

OFFICIAL LEGAL JOURNAL OF WAYNE COUNTY, PA

22nd Judicial District

Vol. 4 ★ SEPTEMBER 26, 2014 ★ Honesdale, PA ★ No. 29



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CASES REPORTED

Commonwealth of Pennsylvania
vs.
Hector 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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The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

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

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Per Year

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COURT OPINION

COMMONWEALTH OF PENNSYLVANIA

VS.

HECTOR RIVERA

**Appeal from the Judgment of Sentence May 9, 2013
In the Court of Wayne County Common Pleas, Criminal Division
Decided July 3, 2014
2014 Pa.Super. 140**

Summary of the Case

Defendant was charged with receiving stolen property and retail theft, and ultimately plead guilty to both charges. The court sentenced Defendant to twelve months' probation and restitution of \$55.00. In addition, the court ordered Defendant to pay \$500.00 for the cost of the public defender's representation. Defendant's post-trial motion objecting to the cost of representation was denied, and the denial appealed to the Superior Court.

In the 1925(a) opinion, the lower court maintained the cost was a proper condition of probation under 42 Pa.C.S. s. 9754(c)(11) which authorizes the court to "require the defendant...to pay such fine as has been imposed." The court also maintained the cost was valid under 42 Pa.C.S. s. 9754(c)(13) which provides the court may order the defendant "to satisfy any other conditions reasonably related to the rehabilitation of the defendant and not unduly restrictive of his liberty or incompatible with his freedom of conscience."

The Superior Court determined that the cost of representation was not authorized by either section relied on by the lower court, and Defendant's sentence was vacated and the case remanded for resentencing. The Court found dispositive Defendant's issue that assessing the cost of representation was an illegal condition of sentence under section 9754, setting forth the following standard of review: "If no statutory authorization exists for a particular sentence, that sentence is illegal and subject to correction. An illegal sentence must be vacated. In evaluating a trial court's application of a statute, our standard of review is plenary and is limited to determining whether the trial court committed an error of law." *Commonwealth v. Leverette*, 911 A.2d 998, 1001-1002 (Pa.Super. 2006).

The Court opined that section 9754 is a penal statute and must be strictly construed and any ambiguity must be interpreted in the light most favorable to the criminal defendant. Commonwealth v. Hall, 80 A.3d 1204, 1211 (2013). The Court then determined that the cost of representation could not be construed as a fine as “historically, fines are punishment. A fine is a monetary amount equal to the severity of the crime and has been used to ensure that a person does not receive a pecuniary gain from the offense.” Commonwealth v. Wall, 867 A.2d 578 (Pa.Super. 2005). In Defendant’s case, it appeared to the Court that the goal was to earmark funds to a particular government unit as reimbursement for its services, making the public defender’s office more self-sufficient and less dependent on the taxpayers. However, such goal did not meet the definition of a “fine” and therefore the cost of representation fell outside the scope of section 9754(c)(11).

In addition, the Court further determined that the cost of representation was not valid under section 9754(c)(13) which authorizes “any other conditions” of probation “reasonably related to [the defendant’s rehabilitation.” Defendants could not pay the public defender for services absent explicit statutory authority, citing several prior appellate court decisions. In Commonwealth v. Pride, the Court stated that “there is no statutory authority to support the lower court’s order of reimbursement to the public defender.” Id. at 1270. “Characterizing the repayment order as a probation condition is an attempt to transform a statutorily unauthorized repayment into a permissible order.” Id.

As a result, the Court agreed with Defendant and vacated the condition of Defendant’s sentence directing him to pay the costs of representation. The case was then remanded back to the lower court for resentencing, leaving the court free to impose fines, costs or restitution that are authorized by statute.



LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of RITA SPADEL AKA
RITA R. SPADEL
Late of Lake Ariel, Wayne County,
PA
Executrix
CAROL SIMONELLI
643 THE HIDEOUT
LAKE ARIEL, PA 18436

9/26/2014 • 10/3/2014 • 10/10/2014

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of Robert
B. Irwin, Jr., who died on
September 1, 2014, late resident of
187 Spry Road, Honesdale, PA
18431, to Eric Irwin, Executor of
the Estate, residing at 192 School
House Road, Honesdale, PA
18431. All persons indebted to said
estate are required to make
payment and those having claims
or demands are to present the same

without delay to the Law Offices of
HOWELL, HOWELL &
KRAUSE, ATTN: ALFRED J.
HOWELL, ESQUIRE, Attorney for
the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

