

# LEGAL JOURNAL

OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 1 ★ MARCH 18, 2011 ★ Honesdale, PA ★ No. 1



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## CASES REPORTED

Country Acres, Petitioner  
 v.  
 Wayne County Tax Claim Bureau and Clinton Dennis, Respondents

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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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Janine Edwards, Esq., Acting Editor  
jedwards@ptd.net

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

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

www.waynecountylawyers.com

**Submit advertisements to  
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**Alfred G. Howell, Esq.**

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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

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

#### **Subscription Rates**

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

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Robert J. Conway, *Senior Judge*

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Ted Mikulak

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Kathleen A. Schloesser

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Patricia Biondo

**FROM THE DESK OF THE EDITOR**

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It is with extreme pride and pleasure that the Wayne County Bar Association presents its Legal Journal to our legal community with this initial issue. Countless hours of time and effort have gone into this endeavor, from the Court, the Law Journal committee, the entire bar association and our publisher.

Wayne County President Judge Raymond L. Hamill's Order of January 3, 2011 formalized all of this hard work, planning and preparation by recognizing the Law Journal as the legal publication of Wayne County. The Wayne County Bar Association was first organized shortly after the county was created in 1798 and the Law Journal is certain to add luster to its 200 year history.

Of course we expect some bumps in the road on this journey however the bar association's goal is to highlight court decisions and keep members and subscribers up to date on bar news, court activity, row office business and legal notices.

The Wayne County Bar Association would like to especially thank Attorney Elizabeth A. Erickson Kameen, the organizer and editor of the Legal Journal in neighboring Pike County, for her invaluable ideas and insights which helped make this law journal a reality for our bar association.

Thank you all for your assistance and contributions in this endeavor and we welcome any thoughts and opinions you may have to improve our journal. This journal can prosper with the help of our bar association and our community!



Janine Edwards, Esquire  
Editor

**COURT OPINION**

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**In re: Upset Tax Sale of September 11, 2009**

*Edited by Ronnie J. Fischer, Esq.*

*Provided by Janine Edwards, Esq.*

**Country Acres, Petitioner**

**v.**

**Wayne County Tax Claim Bureau and Clinton Dennis, Respondents**

**Docket No. 782 - 2009 - Civil**

Attorney for Petitioner Country Acres: Jeffrey Treat, Esq.

Attorney for Respondent Wayne County Tax Claim Bureau: Warren Schloesser, Esq.

Attorney for Respondent Clinton Dennis: Alfred G. Howell, Esq.

Decided By: Harold A. Thomson, Jr., S.J., Specially Presiding

**Summary of the Case**

This case initially came before the Court on a Petition to Set Aside Deed, filed by petitioner Country Acres. The Court held a hearing on this Petition on July 7, 2010, and denied petitioner's Petition by Order of December 6, 2010. As a result of petitioner's appealing this Order to the Commonwealth Court, the Court submitted a Rule 1925 Statement of Reasons, which included Findings of Fact and a Discussion.

As part of its Findings of Fact, the Court found that petitioner Country Acres is a limited liability corporation, with its owner being John Siragusa, and that Country Acres owned the property in question, consisting of 12.3 acres, prior to the subject tax sale. The Court noted that Mr. Siragusa had admitted, during his testimony, that he received two certified mailings from the Wayne County Tax Claim Bureau in July of 2009 and that he knew that he was delinquent in his taxes for this property, which was the only property owned by Country Acres in Wayne County. The property was posted on August 10, 2009, by having the tax sale notice affixed to a tree sapling located at the end of the driveway next to the mailbox for the subject property. The property was then exposed to a tax sale on September 11, 2009, with the property being purchased by respondent Clinton Dennis. Prior to his purchase, Mr. Dennis supplied the Wayne County Tax Claim Bureau with a certification that he was not delinquent in paying his real estate taxes. Mr. Dennis was, however, delinquent in paying his real estate taxes for three separate properties Wayne County. The Court found Mr. Dennis's testimony that his failure to report this to the Wayne County Tax Claim Bureau was an inadvertent mistake on his part credible. After it learned that Mr. Dennis was delinquent in paying real estate taxes for other properties, the Wayne County Tax Claim Bureau contacted Mr. Dennis to request that he cure his default within twenty

(20) days. Mr. Dennis cured the default, but only after the twenty-day period had expired. Country Acres did not file Exceptions to the tax sale of the property to Mr. Dennis, and the Wayne County Tax Claim Bureau issued a deed for the property to Mr. Dennis on November 13, 2009, which was recorded that same day. The Wayne County Tax Claim Bureau also issued a check in the amount of \$50,000 to Country Acres, which Mr. Siragusa admitted receiving and then ripping up. Country Acres filed a motion to set aside the tax sale nunc pro tunc on April 15, 2010.

In its discussion, the Court addresses two issues: (1) whether Mr. Dennis was precluded from purchasing the subject property because of his delinquent status, and (2) whether Country Acres was properly notified of the tax sale. With respect to the first issue, the Court first notes that it found Mr. Dennis's testimony on this issue credible, and that Mr. Dennis's delinquency and the improper certification were both the result of a mistake. The Court cites the case of *In Re: The Upset Sale of Properties*, 777 A.2d 532 (Pa.Cmlwth. 2001), in which the Commonwealth Court notes that the applicable statute requiring the certification (72 P.S. § 5860.619(a)) is silent as to the consequences of failing to provide the certification and states that it is reluctant to fill the legislative gap and provide a consequence. The Court thus concluded that while Mr. Dennis's title may have been voidable during the period that his certification was incorrect, upon the paying of his delinquencies Mr. Dennis acquired good title to the subject property, with no other consequence provided for in the statute.

With respect to the second issue, the Court found that Country Acres was properly notified of the tax sale. The Court points to the fact that Mr. Siragusa had actual knowledge of the impending tax sale as alleviating the Wayne County Tax Claim Bureau from having to strictly comply with the statute's notice requirements. The Court specifically compared this case to the case of *Sabbeth v. Tax Claim Bureau of Fulton County*, 714 A.2d 514 (Pa.Cmwlth. 1998), where the Court determined that a property owner received proper notice of a tax sale where he received the certified mail and the mail sat unopened on his desk for fifty-three days until the day of the sale. The Court further notes with disapproval Mr. Siragusa's failure to act after he received the notices in July of 2009, knowing that he had not paid the taxes on the subject property, and further failure to act after Mr. Siragusa received — and ripped up — the \$50,000 check from the Wayne County Tax Claim Bureau after the sale. The Court found that Mr. Siragusa failed to adequately justify this failure to act.

