yvonne	Texas Township 3	
Smith Yvonne			
Henry James P	Casey John	Scott Township	
Kohler Henry	Lohrmann Elizabeth	Sterling Township	
	Kohler Elizabeth		Lot 40

Peroni Peter	Peroni Christopher	Texas Township 3	
Peroni Christopher			
Big Bass Lake Inc	Rominiecki Rebecca	Lehigh Township	Lot 137
Mullican James Richard II	Mullican James Richard II	Scott Township	
Mullican Michelle Lynn			
Putney Joseph P	Putney Joseph P	Texas Township 3	
Maugeri Jennifer	Putney Jennifer		Lot 9
Putney Jennifer			
Allen Kevin	Wesolowski Andrew	Scott Township	
Allen Jodi M	Tullo Jeanette M		
Eterno Ruth	Giardina Anthony	Lehigh Township	
	Giardina Elaine		Lot 40
Ridd William J	Ridd William J Jr	Oregon Township	
Ridd Susan		Oregon & Dyberry Twps	
Ridd Janet AKA		Dyberry Township	
Ridd Janet K AKA		Dyberry & Oregon Twps	
Ridd William J	Ridd William J Jr	Dyberry Township	
Ridd Susan AKA		Dyberry & Oregon Twps	
Ridd Susan M AKA		Oregon Township	
		Oregon & Dyberry Twps	
Ridd William J	Ridd William J Jr	Oregon Township	
Ridd William	Ridd William Jr	Dyberry Township	
Wayne County Tax Claim Bureau	Scanlon Eugene F III	Manchester Township	
Reflection Lakes P O A	Scanlon Diane		
	Majorana Melissa		
	Majorana Alice		
Wayne County Tax Claim Bureau	Salto Glenys	Manchester Township	
Cornetta Richard			
Cornetta Frances			
Wayne County Tax Claim Bureau	Banyan Realty Corp	Manchester Township	
Sper Seymour A			
Sper Miriam			
Wayne County Tax Claim Bureau	Banyan Realty Corp	Manchester Township	
Maines John Sr			
Maines Carol			
Ferrara Giuseppe	Mckinney Roger Jr	South Canaan Township	
Garcia Anthony J	Gagliardo John	Sterling Township	
Garcia Victoria M	Gagliardo Gioacchino		Lot 41
Kiehstaller Kristin F	Galvin Patricia	Mount Pleasant Township	
Kiehstaller Josef G			Lot 6
Kattermann Georg F	Hopkins Guy W	Lake Township	
	Hopkins Kathleen K		Lot 3832
Nasser John C	Nasser Joseph G	Lake Township	
Nasser William K Jr Tr	Nasser William K Jr		Lot 988
William K Nasser Sr Family Trust			
Catherine M Nasser Family Trust			
Longshore Ann M	Brezina John B	Lehigh Township	Lots 2 & 2
Azzaro Steven J Adm	Azzaro Steven J	Paupack Township	
Azzaro Edward J Est	Azzaro Salvatore		Lot 11
	Azzaro Margaret		

Azzaro Steven J Adm	Azzaro Steven J	Paupack Township	
Azzaro Edward J Est	Azzaro Salvatore		Lots 12 & 13
	Azzaro Margaret		
Scott Jack By Sheriff	Federal National Mortgage Association	Preston Township	
Scott Heather By Sheriff			
Gunuskey Sharon Exr	Gunuskey Keith E	Honesdale Borough	
Holl Norma Best			
Reagan Robert L	Mah Tyron N	Damascus Township	
Reagan Ruth Ann	Mah Michelle		Lot 52

CLE Courses

December 21, 2012 (groupcast)

9:00 a.m.–1:15 p.m.

Trends in Municipal Law

4 hours substantive/0 hour ethics

Registration begins 8:30 a.m. for all courses, unless otherwise noted. Pre-register through pbi.org.

WAYNE COUNTY BAR ASSOCIATION



www.waynecountylawyers.org



Legal Journal of Wayne County
3305 Lake Ariel Highway
Honesdale, PA 18431