9/26/2014 • 10/3/2014 • 10/10/2014

EXECUTOR NOTICE

Estate of CHRISTINE A.
KOBERLEIN, DECEASED, late
of 45 FAWN RIDGE DRIVE,
TEXAS TOWNSHIP,
PENNSYLVANIA 18428, (Died
AUGUST 24, 2014) ALLEN
KOBERLEIN and NORA L.
KOBERLEIN, Co-Executors;
Dante A. Cancelli, Suite 401, 400
Spruce Street, Scranton,
Pennsylvania 18503, Attorney.

DANTE A. CANCELLI, ESQUIRE

9/19/2014 • 9/26/2014 • 10/3/2014

EXECUTOR'S NOTICE

ESTATE OF MARTIN
SOLOMON, late of Lebanon
Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Irene G. Bailey, 92 County
Highway 12, Westtown, NY 10998.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,

Attorney for the Estate.

9/19/2014 • 9/26/2014 • 10/3/2014

**ESTATE OF
MARJORIE H. CHAPMAN**

Late of Gouldsboro, Pennsylvania
(Died June 10, 2014)

Letters Testamentary having been granted to Debra Trabalka. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to the Andrew J. Katsock, III, Esquire, 15 Sunrise Drive, Wilkes-Barre, Pa 18705.

9/19/2014 • 9/26/2014 • 10/3/2014

EXECUTRIX NOTICE

Estate of LEAH M. DAVIS AKA
LEAH DAVIS

Late of Honesdale Borough
Executrix

GWEN STORY
17 WARWICK RD.
LITITZ, PA 17543

Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

9/19/2014 • 9/26/2014 • 10/3/2014

EXECUTRIX NOTICE

Estate of JOSEPH ERVIN WHITE
AKA JOSEPH WHITE AKA
JOSEPH E. WHITE

Late of Damascus Township
Executrix

MARIA YERGER
319 FRONT ST.

LITITZ, PA 17543

Attorney
NICHOLAS A. BARNA
831 COURT STREET
HONESDALE, PA 18431

9/19/2014 • 9/26/2014 • 10/3/2014

EXECUTOR NOTICE

Estate of JACQUELYN M.
CALLAGHAN AKA MARY
JACQUELYN CALLAGHAN
Late of Lake Township

Executor
JAMES P. CALLAGHAN, JR.
380 MOUNTAIN AVENUE
WASHINGTON TOWNSHIP, NJ
07676

Attorney
JOHN J. GILL, JR., ESQ.
GALLAGHER, BRENNAN & GILL
220 PIERCE STREET
KINGSTON, PA 18704-4641

9/12/2014 • 9/19/2014 • 9/26/2014

EXECUTOR NOTICE

Estate of JACQUELYN M.
CALLAGHAN AKA MARY
JACQUELYN CALLAGHAN
Late of Lake Township

Executor
JAMES P. CALLAGHAN, JR.
380 MOUNTAIN AVENUE
WASHINGTON TOWNSHIP, NJ
07676

Attorney
JOHN J. GILL, JR., ESQ.
GALLAGHER, BRENNAN & GILL
220 PIERCE STREET
KINGSTON, PA 18704-4641

9/12/2014 • 9/19/2014 • 9/26/2014

EXECUTRIX NOTICE

Estate of KATHRYN ELSIE
REYNOLDS AKA KATHRYN E.
REYNOLDS
Late of Lake Township
Executrix
DIANE K. FULTON
1494 THE HIDEOUT
LAKE ARIEL, PA 18436
Attorney
MICHAEL D. WALKER, ESQ.
PO BOX 747
HAMLIN, PA 18427

9/12/2014 • 9/19/2014 • 9/26/2014

**ESTATE OF
MARJORIE H. CHAPMAN**

Late of Bethany, Pennsylvania
(Died August 5, 2014)

Letters Testamentary having been granted to Ruth Mroczka. All persons having claims against the Estate or indebted to the Estate shall make payment or present claims to the Douglas P. Thomas, Esquire, 415 Wyoming Avenue, Scranton, Pa 18503.