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**ADMINISTRATRIX NOTICE**

Estate of ESTHER L CHANDLER  
Late of Texas Township  
Administratrix  
DBN SANDRA NEWAK  
710 HUDSON STREET  
MAYFIELD, PA 18433-  
Attorney  
THOMAS F KILROE ESQ  
918 CHURCH STREET  
HONESDALE, PA 18431

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**EXECUTOR NOTICE**

Estate of JOSEPH P JONES AKA  
JOSEPH PATRICK JONES Late of  
Paupack Township  
Executor  
JOHN JONES  
1189 GOOSE POND RD BLDG E  
LAKE ARIEL, PA 18436-  
Attorney  
JOHN W JONES ESQ  
1409 ROUTE 507 SUITE 204  
GREENTOWN, PA 18426-

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**EXECUTRIX NOTICE**

Estate of BENJAMIN J SNIPAS  
Late of Clinton Township  
Executrix  
MARETTA A SAVAGE  
123 7TH AVENUE  
CARBONDALE, PA 18407-  
Executrix  
BAERBEL L SNIPAS  
PO BOX 331  
HAMLIN, PA 18427-  
Attorney  
KEVIN J OHARA ESQ  
36 N SCOTT STREET  
CARBONDALE, PA 18407-

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**EXECUTRIX NOTICE**

Estate of DOROTHY CEVASCO  
AKA DOROTHY MARGARET  
CEVASCO AKA DOROTHY M  
ROOD  
Late of Lehigh Township  
Executrix  
JERILLYN SWITZER  
25 LEVITT AVENUE  
BERGENFIELD, NJ 07621-  
Executrix  
JANICE GRAGNANO  
PO BOX 65 RT 196  
STERLING, PA 18463-

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**EXECUTRIX NOTICE**

Estate of VINCENT ANTHONY  
ABBATIello AKA VINCENT  
ABBATIello  
Late of Damascus Township

Executrix  
ANNA ABBATIELLO  
251 BAKER HILL ROAD  
DAMASCUS, PA 18415-  
Attorney  
PAMELA S WILSON ESQ  
RUTHERFORD RUTHERFORD  
& WILSON  
921 COURT STREET  
HONSDALE, PA 18431-

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**EXECUTRIX NOTICE**

Estate of JACK WARREN AKA  
JOHN W WARREN AKA JOHN  
WALLACE WARREN Late of  
Honesdale Borough  
Executrix  
CAROL SANTOS  
80 LAKESIDE DRIVE  
HONSDALE, PA 18431-  
Attorney  
JOHN F SPALL ESQ  
SPALL RYDZEWSKI &  
ANDERSON 2573 ROUTE 6  
HAWLEY, PA 18428

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**ADMINISTRATOR NOTICE**

Estate of JEANINE EILEENE  
MAXSON AKA JEANINE E  
MAXSON Late of Paupack  
Township  
Administrator  
SCOTT E MAXSON  
193 ESKRA ROAD  
LAKE ARIEL, PA 18436-

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff 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  
APRIL 6, 2011**

By virtue of a writ of Execution Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of April, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz: ALL that certain lot or piece of land situate in Lehigh Township, Wayne County, Pennsylvania, being designated as lot no. 80, in the Development known as Lakeview Estates, bounded and described as follows to wit:

Beginning at the common corner of lots numbered 79 and 80, said corner being located on the westerly edge of the right-of-way of Bender Road; thence along the common boundary line of lots numbered 79 and 80 South 84 degrees 59 minutes 18 seconds West 127.00 feet to the common boundary line of lots numbered 80 and 81 north 05 degrees 00 minutes 42 seconds West 175.00



feet to a corner on the southerly edge of the right of way of Perch Court North 84 degrees 59 minutes 18 seconds East 97.00 feet to a point of curvature; thence continuing along the southwesterly edge of the right away of Perch Court following a curve to the right with a radius of thirty feet an arc distance of 47.12 feet to a point of tangency; thence along the edge of the right of way of Bender Road South 05 degrees 00 minutes 42 seconds East 145.00 feet to the point and place of beginning.

Parcel# 14-0047-0080  
Being Known As: 32 Perch LN,  
Gouldsboro, PA 18424-9265

Seized and taken in execution as  
Valencia L. Moore 8916 Glenistar  
Gate Ave. LAS VEGAS NV 89143  
Execution No. 818-Civil-2010  
Amount \$359,934.42 Plus  
additional

January 10, 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.

Michael T. McKeever Esq.

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**SHERIFF'S SALE  
APRIL 6, 2011**

By virtue of a writ of Execution Wachovia 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 6th day of April, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at the intersection of two (2) forty (40) foot wide private roads known respectively as Garden Hill Drive and Hillside Drive, said point of beginning being also the Southwesterly corner of Lot #41 of the Garden Hills Development and in the Easterly boundary line of Lot #40; thence along the center line of

Garden Hill Drive, South thirty-three (33) degrees twenty-eight (28) minutes no (00) seconds East two hundred sixty-five and sixty-seven one hundredths (265.67) feet to the Northwesterly corner of Lot #60; thence along the Westerly boundary line of Lot #60, South fifty-one (51) degrees twenty-five (25) minutes thirty-two (32) seconds West three hundred twenty-four and twenty-nine one-hundredths (324.29) feet to a point in the Northerly side of Lot #61; thence along the same, North forty-six (46) degrees forty-one (41) minutes twenty-three (23) seconds West one hundred eleven and sixty-five one-hundredths (111.65) feet to a point in the center line of Hillside Drive; thence along the center line of Hillside Drive, North twenty-eight (28) minutes no (00) seconds East three hundred ninety-five (395) feet to the place of BEGINNING.

CONTAINING one and forty-seven one-hundredths (1.47) acres, more or less, and being Lot No. 62 of the Garden Hills Development as shown on Map of survey made by Harry F. Schoenagel, Registered Surveyor, dated June, 1966, revised September, 1967, revised April, 1969, revised August, 1969 and revised August, 1971, approved by the Wayne County Planning Commission, April 24, 1974, a Map of which is recorded in Wayne County Map Book 25, at Page 4.

EXCEPTING AND RESERVING therefrom and thereout, that portion

of the above described lot which lies within the right-of-way for Garden Hill Drive and Hillside Drive, including the turn at the intersection of Garden Hill Drive and Hillside Drive, having a radius of fifty (50) feet as shown on said Map of survey.

UNDER AND SUBJECT nevertheless, that the lot herein granted and conveyed and the buildings now thereon erected and/or any which may hereafter be erected, shall be and remain subject to the following restrictions, covenants and conditions, which said restrictions, covenants and conditions shall be considered as covenants running with the land:

1. That no building on said lot or any which may hereafter be erected, shall be erected for or used or occupied for any purpose whatsoever, other than as a private dwelling house with private garage.
2. That the premises shall not be used or occupied for any business or commercial purposes whatsoever.
3. That no trash or rubbish shall be allowed to accumulate on said lot.
4. That until a dwelling house is erected on the above described lot, the grass on said lot shall be cut not less than once a year and, thereafter, the premises shall be maintained in a neat and presentable manner.
5. That for the purpose of affording

light and air and for the purpose of preserving uniformity of appearance of the entire tract of which the hereby granted lot is part, no building other than one instituted by: private dwelling house with private garage, the dwelling house to have a minimum interior content of one thousand one hundred (1,100) square feet exclusive of garage and basement, shall ever be erected upon each of the within described lots, nor shall such building approach the front lot line nearer than fifty (50) feet, nor the side, lines of said lot nearer than ten (10) feet, except that bay windows or steps may extend for a distance of five (5) feet from the lines as hereby established, nor any part or portion thereof ever be used or occupied except solely as a private residence, nor shall said lots or buildings on said lots or the garages or any part of said lots, be used or occupied for trade or business of any kind whatsoever.

