

# OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 3 ★ SEPTEMBER 13, 2013 ★ Honesdale, PA ★ No. 27



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## CASES REPORTED

Commonwealth of Pennsylvania  
v.  
Hector Y. Rivera

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**Court of Common Pleas  
22nd Judicial District:**

The Hon. Raymond L. Hamill  
*President Judge*

The Hon. Robert J. Conway  
*Senior Judge*

**The Legal Journal of Wayne County** contains decisions of the Wayne County Court, legal notices, advertisements & other matters of legal interest. It is published every Friday by the Wayne County Bar Association.

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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Cover illustration by Kathleen Howell, an award-winning Pennsylvania artist. Her renderings of the “Pennsylvania County Courthouse Series” are on display at the Pennsylvania Judicial Center in Harrisburg, Pennsylvania.

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

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

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

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

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## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### *Notice Pricing*

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

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

#### *Subscription Rates*

##### *Per Year*

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

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

### WAYNE COUNTY OFFICIALS

#### *Judge of the Court of Common Pleas*

Raymond L. Hamill, *President Judge*  
Robert J. Conway, *Senior Judge*

#### *Magisterial District Judges*

Bonnie L. Carney  
Jane E. Farrell  
Ronald J. Edwards  
Ted Mikulak

#### *Court Administrator*

Linus H. Myers

#### *Sheriff*

Mark Steelman

#### *District Attorney*

Janine Edwards, Esq.

#### *Prothonotary, Clerk of The Court*

Edward "Ned" Sandercock

#### *Chief Public Defender*

Scott Bennett, Esq.

#### *Commissioners*

Brian W. Smith, *Chairman*  
Wendall R. Kay  
Jonathan Fritz

#### *Treasurer*

Brian T. Field

#### *Recorder of Deeds, Register of Wills*

Ginger M. Golden

#### *Coroner*

Edward Howell

#### *Auditors*

Carla Komar  
Judy O'Connell  
Kathleen A. Schloesser

#### *Jury Commissioners*

Judith M. Romich  
Patricia Biondo

**COURT OPINION**

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**Commonwealth of Pennsylvania**

**v.**

**Hector Y. Rivera**

**No. 2-2013-Criminal**

**Attorney for Defendant: Scott Bennett, Esquire**

**Summary of the Case**

Before the Court was Defendant's appeal of the Court's Order denying his Motion for Sentence Modification. Defendant originally pled guilty to Receiving Stolen Property and was sentenced to twelve (12) months' probation, to pay restitution in the amount of \$55.00, refrain from the use of controlled substances, submit to random drug testing and pay \$500 for the cost of the public defender. Defendant thereafter filed a Motion for Modification requesting that the cost of the public defender be struck as a condition of probation, arguing that the Court lacks statutory authority to impose such an order and also that there is no evidence of record supporting the basis for the \$500 cost.

The Court opined that the United States Supreme Court has held that there is no constitutional prohibition to a state court conditioning probation on an offender's reimbursement of the costs of the public defender, if the offender is financially able to make such reimbursement. Fuller v. Oregon, 417 U.S. 40 (1974). The Court then identified that in Pennsylvania, sentencing courts must do two things when imposing such orders: 1) specifically make reimbursement of costs a condition of probation at the time of sentencing; and 2) take into consideration a defendant's ability to pay the cost and the financial burden that will be placed on a defendant. Commonwealth v. Pride, 380 A.2d 1267 (Pa.Super. 1977); Commonwealth v. Opara, 362 A.2d 305 (Pa.Super. 1976).

In Pride, the trial court's sentencing order did not condition the defendant's probation on payment by the defendant of the cost of his representation. Id. at 1270. The Superior Court reasoned that it was bound by the sentence of the trial court and could not "redefine the repayment order as a probation condition or fine to transform a statutorily unauthorized repayment into a permissible order." Id. The Court indicated that the lower court could have properly imposed the disputed cost had it done so clearly as a condition of the defendant's probation at the time of sentencing. Id.

In the case at bar, payment of the cost of representation by the public defender was made an explicit condition of Defendant's probation and served the rehabilitative measures of the Court. The Court noted that probation is a constructive alternative to imprisonment and the conditions of a defendant's probation are tailored to the individual in a manner that best serves the community and also a defendant's reintegration into society as a law-abiding citizen. As a result, the Court initially determined the fee was a permissible condition of probation.

Next, the Court considered the financial burden of the cost to Defendant. The Court reviewed the details of Defendant's Pre-Sentence Investigation to determine that Defendant had the capacity to work and earn money to pay his fines, costs and restitution and was therefore able to pay the cost. Finally, the Court opined that Defendant's failure to pay would result in another hearing pursuant to Pa.R.Cr.P. 708 at which time Defendant would be provided an opportunity to be heard regarding any allegation of indigency and reasons for the failure to pay.

Finally, the Court noted that Defendant received pecuniary gain from his crime and that Defendant was a repeat offender. It was the Court's opinion that restitution of \$55.00 alone would be insufficient to deter Defendant in the future, and that bearing the cost of the public defender provides a more appropriate deterrent while also serving the rehabilitative measures of the Court. Inasmuch as courts are provided with flexibility to determine "all the direct and indirect damages caused by a defendant and then order restitution so that the defendant will understand the egregiousness of his conduct, be deterred from repeating this conducts, and be encouraged to live in a responsible way." Com v. Harner, 617 A.2d 702, 706 (Pa. 1982).

The Court therefore determined that there was no issue which merited a modification of Defendant's sentence, and respectfully requested the Superior Court also find no merit in Defendant's appeal.



## CRIMINAL CASES

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*The following cases were addressed by the Honorable Robert J. Conway, Senior Judge, Specially Presiding, Wayne County, on September 5, 2013*

JOSHUA RICKARD, age 31 of Callicoon, NY was sentenced to the Wayne County Correctional Facility for a period of not less than 5 months nor more than 5 years for one count of DUI, graded as a Misdemeanor of the 1st Degree. He was also ordered to pay all Court costs, pay a fine in the amount of \$1,500.00, undergo a drug and alcohol evaluation and comply with all recommendations for treatment, and perform 50 hours of community service. The incident occurred on February 6, 2013, in Honesdale Borough when Honesdale Borough Police were called to investigate the report of a one vehicle crash. At that time Rickard was under the influence of several controlled substances.