9/12/2014 • 9/19/2014 • 9/26/2014

OTHER NOTICES

**NOTICE OF REGISTRATION
OF FICTITIOUS NAME**

Please take notice that John Schreiber registered the fictitious name “**Hilltop Auto Repair**” with the Pennsylvania Corporation Bureau on August 1, 2014. The address of the principal place of

business to be carried on under this fictitious name is 40 Bow Tie Lane, Hawley, PA 18428.

9/26/2014

**NOTICE OF PETITION TO
CHANGE NAME**

NOTICE IS HEREBY GIVEN, that Heather Ann Holmes-Komar has petitioned the Court of Common Pleas of Wayne County, requesting a change of name for her minor children, A.M.F and V.R.F.. Any person objecting to the change must appear for the Hearing set for October 27, 2014 at 10:30 a.m., Court Room No. 2, Wayne County Courthouse, Honesdale, PA.

9/26/2014

**LEGAL NOTICE OF
CONFIRMATION NISI**

TAKE NOTICE THAT THE WAYNE COUNTY TAX CLAIM BUREAU HAS OBTAINED FROM THE COURT OF COMMON PLEAS OF WAYNE COUNTY ON September 18, 2014, A DECREE NISI, CONFIRMING THE SALE OF CERTAIN PROPERTIES FOR DELINQUENT TAXES ON SEPTEMBER 8, 2014, CONSTITUTING THE 2014 UPSET SALE. THE CONSOLIDATED RETURN OF THE TAX CLAIM BUREAU ENTERED DECREE NISI IS DOCKETED TO NO. 552 - 2014 CIVIL. SAID DECREE NISI SHALL BECOME A DECREE

ABSOLUTE ON October 21, 2014.

Cheryl A. Davies, Director
WAYNE COUNT TAX CLAIM
BUREAU

9/26/2014

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
OCTOBER 8, 2014**

By virtue of a writ of Execution instituted Wells Fargo Bank , N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of October, 2014 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 TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA KNOWN AS LOT 100 IN SECTION 2 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIP 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, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5 PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 THROUGH 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 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, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119, AND SEPTEMBER 24, 1973 IN PLAT BOOK 5, PAGES 120 THROUGH 123.

TAX PARCEL I.D.: 22-0-0016-0056

ADDRESS: 100 PARKWOOD DRIVE, LAKE ARIEL, PA 18436.

BEING THE SAME PREMISES WHICH NINA ELLIOTT AND WAYNE BESWICK, HER HUSBAND, BY DEED DATED MAY 11, 2005 AND RECORDED

JUNE 1, 2005 IN AND FOR
WAYNE COUNTY,
PENNSYLVANIA, IN DEED
BOOK VOLUME 2779, PAGE
242, GRANTED AND
CONVEYED UNTO DAVID J.
MITERKO.

Seized and taken in execution as
property of:

David J. Miterko 100 Parkwood
Drive LAKE ARIEL PA 18436
Colleen Miterko 100 Parkwood
Drive LAKE ARIEL PA 18436

Execution No. 76-Civil-2013
Amount Due: \$165,173.92 Plus
additional costs

July 11, 2014
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.
Ashleigh L. Marin Esq.

9/12/2014 • 9/19/2014 • 9/26/2014

**SHERIFF'S SALE
OCTOBER 8, 2014**

By virtue of a writ of Execution
instituted Green Tree Servicing
LLC issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 8th day of October,
2014 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,
parcel and tract of land situate,
lying and being in the Township of
Paupack, County of Wayne, State
of Pennsylvania more particularly
described as follows:

Lot No. 277, Section 1, as shown
on Plan of Lots, Wallenpaupack
Lake Estates, dated March 23,
1971 by VEP & Co. as recorded in
the Office of the Recorder of
Deeds in and for Wayne County,
Pennsylvania, in Plat Book 14,
Page 117.

BEING THE SAME PREMISES
which John J. Wilson and Mary Z.
Wilson, husband and wife, by Deed
dated February 27, 1987 and
recorded March 25, 1987 in the
Office of the Recorder of Deeds in
and for Wayne County in Deed
Book Volume 461, Page 757,

granted and conveyed unto Thomas F. Clark, III, single.

BEING KNOWN AS: 1001 Deerfield Court, Lake Ariel, PA 18436

PARCEL #19-0-0027-0114

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Thomas F. Clark III 1001 Deerfield Court, WLE LAKE ARIEL PA 18436

Execution No. 97-Civil-2014
Amount Due: \$89,491.13 Plus additional costs

July 15, 2014
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.**

Gregory Javardian, Esq.