6. That no outside toilets shall be erected upon the within described premises and all sewage shall be disposed of through means of a septic tank, said septic tank to have a capacity of no less than six hundred (600) gallons and a tile drain field of no less than two hundred fifty (250) lineal feet.

7. That no semi-trailers, commercial trailers, house trailers or trailers of any kind and description nor any commercial vehicle having a rated capacity of one ton or more shall ever be parked or located upon any lot or

the streets within the Development.

8. That the keeping, raising and/or maintaining of poultry, livestock and/or farm animals in any manner whatsoever, will not be tolerated upon the within described lot.

9. That the lot owners in the Garden Hills Development, in common with the other lot owners and a reasonable number of guests and licenses, shall be entitled to use areas designated as roads on the recorded Map of Garden Hills Development, and after a majority of said lots have been sold, individual lot owners shall be responsible for maintenance of the portion of the aforesaid road bordering on such lots until a plan is devised by said lot owners for common maintenance.

10. That the prior Grantor, for himself, his heirs and assigns, reserves the right to cross the lot herewith conveyed with electric lines, water lines, telephone lines and other public utility services, said lines to be run not more than five (5) feet from a boundary line.

AND the said Grantee, accepts this conveyance subject to the restrictions, covenants and conditions above set forth and for himself, his heirs and assigns, that the said Grantee, his heirs and assigns, shall forever faithfully observe and perform the several restrictions, covenants and conditions and each of them. And if the said Grantee, his heirs and assigns, or

any person claiming under him, shall at any time violate or attempt to violate or shall omit to observe and perform any of the foregoing restrictions, covenants and conditions, it shall be lawful for any person or persons owning a lot in the Garden Hill Development, which is subject to the same restrictions, covenants and conditions in respect to which the default is made, or prior Grantors, their heirs, executors, administrators, or assigns to institute and prosecute appropriate proceedings at law or in equity for the wrong done or attempted.

BEING the same premises which L. Jeffrey Holmquest, Executor of the Estate of Walter R. Holmquest, aka Walter Raymond Holmquest, by deed dated July 26, 2006 and recorded November 16, 2006 in Wayne County Record Book Volume 3176 at Page 301, granted and conveyed unto Roy Hamilton, Alfonso Cochran and Clarence Lewis.

AND THE SAID Walter R. Holmquest has since departed this life on January 14, 2006, whereupon Elvira A. Holmquest was appointed Executrix of his Estate by Will duly filed in the Office of the Register of Wills No. 28249-6406-0042 in and for the County of Wayne.

Seized and taken in execution as Roy M. Hamilton 43 Garden Hill Drive Hawley PA 18428  
Clarence Lewis 43 Garden Hill Drive Hawley PA 18428

All Unknown Heirs of the Estate of Alfonso Cochran 43 Garden Hill Drive HAWLEY PA 18428

Execution No. 919-Civil-2008  
Amount \$243,811.95 Plus additional

December 15, 2010  
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.**

Daniel J. Mancini Esq.

**3/18/2011 • 3/25/2011 • 4/1/2011**

**SHERIFF'S SALE  
APRIL 13, 2011**

By virtue of a writ of Execution Beneficial Consumer Discount Co. d/b/a Beneficial Mortgage Co. of Pennsylvania issued out of the

Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of April, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at an iron pipe in a Southern boundary of a private roadway said point being approximately 200 feet from Legislative Route 63017 and being the northwestern corner of the parcel herein described; thence along the Southern boundary of the aforementioned private road South 52° 44 minutes 30 seconds East 223.11 feet to an iron pipe for a corner; said corner being a common corner of Lots 4 and 6; thence South 37° 15 minutes 30 seconds West 141.47 feet to an iron pipe being a corner in the lines of lands now or formerly owned by Stanley and Betty Frey; thence along the said lands of Stanley and Betty Frey North 52° 44 minutes 30 seconds West 220 feet to an iron pipe for a corner; thence North 36° 00 minutes East 141.50 feet to the point and place of BEGINNING.

CONTAINING .72 acres of land

being the same more or less and being Lot #4 upon a map of lots surveyed for Stanley and Betty Frey dated April 1972, by M.R. Zimmer and being recorded in Wayne County Map Book 26 at page 95.

ALSO, granting and conveying unto the Grantees, their heirs and assigns to use in common with the Grantors, their heirs and assigns the right to use the private roadway leading from Legislative Route 63017 to the premises herein described as a means of ingress and egress as the same roadway appears on the aforementioned map.

ALSO, granting and conveying into the Grantees, their heirs and assigns to use in common with the Grantors, their heirs and assigns water, to be used for domestic purposes, from a certain well located on the western boundary line of the above described property.

ALSO, granting and conveying into the Grantees, their heirs and assigns the right of ingress and egress to the aforementioned well for the purpose of taking water from the said well and maintaining and repairing any waterlines connected thereto.

\*\*PLEASE NOTE: Last Deed of Record dated August 22, 2008 and recorded September 10, 2008 in Deed Book 3589 Page 87, as Instrument Number 200800009479, is a Deed of

Consolidation combining the above described property with the property conveyed in Deed dated August 22, 2008 and recorded September 9, 2008 in Deed Book 3588 Page 169, as Instrument Number 200800009439.

The TAX PARCEL NUMBER of the above described property was 24-271-65-3; now changed to 24-0-0271-0065.0005.

BEING the same premises which Stanley E. Frey, Jr. and Betty Frey, his wife, by Deed dated September 9, 1974 and recorded September 27, 1974 in the Office of the Recorder of Deeds in and

Seized and taken in execution as Carl Frey 78 Saint Tikhons Road WAYMART PA 18472  
Judy Frey 78 Saint Tikhons Road WAYMART PA 18472

Execution No. 612-Civil-2010  
Amount \$225,431.46 Plus  
additional

January 10, 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.**

Steven K. Eisenberg, Esq.

**3/18/2011 • 3/25/2011 • 4/1/2011**

**SHERIFF'S SALE  
APRIL 13, 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 13th day of April, 2011 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that piece, parcel or lot of land, situate, lying and being in the Township of Dyberry, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at a point at the edge of a private road, said point being a corner of Lots 53 and 54 of Hideaway Lakes Camping Resort, Section #1, as depicted on a map by M.R. Zimmer and Associates as recorded in Map Book 34, at page

25; thence along the line of Lots 53 and 54, South 57 degrees 48 minutes 45 seconds West 337.06 feet to a point and corner; thence North 05 degrees 04 minutes 05 seconds West 190.25 feet to a point and corner, being a corner of Lots 53 and 52; thence along line of Lots 53 and 52 North 72 degrees 59 minutes 55 seconds East 306.62 feet to a point and corner on the edge of the aforesaid private road; thence along the edge of said road South 05 degrees 04 minutes 05 seconds East 100.0 feet to the point and place of BEGINNING. CONTAINING 1.00 acres of land, be the same more or less, and being all of Lot No. 53.

UNDER AND SUBJECT to covenants, conditions and restrictions which appear of record and which are also set forth in Wayne County Deed 342, page 95, and as amended in Deed Book 404, page 582.