JEREMY J. BOX, age 28 of Honesdale, PA pled guilty to one count of Involuntary Deviate Sexual Intercourse, graded as a Felony of the 1st Degree. The incident occurred between December 1, 2011, and December 31, 2011, in Damascus Township. He is scheduled to be sentenced on December 5, 2013.

CHELSEA A. KOROTKY, age 24 of Honesdale, PA pled guilty to two counts of Possession of Controlled Substance, ungraded Misdemeanors. The incident occurred between March 2, 2012, and April 24, 2012, in Cherry Ridge Township. She is scheduled to be sentenced on October 10, 2013.

JAMES E. SKIPPER, age 53 of Moscow, PA pled guilty to one count of DUI or Controlled Substance, graded as a Misdemeanor of the 1st Degree, one count of False Identification to Law Enforcement Authorities, graded as a Misdemeanor of the 3rd Degree and one count of Driving While Operating Privilege Suspend/Revoked, graded as a Summary offense. The incident occurred on March 12, 2013, in Salem Township. At that time Skipper refused to submit to the drawing of a blood sample for chemical testing. He is scheduled to be sentenced on October 17, 2013.

NILSA LEBRON, age 55 of Honesdale, PA pled guilty to one count of Criminal Conspiracy-Possession With Intent to Deliver Marijuana, an ungraded Felony. The incident occurred on April 25, 2013, on Main Street, in Honesdale Borough. She is scheduled to be sentenced on October 17, 2013.

JOHN COOK, age 27 of Madison Twp, PA pled guilty to one count of Identity Theft, graded as a Felony of the 3rd Degree. The incident occurred between May 3, 2012, and May 18, 2012, in Salem Township. He is scheduled to be sentenced on October 24, 2013.

**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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**EXECUTOR NOTICE**

Estate of JEANNE O.  
HOPSTETTER AKA JEANNE  
HOPSTETTER AKA OLIVE  
JEANNE HOPSTETTER  
Late of Damascus Township  
Executor  
ROBERT F. HOPSTETTER  
61 OWL WOOD RD.  
HONESDALE, PA 18431  
Attorney  
NICHOLAS A. BARNA  
831 COURT STREET  
HONESDALE, PA 18431

**9/13/2013 • 9/20/2013 • 9/27/2013**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF EDITH LOIS EMIG a/k/a EDITH L. EMIG**, late of Crestmont Drive, Newfoundland, Wayne County, Pennsylvania (died June 17, 2013), to Deborah Emig n/k/a Deborah J. Thurston, Executrix. All persons indebted to the said Estate are

required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

**9/6/2013 • 9/13/2013 • 9/20/2013**

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**ADMINISTRATRIX NOTICE**

Estate of CHARLES ALAN  
CLARK  
Late of Mount Pleasant Township  
Administratrix  
TRISH TYLER-DAVIS  
934 LAKE HENRY RD.  
LAKE ARIEL, PA 18436  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

**9/6/2013 • 9/13/2013 • 9/20/2013**

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**EXECUTOR NOTICE**

Estate of PATRICIA M.  
SCHAFFROTH  
Late of Waymart Borough  
Executor  
CHRISTIAN F. SCHAFFROTH  
409 LOPAX ROAD, APT I10  
HARRISBURG, PA 17112  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

**9/6/2013 • 9/13/2013 • 9/20/2013**

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**EXECUTOR NOTICE**

Estate of DORIS FRIES AKA  
DORIS L. FRIES

Late of Prompton Borough

Executor

RANDAL FRIES

P.O. BOX 63

PROMPTON, PA 18456

Attorney

MATTHEW L. MEAGHER,  
ESQUIRE

1018 CHURCH STREET

HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

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**EXECUTOR NOTICE**

Estate of PETER A. ROSSI AKA  
PETER A. ROSSI, JR.

Late of Mount Pleasant Township

Executrix

KELLY LOUISE ROSSI

349 WESTERVELT PLACE

LODI, NJ 07644

Executor

PETER RICHARD ROSSI

357 UNION AVENUE

BELLEVILLE, NJ 07109

Attorney

RICHARD B. HENRY

1105 COURT STREET

HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

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**EXECUTRIX NOTICE**

Estate of ROBERT J. WEIDNER

Late of Texas Township

Executrix

CATHERINE TALLMAN

162 LAKESIDE DRIVE

HONESDALE, PA 18431

Attorney

MATTHEW L. MEAGHER,  
ESQUIRE

1018 CHURCH STREET  
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

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**ESTATE NOTICE**

Estate of Anne Roth a/k/a Anne G.  
Roth, deceased

Late of Gouldsboro, Lehigh  
Township, Wayne County

Letters Testamentary in the above  
named estate having been granted  
to the undersigned, all persons  
indebted to the estate are requested  
to make immediate payment, and  
those having claims are directed to  
present the same without delay to  
the undersigned or his/her attorney  
within four months from the date  
hereof and to file with the Clerk of  
the Court of Common Pleas of the  
Twenty-Second Judicial District,  
Orphans' Court Division, a  
particular statement of claim, duly  
verified by an Affidavit setting  
forth an address with the County  
where notice may be given to  
Claimant.

John Gorski, Executor  
c/o FISHER & FISHER LAW  
OFFICES LLC

525 Main Street

PO Box 396

Gouldsboro, PA 18424

9/6/2013 • 9/13/2013 • 9/20/2013

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**EXECUTRIX NOTICE**

Estate of VICTOR FELLER

Late of Damascus Township

Executrix

DOLORES SEELIG

34 EVANS RD



HONESDALE, PA 18431  
Attorney  
STEVEN E. BURLEIN, ESQ.  
307 11TH STREET  
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

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**EXECUTOR NOTICE**

Estate of VERNON DRESSLER  
AKA VERNON E. DRESSLER  
Late of South Cannan Township  
Executor  
JEAN MICHEL FAVRE  
1831A EASTON TURNPIKE  
LAKE ARIEL, PA 18436  
Attorney  
STEVEN E. BURLEIN, ESQ.  
307 11TH STREET  
HONESDALE, PA 18431

9/6/2013 • 9/13/2013 • 9/20/2013

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**EXECUTRIX NOTICE**

Estate of REGINALD L. SEIPP  
Late of Damascus Township  
Executrix  
SHANNON BERTHOLF, F/N/A,  
SHANNON SEIPP  
414 15TH STREET  
HONESDALE, PA 18431  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

8/30/2013 • 9/6/2013 • 9/13/2013

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**EXECUTOR NOTICE**

Estate of LYNN GEORGE  
REYNOLDS AKA LYNN G.  
REYNOLDS  
Late of Cherry Ridge Township  
Executor