9/12/2014 • 9/19/2014 • 9/26/2014

**SHERIFF'S SALE
OCTOBER 8, 2014**

By virtue of a writ of Execution instituted Green Tree Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of October, 2014 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 Dreher Township, Wayne County, State of Pennsylvania, bounded and described as follows:

BEING Lots #7 and 8, Block A. of Timbertop Acres Plan of Lots prepared by Harry F. Schoenagel R.S. of Greentown, Pennsylvania; said map being duly recorded in the Recorder of Deeds Office of Wayne County, said Lot being more particularly described as follows:

BEGINNING at a point in the center of Kress Drive, said point being in the common divisionary line of lands now or formerly owned by Deakus and lands of the

grantor herein:

THENCE along Kress Drive South 24 degrees 41 minutes East 319.14 feet to a point thence still along the center of said road South 14 degrees 4 minutes West 490.81 feet to a corner in the Northerly line of Lot# 1, thence North 78 degrees 25 minutes West 265.13 feet to a point; thence North 79 degrees 4 minutes 40 seconds West 78 feet to a corner said corner being the most South Easterly corner of Lot #10; thence along the Easterly line of Lots #10 and 9 North 14 degrees 19 minutes East 738.24 feet to a corner in the line of lands of aforementioned Deakus; thence along said line South 83 degrees 12 minutes East 129.76 feet to the point and place of beginning and being all of Lot #7, and Lot #8.

PIN # 08-0-0006-0014.0001
CONTROL # 008332

BEING KNOWN AS: 68 Hirshorn Drive, Newfoundland, PA 18445

Seized and taken in execution as property of:

KATHERINE FENDT 68
HIRSHORN DRIVE
NEWFOUNDLAND PA 18445

Execution No. 267-Civil-2014
Amount Due: \$164,112.19 Plus
additional costs

July 11, 2014
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.

Jill P. Jenkins Esq.

9/12/2014 • 9/19/2014 • 9/26/2014

**SHERIFF'S SALE
OCTOBER 8, 2014**

By virtue of a writ of Execution instituted Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP F/K/A Countrywide Home Loans Servicing, LP issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of October, 2014 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, piece,
or parcel of land situate, lying and

being in the township of Lehigh, county of Wayne and state of Pennsylvania, bounded and described as follows, to wit:

BEING lot no. 16, apache trail on the plot or plan of lots known as 'Pocono Springs Estates, Inc.,' as laid out for the grantor herein by R.N. Harrison, civil engineer, Hackettstown, J.J., dated May, 1968, and recorded in the office of the recorder of deeds of Wayne county in map book 14, page 189.

TITLE TO SAID PREMISES IS VESTED IN Karen M. Shirhall, by Deed from Anthony Shirhall and Henrietta T. Shirhall, h/w, dated 07/11/2000, recorded 07/14/2000 in Book 1667, Page 131.

Tax Parcel: 14-0-0032-0097

Premises Being: 16 Apache Trail, a/k/a 1016 Apache Trail Gouldsboro, PA 18424

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Karen M. Shirhall 16 Apache Trail
GOULDSBORO PA 18424

Execution No. 345-Civil-2013
Amount Due: \$128,241.67 Plus
additional costs

July 15, 2014
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.

Paul Cressman Esq.

9/12/2014 • 9/19/2014 • 9/26/2014

**SHERIFF'S SALE
OCTOBER 15, 2014**

By virtue of a writ of Execution instituted EverBank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of October, 2014 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 Damascus, County of Wayne and Commonwealth of

Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Legislative Route 63122, said point being a common corner of Lots 3 and 4; thence along the common division line between Lots 3 and 4, North twenty-five (25) degrees twenty-one (21) minutes fifty-four (54) seconds East a distance of one thousand on hundred ninety-six and twenty-two hundredths (1,196.22) feet to a point on land of Dutton thence along line of Dutton, North seventy-seven and fifty hundredths (77.50) degrees East a distance of two hundred fifty-five (255) feet to a point, said being a common corner of Lot 4 and 5; thence along the common division line between

Lots 4 and 5, south twenty-five (25) degrees thirty-two (32) minutes twenty-nine (29) seconds West a distance of one thousand three hundred twenty-one and ninety-nine hundredths (1,321.99) feet to a point in the center of Legislative Route 63122; thence through the center of said Legislative Route 63122 and following courses and distances; North seventy-seven (77) degrees west one hundred (100) feet; thence North seventy (70) degrees West one hundred (100) feet to a point and place of BEGINNING.