TITLE TO SAID PREMISES IS VESTED IN Mark Hanichak, by Deed from Frank Decker and Marie Pamela Decker, his wife, dated 05/03/2004, recorded 05/13/2004, in Deed Book 2498, page 222.

Premises being: 15 YELLOW BRICK ROAD, HIDEAWAY LAKES, HONSDALE, PA 18431

Tax Parcel No. 09-0-0009-0053

Seized and taken in execution as Mark Hanichak a/k/a Mark J. Hanichak 15 Yellow Brick Road

Honesdale PA 18431

Execution No. 658-Civil-2006  
Amount \$90,942.72 Plus additional  
January 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.**

Daniel G. Schmiege Esq

**3/18/2011 • 3/25/2011 • 4/1/2011**

**SHERIFF'S SALE  
APRIL 13, 2011**

By virtue of a writ of Execution Household Finance Consumer Discount Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of April, 2011 at 10:00 AM in the



Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

FIRST PARCEL: BEGINNING at a corner South 89 degrees West 23 feet from the Northwest corner of the Odd Fellows Hall in the village of Lookout, County and State aforesaid; thence by land now or formerly of Sylvia A. Teeple, North 1 degree West 269 feet to a corner; thence North 89 degrees East along land now or formerly of Sylvia A. Teeple, 153 feet to the center of the improved highway leading to Honesdale to Equinunk, designated as Route 90; thence along the center of the same, South 5 Ω degrees East 275 feet and thence along the Northern line of the Odd Fellows Hall lot and land now or formerly of Sylvia A. Teeple, South 89 degrees West 173 feet to the place of BEGINNING. CONTAINING 1 Acre of land, be the same more or less.

SECOND PARCEL: BEGINNING at an iron pin, said pin being in the Northwest corner of the property known as Lookout Lodge (See Wayne County Deed Book 104, page 171); thence South seven (07) degrees eighteen (18) minutes West one hundred (100) feet to a found

iron pin; thence North eighty-one (81) degrees twelve (12) minutes West fifty-nine (59) feet to a set iron pin; thence North ten (10) degrees eighteen (18) minutes West two hundred twenty (220) feet to a set iron pin; thence North forty-three (43) degrees forty-two (42) minutes East forty and six-tenths (40.6) feet to a set iron pin; thence South eighty-one (81) degrees twelve (12) minutes East eighty-five (85) feet to an iron pin set, said pin being the Southwest corner of a parcel conveyed by Melvin James Burger, et ux, et al, to Everett F. Hawley, et ux, by deed dated June 30, 1979 and recorded in Wayne County Deed Book 360, Page 386; thence South ten (10) degrees six (06) minutes West one hundred forty-one (141) feet to a found iron pin; thence South eighty-one (81) degrees twelve (12) minutes East twenty-three (23) feet to the point or place of BEGINNING. CONTAINING forty-six one-hundredths (0.46) of an acre, be the same more or less.

UNDER AND SUBJECT to a prohibition in the grantees, Melvin James Burger and Ella Burger, and Melvin James Lindsey and Connie Lindsey, their heirs and assigns, whereby the said grantees, Burger and Lindsey, are precluded from excavating, digging, etc. on any portion of the ground herein conveyed so as to effect the water supply via natural springs which services property of grantors (Everett F. Hawley and Joan F. Hawley, now or formerly), Umstedters, or Rollisons, or



grantees, Burger and Lindsey, their heirs and assigns will bear total liability for the loss of said water and agree to supply same.

Located thereon is a 2 story house and a small shed.

BEING the same premises which Ella Burger, Widow, and Melvin James Lindsey and Connie Lindsey, his wife, by Deed dated January 4, 1985 and recorded January 16, 1985 in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 423 Page 328, granted and conveyed unto Melvin James Lindsey and Connie Lindsey, his wife, in fee.

Seized and taken in execution as Melvin Lindsey 3113 Hancock Hwy Equinunk PA 18417  
Connie Lindsey 3113 Hancock Hwy. Equinunk PA 18417

Execution No. 822-Civil-2010  
Amount \$212,945.43 Plus  
additonal  
January 10, 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.**

Steven K. Eisenberg, Esq.

**3/18/2011 • 3/25/2011 • 4/1/2011**

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**CIVIL ACTIONS FILED**


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*FROM FEBRUARY 19, 2011 TO FEBRUARY 25, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2006-00390	HONSDALE NATIONAL BANK GARNISHEE (DISSOLVE ATTCHMT)	2/22/2011	DISSOLVE ATTACHMENT	—
2008-00852	PNC BANK GARNISHEE	2/24/2011	SATISFACTION	—
2008-21669	BOWEN GREGORY J	2/22/2011	SATISFACTION	1,700.26
2008-21669	BOWEN ROBIN	2/22/2011	SATISFACTION	1,700.26
2009-00444	COBB DARRELL	2/25/2011	SATISFACTION	—
2009-00444	COBB JOYCE H	2/25/2011	SATISFACTION	—
2009-00444	PRINTERY THE T/A	2/25/2011	SATISFACTION	—
2009-01070	LINDSEY RUSSELL D	2/23/2011	WRIT OF EXECUTION	28,400.52
2009-01070	RUSSELL D LINDSEY EXCAVATING	2/23/2011	WRIT OF EXECUTION	28,400.52
2009-20741	BONACCI THOMAS JAMES JR	2/22/2011	SATISFACTION	—
2009-20800	CYGANICK THOMAS	2/22/2011	SATISFACTION	—
2009-20964	LAABS CAROL ANNE	2/22/2011	SATISFACTION	—
2010-00381	FIGURA BECKIE A	2/25/2011	VACATE JUDGMENT	—
2010-00673	DUBROVSKY MARC	2/23/2011	WRIT OF EXECUTION	758,236.05
2010-00954	SCISSONS STEVEN L	2/23/2011	DEFAULT JUDGMENT	175,149.32
2010-00954	SCISSONS BECKI J	2/23/2011	DEFAULT JUDGMENT	175,149.32
2010-00988	HENDEL STEPHEN W	2/23/2011	DEFAULT JUDGMENT	11,168.06
2010-00992	LAW MARY JO	2/22/2011	CONSENT JUDGMENT	1,390.06
2010-01040	MATERN LORRAINE	2/23/2011	DEFAULT JUDGMENT	1,730.09
2010-01092	KELLY ALBERT M	2/22/2011	FINAL JUDGMENT	—
2010-01092	KELLY EMILY F	2/22/2011	FINAL JUDGMENT	—
2010-01131	RUSHBROOK PROPERTIES LLC	2/22/2011	JUDGMENT/STIPULATION	—
2010-01133	KELLER JENNIFER LYNNE	2/23/2011	DEFAULT JUDGMENT	9,451.45
2010-01142	FIRMSTONE JASON L	2/23/2011	DEFAULT JUDGMENT	137,161.02
2010-01142	MILLER DEBI MARIE	2/23/2011	DEFAULT JUDGMENT	137,161.02
2010-01142	FIRMSTONE JASON L	2/23/2011	WRIT OF EXECUTION	137,161.02
2010-01142	MILLER DEBI MARIE	2/23/2011	WRIT OF EXECUTION	137,161.02
2010-20768	AULETTA VINCENT	2/25/2011	SATISFACTION	2,214.35
2010-21339	MATTHYS DEREK J	2/22/2011	SATISFACTION	—
2011-20140	NUTT ROBERT	2/25/2011	SATISFACTION	719.58
2011-20140	NUTT DARLENE	2/25/2011	SATISFACTION	719.58
2011-20201	DECRISTOFARO MATTHEW ADAM	2/22/2011	JUDGMENT	1,665.50
2011-20203	BENITEZ SERGIO	2/22/2011	JP TRANSCRIPT	1,124.65
2011-20204	MOUSCARDY STEPHEN P	2/22/2011	JP TRANSCRIPT	2,777.61
2011-20205	TWEHGHE CHRISTIAN	2/22/2011	JP TRANSCRIPT	917.29
2011-20205	EBBA THERESA	2/22/2011	JP TRANSCRIPT	917.29
2011-20206	AI ME LAZARD BIEN	2/22/2011	JP TRANSCRIPT	1,727.54
2011-20207	JOHNSTONE CELIA	2/22/2011	JP TRANSCRIPT	1,895.58