JEFFREY LYNN REYNOLDS  
321 CREEK DRIVE  
PROMPTON, PA 18456  
Attorney  
MATTHEW L. MEAGHER,  
ESQUIRE  
1018 CHURCH STREET  
HONESDALE, PA 18431

8/30/2013 • 9/6/2013 • 9/13/2013

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**EXECUTRIX NOTICE**

Estate of MARIA P. DERUBIS  
AKA MARIE P. DERUBIS  
Late of Salem Township  
Executrix  
JODY TERENCE  
966 HAMLIN HWY  
LAKE ARIEL, PA 18436

8/30/2013 • 9/6/2013 • 9/13/2013

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**ADMINISTRATOR NOTICE**

Estate of DONALD S. NOBLE  
Late of Honesdale and Lake  
Township  
Administrator  
JANICE E. LIPTAK  
316 ASH ST.  
BETHANY, PA 18431  
Administrator  
JEFFREY A. NOBLE  
81 CHEROKEE DRIVE  
HONESDALE, PA 18431  
Attorney  
ERROL C. FLYNN, ESQUIRE  
926 COURT ST.  
HONESDALE, PA 18431

8/30/2013 • 9/6/2013 • 9/13/2013

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**EXECUTRIX NOTICE**

Estate of BONNIE M. MORRILL  
Late of Mount Pleasant Township  
Executrix

DEBORAH LEE PRUITT  
592 NIAGRA DR.  
PLEASANT MOUNT, PA 18453  
Attorney  
JOHN F. SPALL  
2573 RT. 6  
HAWLEY, PA 18428

8/30/2013 • 9/6/2013 • 9/13/2013

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**EXECUTOR NOTICE**

Estate of JOSEPH GERARD  
BRISLIN JR. AKA JOSEPH  
BRISLIN  
Late of Lehigh Township, Wayne  
County  
Executor  
ANDREW BRISLIN  
1868 CHESTNUT HILL DRIVE  
TEGA CAY, SC 29708  
Attorney  
TIMOTHY B. FISHER, ESQ.  
525 MAIN STREET, PO BOX 396  
GOULDSBORO, PA 18424

8/30/2013 • 9/6/2013 • 9/13/2013

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**EXECUTRIX NOTICE**

Estate of VIRGINIA J. LUBEY  
Late of Hawley Borough  
Executrix  
PATRICIA J. LUBEY  
12 WEST 72ND STREET #18D  
NEW YORK, NY 10023  
Executrix  
GERALDINE A. LUBEY  
7500 FOURTH AVENUE  
BROOKLYN, NY 11209

8/30/2013 • 9/6/2013 • 9/13/2013

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**OTHER NOTICES**

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**LEGAL NOTICE  
IN THE COURT OF COMMON  
PLEAS OF THE 22ND  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE**

IN RE: CHANGE OF NAME OF  
DANIEL LEE KRAHN

No. 371 Civil 2013

**NOTICE**

Notice is hereby given that, on August 27, 2013, the petition of AMANDA WHITE, on behalf of the minor child, DANIEL LEE KRAHN, was filed in the above-named court, requesting an order to change the name of DANIEL LEE KRAHN to DANIEL JOSEPH WHITE.

The Court has fixed the day of October 4, 2013, at 10:00 a.m., in Court Room No. 2, of Wayne County Court House, 925 Court Street, Honesdale, Pennsylvania 18431 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

ALFRED G. HOWELL, ESQUIRE  
Attorney for the Petitioner  
109 9th Street  
Honesdale PA 18431  
Tel.: (570) 253-2520  
Fax: (570) 253-7896  
Email: hhklaw@verizon.net

9/13/2013

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**LEGAL NOTICE  
IN THE COURT OF COMMON  
PLEAS OF THE 22ND  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE**

IN RE: CHANGE OF NAME OF  
ANNA MARIE KRAHN

No. 372 Civil 2013

**NOTICE**

Notice is hereby given that, on August 27, 2013, the petition of AMANDA WHITE, on behalf of the minor child, ANNA MARIE KRAHN, was filed in the above-named court, requesting an order to change the name of ANNA MARIE KRAHN to ANNA SOPHIA WHITE.

The Court has fixed the day of October 4, 2013, at 10:00 a.m., in Court Room No. 2, of Wayne County Court House, 925 Court Street, Honesdale, Pennsylvania 18431 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

ALFRED G. HOWELL, ESQUIRE  
Attorney for the Petitioner  
109 9th Street  
Honesdale PA 18431  
Tel.: (570) 253-2520  
Fax: (570) 253-7896  
Email: hhklaw@verizon.net

**9/13/2013**

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**PUBLIC NOTICE IN THE  
COURT OF COMMON PLEAS  
OF WAYNE COUNTY  
CIVIL ACTION - LAW  
ACTION TO QUIET TITLE  
NO. 352-2012**

PHILIP BUEKI, JR. , Plaintiff

v.

FRANK HOLLENBECK and  
ESTELLA M. HOLLENBECK, his  
wife, and LEVI A. PATTERSON,  
their heirs, executors, administrators,  
assigns, and any and all other persons  
claiming any right, title or interest in  
or to the herein-described real proper-  
ty other than plaintiffs, whose identi-  
ty(ies) are unknown, Defendants

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgement 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 PENNSYLVANIA LEGAL SERVICES, INC., Wayne County Courthouse, 925 Court Street, Honesdale, PA 18431, Telephone: 570-253-1031

DOUGLAS J. JACOBS, ESQ.  
515 BROAD STREET  
MILFORD, PA 18337  
(570) 296-8544  
FAX (570) 296-5708  
djjacobs@ptd.net

**8/30/2013 • 9/6/2013 • 9/13/2013**

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### **SHERIFF'S SALES**

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

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### **SHERIFF'S SALE OCTOBER 2, 2013**

By virtue of a writ of Execution U.S. Bank N. A. Trustee for the Pennsylvania Housing Finance Agency issued out of the Court of Common Pleas of Wayne County, to me directed, there will be

exposed to Public Sale, on Wednesday the 2nd day of October, 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 lying, situate and being in the Borough of Honesdale, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of Sunset Avenue, said point being also the Northwest corner of Lot No. 5 in the development of Grandview Heights, as surveyed by L. F. Burlein, R.E. Said Lot No. 5 being owned by Charles Buddenhagen, et ux; and thence along the center of said Sunset Avenue North 09 degrees 48 minutes East 100.00 feet to a point in the center of said Sunset Avenue; thence South 80 degrees 12 minutes East along the line of Lot No. 3 in the aforesaid Grandview Heights development 150.00 feet to an iron pin corner, being the Southeastern corner of Lot No. 3, aforesaid; thence South 09 degrees 48 minutes West 100.00 feet along Lot No. 31 of the aforesaid Development to an iron pipe corner being also the Northeastern corner of Lot No. 5 aforesaid; thence along the Northeasterly line of Lot No. 5, North 80 degrees 12 minutes West 150.00 feet to a point in the center of Sunset Avenue; being the place of BEGINNING.