CONTAINING 5.7 acres, more or less.

UNDER AND SUBJECT to the restrictions and covenants as set

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forth in Wayne County Deed Book 283, at page 1062 and 1063.

A MAP of the entire tract is recorded in Map Book 18, Page 187 and a map of the subdivision is recorded in Map Book 19, Page 66.

BEING TAX NO.: 07-0-0216-0031.0002

BEING KNOWN AS: 15 EAGLE PEAK, TYLER HILL, PENNSYLVANIA 18469.

Title to said premises is vested in Melody Davis by deed from Barry Williams and Gretchen E. Williams, his wife dated January 10, 2003 and recorded January 10, 2003 in Deed Book 2144, Page 178 Instrument Number 200300000405.

Seized and taken in execution as property of:
MELODY DAVIS 15 EAGLE PEAK TYLER HILL PA 18469

Execution No. 24-Civil-2014
Amount Due: \$122,990.37 Plus additional costs

July 28, 2014
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.

9/19/2014 • 9/26/2014 • 10/3/2014

**SHERIFF'S SALE
OCTOBER 15, 2014**

By virtue of a writ of Execution instituted NationStar Mortgage LLC D/B/A Champion Mortgage 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 15th day of October, 2014 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 THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LAKE, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TRACT ONE: FIRST PARCEL:
ALL THOSE CERTAIN
PARCELS OF LAND SITUATE
IN LAKE TOWNSHIP, WAYNE
COUNTY, PENNSYLVANIA,
AND BORDERING ON THE
VILLAGE OF LAKE ARIEL
KNOWN AS THE "HARRY R.
SAMSON RESIDENCE
PROPERTY".

TRACT TWO: SECOND
PARCEL: ALL THAT CERTAIN
PIECE OR PARCEL OF LAND
ADJOINING THE ABOVE
DESCRIBED PARCEL,
CONTAINING ABOUT THREE
(3) ACRES, MORE OR LESS.
INCLUDING THE RIGHT TO
USE THE LAND OR DRIVEWAY
ALONG THE WEST SIDE OF
LAND DESCRIBED IN SECOND
PARCEL ABOVE AND OTHER
LAND OF SAID HARRY
SAMSON FOR A DISTANCE OF
ABOUT TWO HUNDRED (200)
FEET BEGINNING AT THE
PUBLIC ROAD AND RUNNING
NORTHWARD TOWARDS THE
BARN, AS SET FORTH IN
ABOVE RECICTED DEED. THE
ABOVE DESCRIBED LANDS
ARE MORE ACCURATELY AND
DEFINITIVELY DEPICTED AS:

TRACT ONE: FIRST PARCEL:
BEGINNING AT A POINT 25
FEET FROM THE CENTER OF
THE PENNSYLVANIA COAL
CO. RAILROAD BED NOW
ABANDONED; THENCE
ALONG LANDS OF THE
PENNSYLVANIA COAL
COMPANY CROSSING THEIR

RAILROAD BED NORTH 22
DEGREES AND 50 MINUTES
EAST 50 FEET TO A POINT;
THENCE SOUTH 67 DEGREES
AND 10 MINUTES EAST 82.1
FEET TO A POINT; THENCE
ALONG LANDS OF RUSILLA L.
JONES, NORTH 22 DEGREES
AND 50 MINUTES EAST 70
FEET TO A POINT; THENCE
NORTH 67 DEGREES AND 10
MINUTES WEST 133.6 FEET;
THENCE SOUTH 22 DEGREES
AND 50 MINUTES WEST 120
FEET TO A POINT; THENCE
SOUTH 67 DEGREES AND 10
MINUTES EAST 51.5 FEET TO
THE PLACE OF BEGINNING,
CONTAINING 11,927 SQUARE
FEET, BE THE SAME MORE OR
LESS.