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

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2011-20207	JOHNSTONE KEVIN D	2/22/2011	JP TRANSCRIPT	1,895.58
2011-20208	BREITEL VERN	2/22/2011	JP TRANSCRIPT	373.10
2011-20209	MCCLOSKEY E S	2/23/2011	MUNICIPAL LIEN	539.60
2011-20210	MENA OSCAR	2/23/2011	MUNICIPAL LIEN	744.43
2011-20210	MENA EDNA	2/23/2011	MUNICIPAL LIEN	744.43
2011-20211	GRENVILLE PHIL	2/23/2011	MUNICIPAL LIEN	708.31
2011-20212	RODO LUIGI S	2/23/2011	MUNICIPAL LIEN	740.89
2011-20213	BRUSEGARD TOBIAS	2/23/2011	MUNICIPAL LIEN	694.60
2011-20214	BIANCO ROBERT	2/23/2011	MUNICIPAL LIEN	693.28
2011-20215	BOYER WILLIAM	2/23/2011	MUNICIPAL LIEN	703.40
2011-20215	BOYER LOREEN	2/23/2011	MUNICIPAL LIEN	703.40
2011-20216	EDWARDS ERIC DAVID	2/23/2011	JUDGMENT	1,455.50
2011-20217	CORSO MARIA C	2/23/2011	MUNICIPAL LIEN	526.96
2011-20218	MHLANGA BEKIZULU	2/23/2011	MUNICIPAL LIEN	538.03
2011-20219	MANNIS JOHN SR	2/23/2011	MUNICIPAL LIEN	539.71
2011-20220	MILLENDER CINDY L	2/23/2011	MUNICIPAL LIEN	585.45
2011-20220	MILLENDER CHARLES H	2/23/2011	MUNICIPAL LIEN	585.45
2011-20221	PABLO INVESTMENTS LLC	2/23/2011	MUNICIPAL LIEN	734.20
2011-20222	ASSIMAKOPOULOS PAULA, ESTATE OF	2/23/2011	MUNICIPAL LIEN	526.96
2011-20223	RUBIN HOWARD	2/23/2011	MUNICIPAL LIEN	538.12
2011-20223	RUBIN ELISE	2/23/2011	MUNICIPAL LIEN	538.12
2011-20224	HOFF LEO	2/24/2011	MUNICIPAL LIEN	538.03
2011-20225	LUTZ TIMOTHY J	2/24/2011	MUNICIPAL LIEN	527.14
2011-20225	LUTZ HILDA	2/24/2011	MUNICIPAL LIEN	527.14
2011-20226	DIECK SCOTT A	2/24/2011	MUNICIPAL LIEN	538.30
2011-20227	DIVERSIFIED AMPHIL CORP	2/24/2011	MUNICIPAL LIEN	538.03
2011-20228	PHILLIPS DENNIS	2/24/2011	MUNICIPAL LIEN	522.92
2011-20228	BERRY JOHN H	2/24/2011	MUNICIPAL LIEN	522.92
2011-20229	JONES LAWRENCE	2/24/2011	MUNICIPAL LIEN	526.96
2011-20229	JONES EMILIE	2/24/2011	MUNICIPAL LIEN	526.96
2011-20229	OGARRO PAULINE P	2/24/2011	MUNICIPAL LIEN	526.96
2011-20229	O'GARRO PAULINE P	2/24/2011	MUNICIPAL LIEN	526.96
2011-20230	LOISELE PATRICIA D	2/24/2011	MUNICIPAL LIEN	706.81
2011-20231	RRC CAPITAL CONSTRUCTION CORP INC	2/24/2011	MUNICIPAL LIEN	537.22
2011-20232	RRC CAPITAL CONSTRUCTION CORP INC	2/24/2011	MUNICIPAL LIEN	537.22
2011-20233	PABLO INVESTMENTS LLC	2/24/2011	MUNICIPAL LIEN	734.20
2011-20234	CHAUDHARY KHARAY HUSSAIN	2/24/2011	MUNICIPAL LIEN	527.35
2011-20235	DUDA KEITH	2/24/2011	MUNICIPAL LIEN	526.96
2011-20235	DUDA FAYE	2/24/2011	MUNICIPAL LIEN	526.96
2011-20236	BUSINESS VACATION CONCEPTS INC	2/24/2011	MUNICIPAL LIEN	555.58
2011-20237	OSULLIVAN ANNE M	2/24/2011	FEDERAL TAX LIEN	6,276.79
2011-20238	GIROUPIS PAUL D	2/24/2011	FEDERAL TAX LIEN	64,022.29
2011-20239	DICKSON ROBERT S	2/24/2011	FEDERAL TAX LIEN	28,647.26
2011-20240	TORRENS ROBERT W	2/24/2011	JUDGMENT	1,850—
2011-20241	HANCOCK LISA L	2/24/2011	JUDGMENT	1,181.50
2011-20242	LYNCH PATRICK	2/25/2011	MUNICIPAL LIEN	210.53