BEING Lot No. 4 in the development of Grandview Heights.

UNDER AND SUBJECT to covenants and restrictions as shown in the prior Deed recorded in Wayne County Record Book 1192, Page 75.

HAVING THEREON ERECTED A DWELLING KNOWN AS 19 SUNSET AVENUE, HONESDALE, PA 18431

PARCEL NO. 11-0-0016-0061

BEING THE SAME PREMISES WHICH Emerald Mountain Homes by deed dated 02/14/05 and recorded 03/17/05 in Wayne County Record Book 2729, Page 4, granted and conveyed unto Scott W. Earley.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear

Seized and taken in execution as Scott W. Earley 19 Sunset Avenue HONESDALE PA 18431

Execution No. 54-Civil-2013  
Amount \$149,269.23 Plus additional

July 17, 2013  
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.

Leon P. Haller, Esq.

9/6/2013 • 9/13/2013 • 9/20/2013

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**SHERIFF'S SALE  
OCTOBER 2, 2013**

By virtue of a writ of Execution JP Morgan Chase Bank, N. A., Successor by Purchase from the FDIC, as Receiver for Washington Mutual Bank F/K/A Washington Mutual Bank, FA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of October, 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 1301, 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, Pages 57 and 58; February 8, 1971, in Plat Book 5, Pages 59 and 61 through 53; March 24, 1971, in Plat Book 5, Pages 66 through 68;

May 10, 1971, in Plat Book 5, Pages 69 through 71; 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.

Reference Tax Map No. 12-19-67.

Lot 1301, Section 12, of The Hideout, Lake Ariel, PA 18436, is recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, in Plat Book 5, Page 41, recorded in May 8, 1970.

The property address is known as 1301 Brookfield Road, of The

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Hideout, Lake Ariel, PA 18436.

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

BEING TAX NO.: 12-0-0019-0067

BEING KNOWN AS: 1301 BROOKFIELD ROAD, LAKE ARIEL, PENNSYLVANIA 18436.

Title to said premises is vested in Jose A. Rosario, Jr. and Shirley Navarro Rosario, husband and wife, by deed from MATTHEW J. MAZUR AND JOYCE A. MAZUR, HIS WIFE dated May 24, 2002 and

Seized and taken in execution as Jose A. Rosario Jr. 1301 Brookfield Rd LAKE ARIEL PA 18436 Shirley Navarro Rosario 2066 Ciero Avenue BRONX NY 10473

Execution No. 10-Civil-2013  
Amount \$106,189.86 Plus

additional

July 29, 2013  
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.**

Marc S. Weisberg, Esq.

**9/6/2013 • 9/13/2013 • 9/20/2013**

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**CIVIL ACTIONS FILED**


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*FROM AUGUST 17, 2013 TO AUGUST 23, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2005-20515	LYONS PAUL	8/20/2013	SATISFACTION	—
2005-20783	PARASCHIV VIOREL	8/21/2013	SATISFACTION	—
2006-20256	LYONS PAUL	8/20/2013	SATISFACTION	—
2006-21479	LYONS PAUL	8/20/2013	SATISFACTION	—
2007-20233	LYONS PAUL	8/20/2013	SATISFACTION	—
2007-21493	LYONS PAUL	8/20/2013	SATISFACTION	—
2008-00299	COLLINS KEITH D	8/23/2013	WRIT OF EXECUTION	242,881.59
2008-00299	COLLINS GAIL P	8/23/2013	WRIT OF EXECUTION	242,881.59
2008-00895	NOVAK SCOTT P	8/22/2013	SATISFACTION	—
2008-21226	ROBINSON CARL H JR	8/22/2013	SATISFACTION	150.00
2008-21226	ROBINSON ANDREA L	8/22/2013	SATISFACTION	150.00
2008-22030	BARNES JASON STEPHEN	8/20/2013	SATISFACTION	—
2009-00616	RENN DEBRA C	8/22/2013	SATISFACTION	—
2009-20057	TARTELLA COLLIN	8/19/2013	SATISFACTION	—
2009-20057	TARTELLA MARCY	8/19/2013	SATISFACTION	—
2009-20195	GILSON DONALD D	8/23/2013	SATISFACTION	—
2009-21648	SOUTHERTON COREY	8/21/2013	SATISFACTION	—
2010-00086	BURKE CATHERINE	8/22/2013	SATISFACTION	—
2010-20568	BALDWIN TIMOTHY J	8/20/2013	SATISFACTION	—
2011-20785	ROBINSON CARL H JR	8/22/2013	SATISFACTION	353.49
2011-20785	ROBINSON ANDREA L	8/22/2013	SATISFACTION	353.49
2011-21918	CLARKE PATRICK	8/22/2013	SATISFACTION	—
2012-00378	MIELE LYNNE	8/22/2013	AMEND "IN REM" JUDG	290,175.70
2012-00378	MIELE JOSEPH JR	8/22/2013	AMEND "IN REM" JUDG	290,175.70
2012-00465	FLANNERY RYAN J	8/23/2013	WRIT OF EXECUTION	294,916.52
2012-00465	FLANNERY SANDRA M	8/23/2013	WRIT OF EXECUTION	294,916.52
2012-00585	VENETIS PANAYIOTIS K	8/23/2013	DEFAULT JUDG IN REM	94,319.45
2012-00585	VENETIS TRACI	8/23/2013	DEFAULT JUDG IN REM	94,319.45
2012-00723	CABEL ASSOCIATES LLC GARNISHEE	8/23/2013	JUDGMENT - GARNISHEE	250,000.00
2012-00723	BILL GOODWIN CONSTRUCTION LLC	8/23/2013	JUDGMENT	1,208,167.16
2012-00723	GOODWIN WILLIAM R	8/23/2013	JUDGMENT	1,208,167.16
2012-00723	CABEL PROPERTIES LLC GARNISHEE	8/23/2013	JUDGMENT - GARNISHEE	250,000.00
2012-00723	CABEL GEORGE A GARNISHEE	8/23/2013	JUDGMENT - GARNISHEE	250,000.00