SECOND PARCEL: BEGINNING
AT A POINT 25 FEET FROM
THE CENTER OF THE
PENNSYLVANIA COAL
COMPANY RAILROAD BED
NOW ABANDONED; THENCE
ALONG LANDS OF THE
AFORESAID ALBERT L. JONES
CROSSING THE SAID
RAILROAD BED, NORTH 22
DEGREES AND 50 MINUTES
EAST 50 FEET TO A POINT;
THENCE SOUTH 67 DEGREES
AND 10 MINUTES EAST 82.1
FEET TO A POINT; THENCE
SOUTH 22 DEGREES AND 50
MINUTES WEST 50 FEET TO A
POINT; THENCE NORTH 67
DEGREES AND 10 MINUTES
WEST 82.1 FEET TO THE
PLACE OF BEGINNING.
CONTAINING MORE OR LESS.

TRACT TWO: BEGINNING AT A CORNER ON THE NORTH SIDE OF OLD PENNSYLVANIA COAL CO. LIGHT TRACT AND BEING THE EAST CORNER OF LAND OF PARTY OF THE SECOND PARTY; THENCE NORTH 22 DEGREES 50 MINUTES EAST 70 FEET TO CORNER; THENCE NORTH 67 DEGREES 10 MINUTES WEST 133.6 FEET TO CORNER; THENCE BY LAND OF PARTY OF THE FIRST PART, NORTH 22 DEGREES 50 MINUTES EAST 288 3/4 FEET TO LAND OF STOCK FARM THENCE SOUTH 44 DEGREES 30 MINUTES EAST 470 FEET TO AN IRON POST 25 FEET FROM THE CENTER LINE OF AFORESAID PENNSYLVANIA COAL CO. LIGHT TRACT; THENCE BY SAID TRACT AND 25 FEET FROM THE CENTERLINE THEREOF 389 2/5 FEET TO PLACE OF BEGINNING, CONTAINING ABOUT 71,260 SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

TAX PARCEL # 12-0-0292-0108.-

Seized and taken in execution as property of:
Frank P. Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436
Roxane Rossi-Mills 1164 Woodridge Drive, The Hideout, LAKE ARIEL PA 18436

Execution No. 58-Civil-2013
Amount Due: \$245,367.19 Plus additional costs

July 18, 2014
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.

Jill P. Jenkins Esq.

9/19/2014 • 9/26/2014 • 10/3/2014

**SHERIFF'S SALE
OCTOBER 22, 2014**

By virtue of a writ of Execution instituted FIRST NIAGARA 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 Friday the 22nd day of October, 2014 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 THOSE CERTAIN pieces or parcels of land lying, situated and being in the Borough of Honesdale, County of Wayne, State of Pennsylvania, bounded and described as follows to wit:

PARCEL I:

BEGINNING in the middle of the public road leading from Honesdale to M. Bunnell's (now River Street) at a point twelve feet northward from the line of land conveyed by Jason Torrey, being a line passing six feet northward of the northeast corner of the dwelling house of Mrs. Williams south sixty degrees west six rods to post in the northern line of lands conveyed to Sliver Hamlin; thence along said line sixty-seven degrees west to the margin of Dyberry Creek northwardly forty feet or thereabout to a post; thence by lands formerly of Henry Holdestronds north sixty degrees east about five and one-half rods to the middle of the aforesaid road; the said line being parallel with and forty feet north from the first line above described, and thence along the middle of said road south fifty-six degrees east forty-four and one-half feet to the place of BEGINNING.

EXCEPTING from the above described lot a triangular shaped parcel from the Northwestern part, which prior grantors by their deed dated May 21, 1948, granted and

conveyed to Roland F. Kline and Betty A. Kline, and which is more particularly bounded and described as follows, to wit:

BEGINNING in the laid stone retaining wall along the eastern margin of the Dyberry Creek, at the northwest corner of the above described lot; thence north 60 degrees east 37 feet along to the original division line of lot of the herein named grantors and that of Roland F. Kline and Betty Kline to a corner; thence south 48 degrees 20 minutes west 37.5 feet along the line as established by agreement between the herein named grantors and Roland F. Kline and Betty A. Kline as marked and designated on the premises by iron pipes, to a corner in the laid stone retaining wall along the eastern margin of the Dyberry Creek and thence in a northerly direction 6.8 feet along the laid stone retaining wall to the place of BEGINNING. CONTAINING 125.8 square feet of land.