2011-20242	LYNCH MARION	2/25/2011	MUNICIPAL LIEN	210.53
2011-20243	HAWLEY PERRY	2/25/2011	MUNICIPAL LIEN	311.36
2011-20243	HAWLEY JENNIFER	2/25/2011	MUNICIPAL LIEN	311.36
2011-20244	BASSETTE ADAM H	2/25/2011	MUNICIPAL LIEN	217.63
2011-20244	BASSETTE DAWN L	2/25/2011	MUNICIPAL LIEN	217.63
2011-20245	LORUSSO SAL JOSEPH	2/25/2011	JUDGMENT	332.50
2011-20246	LORUSSO SAL JOSEPH	2/25/2011	JUDGMENT	2,621.47
2011-20247	LORUSSO SAL JOSEPH	2/25/2011	JUDGMENT	426.30
2011-20248	PATTEN CONSTRUCTION INC, A CORPORATION	2/25/2011	FEDERAL TAX LIEN	10,892.90
2011-20249	SHELLYS FAMILY RESTAURANT, A CORPORATION	2/25/2011	FEDERAL TAX LIEN	15,957.97
2011-20250	HARNED THOMAS T	2/25/2011	FEDERAL TAX LIEN	24,944.55
2011-20251	FISHER PAUL SR	2/25/2011	FEDERAL TAX LIEN	8,498.87
2011-20252	SYLVESTER ROBERT	2/25/2011	FEDERAL TAX LIEN	40,148.04
2011-20252	SYLVESTER MAKI	2/25/2011	FEDERAL TAX LIEN	40,148.04
2011-20253	BARCA JOSEPH	2/25/2011	FEDERAL TAX LIEN	173,832.17
2011-20254	OSULLIVAN ANNE M	2/25/2011	FEDERAL TAX LIEN	6,276.79
2011-20255	BILL GOODWIN CONSTRUCTION LLC, A PARTNERSHIP	2/25/2011	FEDERAL TAX LIEN	16,265.47
2011-20256	SLALI MICHAEL	2/25/2011	FEDERAL TAX LIEN	17,951.59
2011-40019	BEAHAN THOMAS T OWNER	2/24/2011	WAIVER MECHANICSLIEN	—
2011-40019	BEAHAN LAURENE ALABOVITZ OWNER	2/24/2011	WAIVER MECHANICSLIEN	—
2011-40019	ALABOVITZ LAURENE BEAHAN OWNER	2/24/2011	WAIVER MECHANICSLIEN	—
2011-40019	MYERS DRILLING INC CONTRACTOR	2/24/2011	WAIVER MECHANICSLIEN	—
2011-90015	MACDOWELL ROBERT A ESTATE	2/24/2011	ESTATE CLAIM	23,151.84

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	PARTY	TYPE	DATE	AMOUNT
2011-00145	CHASE BANK	PLAINTIFF	2/22/2011	—
2011-00145	MCCUNE ROSALIE	DEFENDANT	2/22/2011	—
2011-00152	DISCOVER BANK	PLAINTIFF	2/25/2011	—
2011-00152	SCHUMAN ROBERT J	DEFENDANT	2/25/2011	—
2011-00153	CITIBANK	PLAINTIFF	2/25/2011	—
2011-00153	SERGE JENNIFER	DEFENDANT	2/25/2011	—
2011-00154	CITIBANK	PLAINTIFF	2/25/2011	—
2011-00154	RENN DEBRA	DEFENDANT	2/25/2011	—
2011-00155	CITIBANK	PLAINTIFF	2/25/2011	—
2011-00155	BLACKABY JANICE C	DEFENDANT	2/25/2011	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	PARTY	TYPE	DATE	AMOUNT
2011-00149	PIONEER CONSTRUCTION COMPANY	PLAINTIFF	2/25/2011	—
2011-00149	LAUREL RIDGE DEVELOPMENT	DEFENDANT	2/25/2011	—
2011-00149	SPEICHER CHRIS	DEFENDANT	2/25/2011	—
2011-00149	SKOFF MICHAEL	DEFENDANT	2/25/2011	—

**CONTRACT — OTHER**

CASE No.	PARTY	TYPE	DATE	AMOUNT
2011-00147	MAIOCCO LEONARD	PLAINTIFF	2/25/2011	—
2011-00147	BROTHERS LAWN CARE D/B/A	PLAINTIFF	2/25/2011	—
2011-00147	DIRUBBA JOHN	DEFENDANT	2/25/2011	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	PARTY	TYPE	DATE	AMOUNT
2011-00146	WAYNE BANK	PLAINTIFF	2/24/2011	—
2011-00146	SPITTEL MICHAEL	DEFENDANT	2/24/2011	—
2011-00148	FLAGSTAR BANK	PLAINTIFF	2/25/2011	—
2011-00148	COLLINS RONALD H	DEFENDANT	2/25/2011	—
2011-00148	COLLINS LAURA K	DEFENDANT	2/25/2011	—
2011-00151	RESI WHOLE LOAN	PLAINTIFF	2/25/2011	—
2011-00151	CICCOTELLI MICHAEL	DEFENDANT	2/25/2011	—

**REAL PROPERTY - OTHER**

CASE No.	PARTY	TYPE	DATE	AMOUNT
2011-00144	DIME BANK	PLAINTIFF	2/22/2011	—
2011-00144	GOODWIN WILLIAM R	DEFENDANT	2/22/2011	—
2011-00150	DIME BANK	PLAINTIFF	2/25/2011	—
2011-00150	KOPYT PAUL	DEFENDANT	2/25/2011	—
2011-00150	KOPYT RACHELLE	DEFENDANT	2/25/2011	—
2011-00150	WEIN ARTHUR	DEFENDANT	2/25/2011	—
2011-00150	WEIN ALICE	DEFENDANT	2/25/2011	—



**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 7, 2011 TO MARCH 11, 2011  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Stenstrom Kenneth	Honesdale National Bank	Paupack Township	70,000.00
Johnson Russell W	Honesdale National Bank	Lake Township	
Johnson Yolanda			85,000.00
Fisher Gary	Wells Fargo Bank	Salem Township	
Fisher Jennifer L			198,613.00
Martin David	J P Morgan Chase Bank	Lake Township	
Martin Megan			256,172.00
Osecki Stefan	Mortgage Electronic Registration Systems	Salem Township	
Goldovich Danita			203,212.00
Bates Brian	Mortgage Electronic Registration Systems	Dyberry Township	75,000.00
Standiford David	Wayne Bank	Lake Township	
Standiford Teresa Dill			70,500.00
Dillstandiford Teresa			
Baun Jeffrey S	J P Morgan Chase Bank	Lake Township	
Baun Patricia A			140,637.00
Passaro Michael A Tr	Romano Anthony	Salem Township	
Romano Ralph	Romano Paula Derosé		70,200.00
James Thomas	Police & Fire Federal Credit Union	Mount Pleasant Township	80,000.00
Lemberikman Oleg	Mortgage Electronic Registration Systems	Paupack Township	
Lemberikman Viktoria			348,000.00
Kearney Thomas F III	Police & Fire Federal Credit Union	Sterling Township	
Kearney Judith A			30,000.00
Widmer Stephen A	Mortgage Electronic Registration Systems	Salem Township	
Widmer Catherine			121,000.00
Giglio Joseph	J P Morgan Chase Bank	Paupack Township	
Bennett Margaret			139,770.00
Stinavage John M	Citizens Savings Bank	Dyberry Township	
Stinavage Erin E			166,200.00
David Kelly Inter Vivos Trust	Kelly David	Lake Township	128,436.00
M G C Partners	First National Community Bank	Honesdale Borough	1,460,000.00
Pendergast Karen A	Wells Fargo Bank	Lehigh Township	128,500.00
Richter Robert J	E S S A Bank & Trust	Paupack Township	
Richter Arlene F			50,000.00