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

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2012-20553	BILL GOODWIN CONSTRUCTION LLC	8/19/2013	WRIT OF EXECUTION	88,865.92
2012-20553	GOODWIN WILLIAM R	8/19/2013	WRIT OF EXECUTION	88,865.92
2012-20553	GOODWIN BILL A/K/A	8/19/2013	WRIT OF EXECUTION	88,865.92
2012-20553	LEEWARD CONSTRUCTION INC GARNISHEE	8/19/2013	GARNISHEE/WRIT EXEC	88,865.92
2012-20553	BILL GOODWIN CONSTRUCTION LLC	8/19/2013	WRIT OF EXECUTION	88,865.92
2012-20553	GOODWIN WILLIAM R	8/19/2013	WRIT OF EXECUTION	88,865.92
2012-20553	GOODWIN BILL A/K/A	8/19/2013	WRIT OF EXECUTION	88,865.92
2012-20553	E R LINDE CONSTRUCTION CORPORATION GARNISHEE	8/19/2013	GARNISHEE WRIT EXEC	88,865.92
2013-00079	HOUMAN BENJAMIN S	8/22/2013	AMEND "IN REM" JUDG	85,981.12
2013-00134	ROTHERHAM DONALD A	8/22/2013	AMEND "IN REM" JUDG	142,962.29
2013-00155	BUTTERWECK JOAN M	8/21/2013	DEFAULT JUDG IN REM	280,047.32
2013-00165	FORD DENA L	8/23/2013	DEFAULT JUDGMENT	129,735.02
2013-00165	FORD ROBERT W JR	8/23/2013	DEFAULT JUDGMENT	129,735.02
2013-00226	NORDENHOLD ROY F	8/23/2013	DEFAULT JUDGMENT	19,441.64
2013-00226	NORDENHOLD CINDY L	8/23/2013	DEFAULT JUDGMENT	19,441.64
2013-00266	THOMPSON WAYNE A	8/21/2013	DEFAULT JUDG IN REM	117,096.94
2013-00266	THOMPSON JOANNA M	8/21/2013	DEFAULT JUDG IN REM	117,096.94
2013-00456	FELLOWS JOSEPH AND ALL THOSE CLAIMING BY ...	8/23/2013	QUIET TITLE	—
2013-20172	PENNSTAR BANK GARNISHEE	8/20/2013	GARNISHEE/DISC ATTCH	—
2013-20227	SEEUWEN PETER FREDERICK	8/22/2013	SATISFACTION	—
2013-20305	SILVA PAULO HENRI QUE	8/23/2013	SATISFACTION	—
2013-20305	CONAGHAN SORCHA MAIRE	8/23/2013	SATISFACTION	—
2013-21117	HAYDEN HARVEY H	8/22/2013	SATISFACTION	—
2013-21117	HAYDEN THOMAS C	8/22/2013	SATISFACTION	—
2013-21155	VANKER EUGENE	8/19/2013	FEDERAL TAX LIEN	56,141.54
2013-21157	BOSSICK ANGELA	8/20/2013	JUDGMENT	2,169.00
2013-21158	WERTMAN SEAN P	8/20/2013	JUDGMENT	2,659.50
2013-21159	RICHARD DANA	8/20/2013	JP TRANSCRIPT	2,464.65
2013-21160	SWINGLE BEAU	8/20/2013	JP TRANSCRIPT	2,183.65
2013-21161	MOORE MELISSA L	8/20/2013	JP TRANSCRIPT	1,709.20
2013-21162	WOORTMAN LORY	8/20/2013	JP TRANSCRIPT	2,665.30
2013-21163	CARD JASON	8/20/2013	JP TRANSCRIPT	2,488.00
2013-21164	DEKENIPP MICHAEL	8/20/2013	JP TRANSCRIPT	1,220.39
2013-21164	DEKENIPP JOANNE	8/20/2013	JP TRANSCRIPT	1,275.99
2013-21165	STRAPEC CYNTHIA	8/20/2013	JP TRANSCRIPT	7,653.95
2013-21166	PECK DAVID	8/20/2013	JP TRANSCRIPT	3,334.50
2013-21166	PECK SUZETTE	8/20/2013	JP TRANSCRIPT	3,334.50
2013-21167	MESSER SANDRA	8/20/2013	JP TRANSCRIPT	1,599.40
2013-21167	VARCA SANDY A/K/A	8/20/2013	JP TRANSCRIPT	1,599.40
2013-21167	SAND	8/20/2013	JP TRANSCRIPT	1,599.40
2013-21168	FAWCETT ROBERT	8/20/2013	JP TRANSCRIPT	2,522.30
2013-21168	FAWETT TINA	8/20/2013	JP TRANSCRIPT	2,552.16
2013-21169	MCGUIRE DENNIS JOHN	8/21/2013	JUDGMENT	7,169.00