PARCEL II:

BEGINNING in the western side of River Street at the point of its intersection with the original division between the lot of the herein named grantors and that of Roland F. Kline and Betty A. Kline, it being the southeast corner of the Kline lot; thence south 60 degrees west 53.1 feet along the aforementioned division line to a corner; thence north 48 degrees 20 minutes east 48 feet along the line established by agreement between

former grantors and Roland F. Kline and Betty A. Kline, as marked and designated on the premises by iron pipes, to a corner in the western side of River Street and thence south 56 degrees east 8.8 feet along the western side of River Street to the place of BEGINNING. CONTAINING 211.2 square feet of land. BEING a triangular shaped parcel of land from the southeastern part of the lot formerly in the name of Roland F. Kline and Betty A. Kline. Surveyed by Julius Freund, E.M., a registered professional engineer of Honesdale, Pennsylvania on May 20, 1948.

UNDER AND SUBJECT to the conditions, exceptions and reservations as are contained in prior deeds forming the chain of title.

BEING the same premises which Brian S. Goodwin, by his deed dated the 12th day of June, 2000, and recorded in Wayne County Record Book 1655 at Page 0227, granted and conveyed unto Brian s. Goodwin and Tina F. Santillo.

Seized and taken in execution as property of:
Brian Goodwin 21 Watts Hill Rd
HONESDALE PA 18431
Tina F. Goodwin 21 Watts Hill
Road HONESDALE PA 18431

Execution No. 109-Civil-2014

Amount Due: \$35,483.56 Plus
additional costs

July 29, 2014
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Jeffrey G. Trauger, Esq.

9/26/2014 • 10/3/2014 • 10/10/2014

**SHERIFF'S SALE
OCTOBER 22, 2014**

By virtue of a writ of Execution instituted Citifinancial Services, 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 22nd day of October, 2014 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 place or parcel of land lying, being and situate in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning in the approximate centerline of a fifty (50) foot wide right-of-way and a travelled driveway being a common corner of lands now or formerly of Rave and lands herein to be conveyed; thence leaving the centerline of said fifty (50) foot wide right-of-way and along the common boundary line of lands to be herein conveyed and lands now or formerly of Rave, south 10 degrees 21 minutes 54 seconds west 230 feet to a one-half (1/2) inch set rebar in the approximate centerline of an existing stone wall on the boundary line of lands now or formerly of Chiovari; thence along the approximate centerline of an existing stone wall and lands now or formerly of Chiovari north 79 degrees 38 minutes 6 seconds west 428.81 feet to a set one-half (1/2) inch rebar; thence through other lands of the grantors herein (Eldred) north 10 degrees 59 minutes 53 seconds east 234.96 feet to the approximate centerline of the existing fifty (50) foot wide right-of-way; thence along the approximate centerline of the existing fifty (50) foot wide right-of-way south 68 degrees two minutes 50 seconds east 39.19 feet and south 80 degrees 4 minutes 6 seconds east 387.84 feet to the

point or place of beginning.

Containing therein Lot #1, being 2.245 acres be the same more or less.

Also granting and conveying to the grantees herein (Fuller) their heirs and assigns, in common with the grantors herein (Eldred) their heirs and assigns, the right to the use of an existing driveway contained within a fifty (50) foot wide right-of-way leading from Township Route 549 along and through lands previously conveyed by the grantors herein (Eldred) to Louis and Veronica Houghtaling (Deed Book 363 at Page 1059) and lands of William and Beryl Rave (Deed Book 343 at Page 38) and leading to other lands of the grantors herein (Eldred) as depicted on the survey of the above piece or parcel of land to herein to be conveyed in Wayne County Map Book _____ at Page _____ and in accordance with a certain survey of the property previously conveyed to Louis Houghtaling, et ux as recorded in Wayne County Deed Book 363 at Page 1059 and being depicted on Wayne County Map Book 42 at Page 28.

Being a part of the same lands which Harold E. Eldred granted and conveyed unto Harold E. Eldred and Florence E. Eldred, his wife, by deed dated September 14, 1987 and recorded in Wayne County Deed Book 472 at Page 559.

The above description is in

accordance with a survey by Tim A. Jones, PLS dated September 11, 1991, and recorded in Wayne County Map Book 75, Page 54.

Title to said Premises vested in John E. Fuller and Esther Fuller, his wife by Deed from Harold E. Eldred and Florence E. Eldred, his wife dated 11/6/1991 and recorded 11/6/1991 in the Wayne County Recorder of Deeds in Book 616, Page 132.