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

Swingle Emil R	Honesdale National Bank	South Canaan Township	
Swingle Deborah L			100,000.00
Gregory Russell W	Honesdale National Bank	Lake Township	
Gregory Laurie A			324,000.00
Gann Richard	E S S A Bank & Trust	Paupack Township	
Gann Denise			75,000.00
Rahman Mustafizur	Mortgage Electronic Registration Systems	Palmyra Township	
Banu Nazifa			280,000.00
Lazarovich Arkadiy	Citizens Savings Bank	Lehigh Township	
Lazarovich Stella			130,000.00
Smyth James J	Mortgage Electronic Registration Systems	Bethany Borough	
Smyth Christina J Ogara			247,753.00
Ogarasmith Christina J			
Dougher Robert A BY AF	Liberty Bail Bonds Inc	Berlin Township	
Dougher William P AF	Seneca Insurance Company Inc		50,000.00
Jackson Steve K	P N C Bank	Sterling Township	138,009.82
Jackson Steve K	P N C Bank	Sterling Township	19,000.00
Bakos Hilda	Wells Fargo Bank	Honesdale Borough	259,500.00
Bakos Hilda		Housing & Urban Development	259,500.00
Kempinski Glen S	E S S A Bank & Trust	Sterling Township	
Kempinski Sheryl A Lucier			50,000.00
Lucierkempinski Sheryl A			
Peck Kevin G	Mortgage Electronic Registration Systems	Mount Pleasant Township	182,000.00
Karanjeet Ramesh	Stout Street Funding	Lake Township	
Moran Agnes			60,000.00
Karanjeet Ramesh	Stout Street Funding	Salem Township	
Moran Agnes			50,000.00
Bostjancic Mark	Honesdale National Bank	Clinton Township	
Bostjancic Lillian			104,000.00
Bagnick Willard S	Honesdale National Bank	Sterling Township	
Bagnick April D			31,000.00
Raimondi William	Mortgage Electronic Registration Systems	Paupack Township	140,000.00
Figueroa Alfredo Aka	Manufacturers & Traders Trust Company	Lake Township	
Figueroa Alfredo Sr Aka			25,000.00
Figueroa Maria			
Greaves Dusty L	Dime Bank	Damascus Township	92,100.00
Irwin Sibyl R	R B S Citizens	Cherry Ridge Township	
Irwin Eric S			284,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Bobal Aleen	Bobal Aleen	Lehigh Township	Lots 8 & 9
Chiu Tina	Carlo Jennifer		
Fannie Mae AKA	Sullivan Diane L	Scott Township	
Federal National Mortgage Association AKA	Sullivan Bruce M		
Goldbeck Mcafferty & Mckeever			
Wrobel Bogdan	Land Liquidator L L C	Salem Township	
Wrobel Renata			
Wrobel Bogdan	Land Liquidator L L C	Sterling Township	
Wrobel Renata			
Jehle Lawrence	Jehle David L Tr	Lake Township	Lot 3810
Jehle Anna	Jehle Jessica R Tr Jehle Michael J Tr Jehle Grantor Trust		
Liptak Debra E	Falvo Debra E	South Canaan Township	
Falvo Debra E	Falvo Joseph J		
Falvo Joseph J			
Genis Roman	Genis Liliana	Salem Township	Lot 136
Genis Dora			
Sellitti Charles A	Long Dale R	Lake Township	Lot 2
Long Dale R	Long Dale R	Lake Township	
Long Dale R	Sellitti Charles	Lake Township	Lot 3
Sellitti Charles A	Sellitti Charles A	Lake Township	
Neary Adam Exr	Osecki Stefan	Salem Township	
Neary Nathan Exr	Goldovich Dan Ita		
Neary Donald F Ii Est			
Neary Adam Exr	Osecki Stefan	Salem Township	
Neary Nathan Exr	Goldovich Dan Ita		
Neary Donald F Ii Est			
Kober Linda Robin Tr	Kober Linda Robin	Manchester Township	
Bernice Klein Revocable Living Trust	Rabinowitz Bettina Iris Klein Jules Mark		
Nakomis Rebekah Lodge Four	Nakomis Rebekah Lodge Four		
Nine Seven By Tr	Nine Seven By Tr	Preston Township	
Goerlitz Doris Tr	Goerlitz Doris Tr		
Nyberg Antoinette Tr	Nyberg Antoinette Tr		
Bennett Shirley Tr	Bennett Shirley Tr		
Zerga John P	Lemberikman Oleg	Paupack Township	Lot 18
Zerga Angela R	Lemberikman Viktoria		
Peregrine Property Group	Faith Baptist Fellowship Church Inc	Lake Township	
Federal National Mortgage Association By Af	Sulia Joseph C Sulia Sherri	Lake Township	Lot 877
Udren Law Offices Af			
Fenik Elizabeth Parson Ind & Tr	Fenik Alex Thomas	Preston Township	Lot 24
Fenik Alex Thomas Ind & Tr			



Lines Myra R	Line Donna A	Lehigh Township	Lot 4
Line Donna A	Buskaritz David		
Houck Bruce R	Buskaritz Denise		
Houck Alice J	Line Randall		
	Line Susan		
	Kuchak Timothy		
	Kuchak Michele		
Schiavo Marilyn Exr	Schiavo Marilyn	Berlin Township	
Paloscio Mary Est			
Kelly David	David Kelly Inter Vivos Trust	Lake Township	Lot 766
Bowen Virginia	Schilling Edward A	Paupack Township	Lot 326
Ulmer Karen A	Pendergast Karen A	Lehigh Township	Lot 108
Pendergast Karen A			
Gulla John E	Kollar Jeffrey	Lake Township	Lot 1054
Gulla Shirley J	Kollar Lynn		
Petrocelli Anthony F	Petrocelli Richard A Tr	Lake Township	Lot 1638
Petrocelli Gloria B	Petrocelli Raymond Tr		
	Anthony Petrocelli Irrevocable Trust		
Irwin Lance	Gann Richard	Paupack Township	Lot 311
Irwin Kristin	Gann Denise		
Polomene Kathleen	Polomene Kathleen	Palmyra Township	Lot 1
Polomene Anthony T			
Polomene Kathleen	Rahman Mustafizur	Palmyra Township	Lot 1
	Banu Nazifa		
Columbia Ancillary Services Inc	Demarco Richard	Paupack Township	Lot 1LE40
	Demarco Selena		
Frey Alice Est AKA	Demmerle Frank T Sr	Texas Township 1 & 2	
Frey Alice V Est AKA	Demmerle Mary M		
Burcher Cindy Adm & Ind			
Williams Carolyn Fadm & Ind			
Treat Jeffrey S Adm	Sky Lake Pines	Mount Pleasant Township	
Broszonn Bernie Est AKA			
Broszonn Bernard Est AKA			
Broszonn Bernhard Est AKA			
Broszonn Bernhart Est AKA			
Duffy Roger F	Duffy Cynthia M	Texas Township 1 & 2	
Duffy Cynthia M			
Wayne County Tax Claim Bureau	Joseph Dillon	Manchester Township	
Padovani Joseph			
Wayne County Tax Claim Bureau	Hahn Barry D	Manchester Township	
	Hahn Flora K		
Mark Lewis A	Hahn Vanessa L		
Mark Mary	Hahn Ryan A		
Wayne County Tax Claim Bureau	Nagl Norman G Jr	Paupack Township	
B & K W L E L L C			
Wayne County Tax Claim Bureau	Nagl Norman G Jr	Paupack Township	
B & K W L E L L C			