2013-21170	KASSEM PRESTON S	8/21/2013	JUDGMENT	3,001.00
2013-21171	KASSEM PRESTON S	8/21/2013	JUDGMENT	1,718.00
2013-21172	DRONGOSKI JULIA	8/22/2013	JP TRANSCRIPT	1,187.09
2013-21172	DRONGOSKI JULIA	8/22/2013	WRIT OF EXECUTION	1,578.09
2013-21173	KNASH JACOB JOHN	8/22/2013	JUDGMENT	4,754.00
2013-21174	TOMASETTI MICHAEL	8/23/2013	JP TRANSCRIPT	2,617.24
2013-21175	NERI ROGER S	8/23/2013	TAX LIEN	2,797.17
2013-21176	GORDON LYNETTE	8/23/2013	TAX LIEN	1,727.92
2013-21177	MANCINO MICHAEL	8/23/2013	TAX LIEN	9,325.52
2013-21177	MANCINO ALLISON	8/23/2013	TAX LIEN	9,325.52
2013-21178	CARDINALI TERRENCE J	8/23/2013	TAX LIEN	1,800.74
2013-21178	CARDINALI FRANCINE	8/23/2013	TAX LIEN	1,800.74
2013-21179	ORIANI GEORGE J	8/23/2013	TAX LIEN	792.02
2013-21179	ORANI MERILEE A	8/23/2013	TAX LIEN	792.02
2013-21180	DURANTE JEFF R	8/23/2013	TAX LIEN	1,954.00
2013-21180	DURANTE DOREEN E	8/23/2013	TAX LIEN	1,954.00
2013-21181	NEUGEBAUER RICHARD W	8/23/2013	TAX LIEN	1,080.93
2013-21181	NEUGEBAUER JOANN	8/23/2013	TAX LIEN	1,080.93
2013-21182	JOHANNES JEROME F	8/23/2013	TAX LIEN	1,070.94
2013-21183	HOUGHTON SCOTT E	8/23/2013	TAX LIEN	1,662.32
2013-21184	DIXON DOUGLAS J	8/23/2013	TAX LIEN	1,306.11
2013-40063	BOWMAN MATTHEW E OWNER P	8/22/2013	STIP VS LIENS	—
2013-40063	WALLINGFORD BUILDERS LLC CONTRACTOR	8/22/2013	STIP VS LIENS	—
2013-40064	BOWMAN MATTHEW E OWNER P	8/22/2013	STIP VS LIENS	—
2013-40064	CRAIG STILES PLUMBING AND HVAC CONTRACTOR	8/22/2013	STIP VS LIENS	—
2013-40065	BOWMAN MATTHEW E OWNER P	8/22/2013	STIP VS LIENS	—
2013-40065	BARNSTORMERSWOOD INC CONTRACTOR	8/22/2013	STIP VS LIENS	—
2013-40066	BOWMAN MATTHEW E OWNER P	8/22/2013	STIP VS LIENS	—
2013-40066	A JONES ELECTRIC INC CONTRACTOR	8/22/2013	STIP VS LIENS	—

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

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00450	SULLIVAN BRIAN CRIS	PLAINTIFF	8/22/2013	—
2013-00450	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	8/22/2013	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00452	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/22/2013	—
2013-00452	TOMI DAN	DEFENDANT	8/22/2013	—
2013-00453	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/22/2013	—
2013-00453	MESSER MARY E	DEFENDANT	8/22/2013	—
2013-00454	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/22/2013	—
2013-00454	MAXIMOV ALEXANDER M	DEFENDANT	8/22/2013	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00459	HONESDALE NATIONAL BANK	PLAINTIFF	8/23/2013	—
2013-00459	BERRIAN FRANK MORGAN	DEFENDANT	8/23/2013	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00460	BOUSELLI JOSEPH PLAINTIFF/APPELLEE	PLAINTIFF	8/23/2013	—
2013-00460	M & S SEPTIC SERVICES INC DEFENDNT/APPELLANT	DEFENDANT	8/23/2013	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00451	ADAMS MARGARET R ESTATE	PLAINTIFF	8/22/2013	—

**MISCELLANEOUS — REPLEVIN**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00447	AMERICAN SUZUKI FIN SER CO LLC D/B/A	PLAINTIFF	8/21/2013	—
2013-00447	AMERICAN SUZUKI FINAN SERVICES	PLAINTIFF	8/21/2013	—
2013-00447	HIBBS WILMER C	DEFENDANT	8/21/2013	—
2013-00447	HILLS BILL	DEFENDANT	8/21/2013	—
2013-00457	BARHITE DARLENE MARIE ESTATE	PLAINTIFF	8/23/2013	—
2013-00457	SEELEY JOHN	DEFENDANT	8/23/2013	—
2013-00458	HARLEY DAVIDSON CREDIT CORP AS ASSIGNEE OF	PLAINTIFF	8/23/2013	—
2013-00458	EAGLEMARK SAVINGS BANK	PLAINTIFF	8/23/2013	—
2013-00458	PHILLIPS JOSEPH S	DEFENDANT	8/23/2013	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00444	DEUTSCHE BANK NATIONAL TRUST TRUSTEE FOR	PLAINTIFF	8/20/2013	—
2013-00444	ARGENT SECURITIES INC	PLAINTIFF	8/20/2013	—
2013-00444	VANWAGENEN LEGRANDE W JR	DEFENDANT	8/20/2013	—
2013-00444	VANWAGENEN LESLIE J	DEFENDANT	8/20/2013	—
2013-00445	NATIONSTAR MORTGAGE LLC D/B/A	PLAINTIFF	8/20/2013	—
2013-00445	CHAMPION MORTGAGE COMPANY	PLAINTIFF	8/20/2013	—
2013-00445	SPENCER FREDRICK	DEFENDANT	8/20/2013	—
2013-00445	UNKNOWN HEIRS	DEFENDANT	8/20/2013	—
2013-00445	UNITED STATES OF AMERICA THE	DEFENDANT	8/20/2013	—

2013-00446	US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR	PLAINTIFF	8/20/2013	—
2013-00446	CITIGROUP MORTGAGE LOAN TRUST	PLAINTIFF	8/20/2013	—
2013-00446	LAUERSEN SCOTT A	DEFENDANT	8/20/2013	—
2013-00446	LAUERSEN HOPE	DEFENDANT	8/20/2013	—
2013-00448	WELLS FARGO BANK SUCCESSOR BY MERGER TO	PLAINTIFF	8/21/2013	—
2013-00448	WACHOVIA BANK NATIONAL ASSOCIA	PLAINTIFF	8/21/2013	—
2013-00448	SLOSS WILLIAM W	DEFENDANT	8/21/2013	—

### REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00449	EZRAPOUR JANET	PLAINTIFF	8/21/2013	—
2013-00449	ROUHANI RAMINE	DEFENDANT	8/21/2013	—
2013-00449	MOZAFFARI NAHID NOSRAT	DEFENDANT	8/21/2013	—

### REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00456	HOYLE CHARLES R TRUSTEE OF	PLAINTIFF	8/23/2013	—
2013-00456	CHISEK SOPHIE A REVOCABLE TRUS	PLAINTIFF	8/23/2013	—
2013-00456	FELLOWS JOSEPH AND ALL THOSE CLAIMING BY ...	DEFENDANT	8/23/2013	—

### TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2013-00455	VALENTI VINCENT	PLAINTIFF	8/23/2013	—
2013-00455	SHAFFER LAVERNE BLAINE INDIVIDUALLY AND T/A	DEFENDANT	8/23/2013	—
2013-00455	SBL INC	DEFENDANT	8/23/2013	—
2013-00455	SBL REALTY INC	DEFENDANT	8/23/2013	—

Senator Baker announced the addition of direct email updates for those interested in receiving the latest information regarding legislative, revenue, veteran affairs and other constituent news. Go to [www.senatorbaker.com/e-mail.htm](http://www.senatorbaker.com/e-mail.htm) for more information.

**MORTGAGES AND DEEDS**

*RECORDED FROM SEPTEMBER 3, 2013 TO SEPTEMBER 6, 2013  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Travis Edward Jr	Honesdale National Bank	Preston Township	
Travis Maureen			42,000.00
Cizike Debra M	Wayne Bank	Waymart Borough	63,200.00
Babcock Herbert A Jr	Honesdale National Bank	Waymart Borough	6,500.00
Watson James W	Honesdale National Bank	Honesdale Borough	
Watson Brenda J			100,000.00
Gillette Thomas R	Honesdale National Bank	Texas Township	30,000.00
Avci Mustafa	P N C Mortgage	Lake Township	
Avci Sevin D			90,000.00
Amendolair Peter	Bank Of America	Lebanon Township	
Amendolair Donna M AKA Amendolair Donna AKA			326,132.00
Carro James J	J P Morgan Chase Bank	Preston Township	
Carro Colleen			109,000.00
Messina Jack	Mortgage Electronic Registration Systems	Damascus Township	
Messina Eugenia Messina Juliann E			122,100.00
Pronesti George R Pronesti Jennifer B	Bank Of America	Paupack Township	777,000.00
Budd Bruce W	Mortgage Electronic Registration Systems	Paupack Township	
Budd Geraldine M			330,000.00
Finn Patrick J	Mortgage Electronic Registration Systems	Paupack Township	
Finn Maria A			71,200.00
Harrington Raymond V III Harrington Laurie S	Meagher Maurice F III	Honesdale Borough	125,000.00
Vonstrasser Christoph R AKA Strasser Christoph R AKA Vonstrasser Katharine L	Bank Of America	Damascus Township	679,000.00
Keating James M Keating Jacqueline M	U S A A Federal Savings Bank	Paupack Township	100,000.00
Margiotta Antonio	Mortgage Electronic Registration Systems	Lake Township	
Margiotta Elizabeth			100,000.00
Idgara Ventures L L C	Bryn Mawr Trust Company	Paupack Township	1,400,000.00
Horan Thomas C	Mortgage Electronic Registration Systems	Salem Township	
Horan Sandra P			121,000.00

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

Suvalic Nermina	Pennstar Bank	Paupack Township	
Suvalic Sejad			150,000.00
Stoppiello Charles	Wells Fargo Bank	Salem Township	
Stoppiello Janet M			307,000.00
Bell Mark A	Tobyhanna Federal Credit Union	Sterling Township	25,000.00
Marcinkevich David	Tobyhanna Federal Credit Union	Salem Township	65,000.00
Olsommer Donald E Sr	Tobyhanna Federal Credit Union	Sterling Township	
Olsommer Janet H			60,000.00
Mahoney Mary	E S S A Bank & Trust	Dreher Township	
Mahoney Paul			25,000.00
Harkins Lonnie P	Penn East Federal Credit Union	Lake Township	
Harkins Frances M			21,000.00
Vinton James	E S S A Bank & Trust	Paupack Township	
Vinton Karen B			94,000.00
Seagraves Derek J	Dime Bank	Dreher Township	60,000.00
Gerashenko Roman	Wayne Bank	Paupack Township	
Royzenshteyn Stanislav			750,000.00
Piotrowski Frank J	Bank Of America	Clinton Township	
Piotrowski Barbara A			356,160.00
Hawley Adam	Honesdale National Bank	Damascus Township	
Hawley Amy			195,000.00
Pennay Scott	Honesdale National Bank	Clinton Township	45,506.00
Vonderhey Robert P	Honesdale National Bank	Salem Township	
Vonderhey Joan M			50,000.00
Cruiserworld Inc	Harsche Timothy A	Salem Township	
	Harsche Laura L		300,000.00
Ammerman George M	Wayne Bank	Paupack Township	61,000.00
Silberman Leonard	Wayne Bank	Honesdale Borough	
Silberman Anna M			20,000.00
Franklin Jeffrey S	Wayne Bank	Clinton Township	
Franklin Bonnie E			15,000.00
Webber Thomas L	Wayne Bank	Buckingham Township	
Webber Andrea B			201,600.00
Krah William III	Dime Bank	Paupack Township	39,766.20
Hausmann Donald W	Dime Bank	Berlin Township	
Hausmann Pearl Beeman			25,000.00
Beeman Pearl E			
Korb John F	Dime Bank	Cherry Ridge Township	
Korb Bonnie L			78,000.00
Pinto Steven J	Dime Bank	Damascus Township	
Pinto Paige C			139,000.00
Sheard Lucille Anne			
Strong Linda	Dime Bank	Paupack Township	
Strong J Michael			110,000.00
Strong J Michael	Dime Bank	Paupack Township	
Strong Linda C			110,000.00
Zion Realty L L C	Dime Bank	Salem Township	650,000.00
Olsommer Jeffrey H	Dime Bank	Sterling Township	
Fantauzzo Kelli L			650,000.00

Rutledge David M Rutledge Michele R	Citizens Savings Bank	Lebanon Township	78,000.00
Shiepkio Anthony T Shiepkio Joann	J P Morgan Chase Bank	Damascus Township	140,214.00
MacDonald Lucianne	Mortgage Electronic Registration Systems	Salem Township	138,450.00
Meeker Michael J	Mortgage Electronic Registration Systems	Damascus Township	286,770.00
Cinfo Sandra M	First Niagara Bank	Salem Township	115,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Brinkman Mary M AKA Est Brinkman Mary Est AKA Gibbons Brenda K Exr & Ind	Ritter James S	Salem Township	
Tolson Olivia B	Smith Zachary K	Damascus Township	
Arasimowicz Dorothy	Gropper James M Gropper Christina M	Paupack Township	Lots 229 & 233
Gales Richard S Gales Mary Jane	Gales Richard S	Buckingham Township	
Beavers Rachel By Sherrif	Deutsche Bank National Trust Company Tr	Salem Township	
Beavers Paul By Sheriff			
Coolack John	Albanese Peter	Paupack Township	
Coolack Debra			Lot 73
Lloyd Roseann Patten	Lloyd Walter Carmen Lloyd Mary Lynn	Lehigh Township	Lots 25 & 26
Lloyd Roseann Patten	Lloyd Walter Carmen Lloyd Mary Lynn	Lehigh Township	Lot 24
Gigler Peter	Martinez Paul Anthony	Lehigh Township	
Gigler Norma			Lot 330
Kuchera James J Kuchera Thaddea B	Kurchera James J	Paupack Township	Lot B R
Nisenon Michael Nisenon Jacqueline	Avci Mustafa Avci Sevin D	Lake Township	Lot 2628
Lehutsky Marion Exr McConnell Viola M Est	Thorpe John Randall	Canaan Township	
Lepore Laura J Lepore James J	Sutliff Ryan	Damascus Township	
Owens Ronald D Owens Susan M	Owens Ronald D Owens Susan M	Manchester Township	Lot A B
Owens Ronald D Owens Susan M	Barnett Karl	Manchester Township	Lot A B
Dougherty Dennis Dougherty Elvira Susan	Sanok Kenneth J Sanok Robin R	Cherry Ridge Township	
Kelly Edward	Underwood Darrell Underwood Derek	Paupack Township	Lots 79 & 80