Wayne County Tax Claim Bureau	Nagl Norman G Jr	Paupack Township
Marici Christopher W		
Wayne County Tax Claim Bureau	Chesseri Roy J	Paupack Township
Singh Alice		
Wayne County Tax Claim Bureau	Miller Jeffrey Miller Jessica	Dreher Township
Hedman Gary		
Wayne County Tax Claim Bureau	Fahey Robert	Dreher Township
Soto Norma		
Wayne County Tax Claim Bureau	Fahey Robert	Dreher Township
Soto Norma		
Wayne County Tax Claim Bureau	Seibert Joseph	Dreher Township
Diversified Real Estate Inv Co		
Wayne County Tax Claim Bureau	Fahey Robert	Lehigh Township
Bajek Arleen		
Wayne County Tax Claim Bureau	Fahey Robert	Lehigh Township
Bajek Arleen		

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Wayne County Tax Claim Bureau G C Marketing Inc	Rossini Marco N	Lehigh Township	
Wayne County Tax Claim Bureau Vonkomarnicki Roman	Bordino Arthur	Lehigh Township	
Wayne County Tax Claim Bureau Lippincott James Lippincott Bertha	Dillon Joseph	Manchester Township	
Wayne County Tax Claim Bureau Reflection Lakes P O A Inc	Dillon Joseph	Manchester Township	
Wayne County Tax Claim Bureau Kelly George Kelly Deborah	Osmolskis Andrew J Kostelnik Kim	Manchester Township	
Wayne County Tax Claim Bureau Kelly George Kelly Deborah	Osmolskis Andrew J Kostelnik Kim	Manchester Township	
Wayne County Tax Claim Bureau Kelly George Kelly Deborah	Osmol Skis Andrew J Kostelnik Kim	Manchester Township	
Dosti Aleko Dosti Eftiqi	Zahariadis Christine	Lake Township	Lot 1236
Pulitano Nicholas	Pulitano Nicholas Pulitano Alan	Lake Township	Lot 1819
Subramanian Jayanth Larice Catherine	Lazarovich Arkadiy Lazarovich Stella	Lehigh Township	Lot 8
Samson Erik A Samson Holly	Samson Erik A Samson Holly	Lake Township	
Musgrave Ronald H Jr	Franzese Fawn	Lake Township	Lots 10w & 11w
Desipio Sharon	Sharon Desipio Revocable Trust Desipio Sharon Tr	Paupack Township	Lots 145 & 146
Desipio Sharon	Sharon Desipio Revocable Trust Desipio Sharon Tr	Paupack Township	Lots 147 & 148
Gagliardo Gioacchino Gagliardo John A	Gagliardo John A	Lake Township	Lot 43
Luft Walter C Luft Karen T	Luft Walter C	Paupack Township	Lot 148b
Ricci Virginia	Ricci Glenn J Ricci Donna L	Lehigh Township	Lots 32 & 33
Stanton David M Stanton Holly N	Stanton David M Stanton Holly N	Honesdale Borough	
Martin Robert D Jr Martin Karen A	Martin Robert D Jr Martin Karen A	Honesdale Borough	
Peck Kevin G Peck Marie	Peck Kevin G	Mount Pleasant Township	

## CLE Courses

### April 14, 2011

12:30 p.m.–3:45 p.m.

*Litigating the Failed Real Estate Deal*

3 hours substantive/0 hour ethics

Registration begins 12:00 noon

### June 15, 2011

9:00 a.m.–5:00 p.m.

*12th Annual Estate & Elder Law Symposium*

6 hours substantive/0 hour ethics

### June 23, 2011

12:00 p.m.–4:15 p.m.

*Witness Preparation*

4 hours substantive/0 hour ethics

Registration begins 11:30 a.m.

### June 30, 2011

9:00 a.m.–1:15 p.m.

*Title Insurance 101*

3 hours substantive/1 hour ethics

### July 12, 2011

9:00 a.m.–1:30 p.m.

*Intimate Partners, Legal Strangers:*

*A Guide for Representing Unmarried Couples*

4 hours substantive/0 hour ethics

### August 16, 2011

9:00 a.m.–12:30 p.m.

*PA's New Adoption Amendments*

2 hours substantive/1 hour ethics

### August 22, 2011

9:00 a.m.–1:30 p.m.

*Fundamentals of Insurance Law*

3 hours substantive/1 hour ethics

Registration begins 8:45 a.m. for all courses, unless otherwise noted.

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

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**The NEW "Official" Wayne County Legal Journal**

C E Odell Jr Revocable Trust	Prompton Borough	Prompton Borough	
Odell Carlton Edwin Jr Tr			
West Eugene D	Raimondi William	Paupack Township	Lot 122
West Melinda A			
Nazghaidze Giorgi	Land Liquidator One L L C	Lehigh Township	
Sutton Carol	Land Liquidator One L L C	Lehigh Township	
Goldfarb Todd J By Sheriff	Suntrust Bank Inc	Lebanon Township	Lot 71
Davis Sue	Cooksey Mary	Scott Township	
Davis Roland			
Cooksey Mary			
Cooksey David W			
Erdoesy Ann			
Erdoesy Glenn			
Davis Sue	Davis Sue	Scott Township	Lot 2
Davis Roland			
Cooksey Mary			
Cooksey David W			
Erdoesy Glenn			
Erdoesy Ann			
Pinkney Robert T	Pinkney Robert T	Palmyra Township	Lot 65
Pinkney Sylwia M			
Booths Eric	Greaves Dusty L	Damascus Township	Lot 15
Booths Angela			
Ackland James Bruce	Rogers Michael	Texas Township 3	Lot 1
Steinhart Jeffrey	Rogers April		
Rickard Jane C	Irwin Eric S	Cherry Ridge Township	Lot E
	Irwin Sibyl R		

# LEGAL JOURNAL

OF WAYNE COUNTY, PA 22nd Judicial District

**For your convenience, on the following pages  
please find the *Legal Journal of Wayne County*  
Display Advertising rates and  
Estate Notice advertising form.**



# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

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*One (1) time insertion*

**Fictitious Name Registration** \$45

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*One (1) time insertion*

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Certain restrictions and minimum insertion fees apply.

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Subject to approval

Subject to space availability

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Prices are based upon your advertisement  
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or JPG format.

*Certain Restrictions Apply*

## The Wayne County Legal Journal

is publishing every Friday—52 issues per year.

The deadline for all advertising is 10 AM on  
Monday for the Friday publication.

## Contact for Advertising Details:

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Fax: 570-647-0086

Email: [baileyd@ptd.net](mailto:baileyd@ptd.net)

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Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

*Ad Changes subject to artwork adjustment fee, call for details*

## Subscription Rates

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Emailed Copy	\$50 per year
Mailed & Emailed Copies	\$125 per year



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Executor (  ) Administrator (  ) *Please check one.*

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City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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### ATTORNEY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mail form to:  
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c/o WCBA/Estate Notice Advertising  
3305 Lake Ariel Highway  
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right. Same building as the Hotel Café and Curves.  
**Phone: 570-251-1512 Fax: 570-647-0086**  
**Email: baileyd@ptd.net**



**Legal Journal of Wayne County**  
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