Woodcock Family Preservation			
Trust	Bennett Claude H Jr	Palmyra Township	
Woodcock Michael Tr	Bennett Jennie		Lot 17R
Penn Charles Tr			
Ott Robert J	Quinlan Alice	Damascus Township	
Ott Susan D			Lot 10
Cerasia Edward II	Budd Bruce W	Paupack Township	
Cerasia Lisa D	Budd Geraldine M		
Columbo Phyllis			
Hallamyer Frances	Busnel Pascal	Lake Township	
	Busnel Jennifer Anne		Lot 1865
Fortuna Joseph J	Finn Patrick J	Paupack Township	
Fortuna Cheryl A	Finn Maria A		Lot 2A
Meagher Maurice F III By Agent	Harrington Raymond V III	Honesdale Borough	
Meagher Maurice F Jr Agent	Harrington Laurie S		
Conway Kathleen Exr AKA	Margiotta Antonio	Lake Township	
Oneill Kathleen Exr AKA	Margiotta Elizabeth		
Nolan Patrick J Exr			
Nolan William E Est			
Campbell Darren R	Campbell Laura L	Salem Township	
Campbell Laura L			Lot 1
N L E Properties	Brojack Mark R	South Canaan Township	Lots 46R and 47R
Sheridan Marilyn Joan Tr	Sheridan Marilyn Joan Tr	Damascus Township	
Marilyn J Sheridan Living Trust	Marilyn J Sheridan Living Trust		Lot A B
Miller Raymond C	Schweider Matthew	Manchester Township	
Miller Edith T	Schweider Luke		
Miller Donna	Schweider Timothy		
Korb Elizabeth Ann Adm	Korb Elizabeth Ann	Honesdale Borough	
Thomas Harriet C Est	Korb George R		
Gooler Walter H	Santeramo Robert Y	Mount Pleasant Township	
Gooler Helen Janice	Sante Ramo Helene A		
Perrier Eileen	Perrier Eileen	Lake Township	
Rodriguz Dawn			Lot 2227
Teasdale Diane P	Horan Thomas C	Salem Township	
Power Diane P Teasdale	Horan Sandra P		Lot 582
Power Robert C			
Simyan Joseph N By Sheriff	Federal National Mortgage Association	Salem Township	
Simyan Amanda L By Sheriff			
Kelly Dawn M Tr	Kelly John J III	Lehigh Township	
Cramer Family Trust	Kelly Dawn M		Lot 13
Knash Stephen J Adm	Knash Stephen J	Berlin Township	
Knash Judith Ann Est	Knash Christopher Ohalla Laurie K		Lot 5
Knash Stephen J Adm	Knash Stephen J	Honesdale Borough	
Knash Judith Ann Est	Knash Christopher Ohalla Laurie K		
Federal Home Loan Mortgage			
Corporation	Fumo John A	Lake Township	
McGovern Daniel A	Fumo Alison A		Lot 1926

Ortwine Bruce Exr Nespor Elizabeth Est AKA Nespor Elizabeth V Est AKA	Nespor Arthur W Jr	Salem Township	Lot 2
Eisele Jason K Kellyeisele Polly A Eisele Polly A Kelly	Eisele Jason K	Berlin Township	Lot 1
Smith Mary L	Gable Cynthia Louise Gable Thomas A Daly Joanne M Gable Iwanowycz Diane M Gable Smith Kurt Alan	Preston Township	
Jablowski John J Jr Jablowski Barbara J	Fritz James J Tr James J Fritz Living Trust	Salem Township	Lots 822 & 821
Hernandez Georgina Hernandez Jorge AKA Hernandez Jorge A AKA	Hernandez Jorge A	Lake Township	Lot 2762
Hazeltondickerman Julie Tr Dickerman Julie Hazelton Tr Hazelton Lois Tr Perry Elaine Tr Anna H London Irrevocable Trust	Seagraves Derek J	Dreher Township	
Ostrelich Rosemary Silverman Albert	Cobbs Lake Preserve Inc Gerashenko Roman	Lake Township Paupack Township	Lot 17
Buckley Christina Dutch Flats Corporation	Royzenshteyn Stanislav Leight George Leight Ann	Sterling Township	Lots 318 & 319 Lot 2
Choi Young S Kim Sung L Yong	Peia Enriqueta Peia Marietta H	Berlin Township	
Conti Frederick Conti Maria K	Harris Scott	Dreher Township	Lot 51
Peterson Donald C Exr Peterson Shirley H Est	Peterson Donald C	Salem Township	Lot 5
Dipasquale Elizabeth Donovan James K	Scott Devon D Beckner Mary Ellen Rauscher Anne Velluzzi Richard	Scott Township Manchester Township	Lots 206 & 214
Ohora Jonathan AKA Ohora Jonathon AKA	Ohora Martin J Jr	Salem Township	
Lee Lewis B Lee Linda D	Lee Lewis B Lee Linda D	Preston Township	
Anderson Crystal Lea Exr Bibalo Lois E Est AKA Bibalo Lois Est AKA	Gaoler Walter H Gaoler Helen Janice	Mount Pleasant Township	Lot 2
Gooler Walter H Gooler Helen Janice	Gooler Walter H Gooler Helen Janice	Mount Pleasant Township	Lot 2
Domanowski E May	Domanowski E May Murray David	Buckingham Township	
Jennings Donna	Jennings Donna Jennings James G	Paupack Township	Lot 1
Lobolito Inc	Iannitelli Lucia Palladino	Lehigh Township	Lot 51



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