Being known as 47 Dustys Trail, Damascus, PA 18415

Tax Parcel Number: 07-0-0196-0032.6

Seized and taken in execution as property of:
John E. Fuller 47 Dusty's Trail
DAMASCUS PA 18415
Esther Fuller 47 Dusty's Trail
DAMASCUS PA 18415

Execution No. 171-Civil-2014
Amount Due: \$69,824.55 Plus
additional costs

July 28, 2014
Sheriff Mark Steelman

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the

schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

Robert W. Williams Esq.

9/26/2014 • 10/3/2014 • 10/10/2014

**SHERIFF'S SALE
OCTOBER 22, 2014**

By virtue of a writ of Execution instituted Nationstar Mortgage, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of October, 2014 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, tract or parcel of land situate, lying and being in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in Pennsylvania Legislative Route 63044; said point being in line of lands of Michael B. Lamade and an

easement of Harris H. and Judith Zinn; thence along the center of Pennsylvania Legislative Route 63066 the following courses and distances:

North 22 degrees 46 minutes 30 second East 64.86 feet;
North 30 degrees 37 minutes 10 second East 113.37 feet;
North 31 degrees 3 minutes 30 seconds East 185.84 feet; and
North 29 degrees 10 minutes 40 seconds East 65.93 feet to a point;

Thence through lands of Cecil D. Rutlege, et ux et al, North 87 degrees 7 minutes 30 seconds East 1093.32 feet to a point; thence South 4 degrees 39 minutes 50 seconds East 370.63 feet to a point in line of lands of Harris H. and Judith Zinn; thence along the line of Zinn lands South 89 degrees 16 minutes 30 seconds West 532.72 feet and South 86 degrees 13 minutes 20 seconds West 802.22 feet to the place of BEGINNING. CONTAINING 10.00 acres, more or less. The premises are conveyed under and subject to a part of Pennsylvania Legislative Route 63044 running along the westerly side of the premises herein conveyed.

The premises conveyed ar subject to covenants which bind said land in the hands of the grantee, his heirs and assigns. Said restrictions and covenants re: covenants running with the land enforceable by injunction or otherwise, at the suit of the Grantors, grantee and/or owners of neighboring or adjoining

lots of the grantors in Damascus Township, Wayne County, Pennsylvania, which said other neighboring or adjoining lots of this development shall be similarly restricted.

1. The land herein conveyed and improvements thereon shall be for residential use only. No person, firm or corporation may engage in any commercial and/or business activity thereon.
2. One residence only, with a one or two-car garage, may be located upon the land herein conveyed and on each parcel created by a subdivision owner shall dispose of sewage by means of a septic tank. This parcel of land may be subdivided into no more than two parcels.
3. The raising of poultry, livestock and farm animals shall be considered commercial use for the purpose of restriction No. 1; EXCEPTING, however, that any landowner may keep no more than ten (10) chickens and/or drinks, and two (2) horses upon the premises herein conveyed or upon any subdivision hereunder. Such animals may be housed in a separate building; however, said buildings must be comparable in design, decor and aesthetic sense as the main residential building hereon. No tents, shacks, or unsightly buildings shall be constructed on the land herein conveyed.

4. No junkyards may be

maintained upon the premises or a subdivision thereof. No abandoned, unused, and unlicensed vehicle shall be allowed to remain on the premises for longer than thirty days.

5. The premises herein described are conveyed under and subject to such exceptions, reservations, restrictions, conditions and covenants as appear in deeds in the chain of title hereto.

6. The above stated covenant #2 is accepted subject to possible additional regulations by municipal, state or federal laws pertaining to sewage disposal and sub-division of land.

BEING TAX NO.: 07-0-0195-0069.0007

IMPROVEMENTS THEREON:
Residential Dwelling

BEING KNOWN AS: 336
WESTCOTT ROAD, TYLER
HILL, PENNSYLVANIA 18469.

Seized and taken in execution as property of:
Thomas J. Koop 12 Fork Mountain
Road EQUINUNK PA 18417
Sharon Dee Koop 336 Wescott
Road TYLER HILL PA 18469

Execution No. 244-Civil-2014
Amount Due: \$206,817.52 Plus
additional costs

August 6, 2014
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.

9/26/2014 • 10/3/2014 • 10/10/2014

**SHERIFF'S SALE
OCTOBER 22, 2014**

By virtue of a writ of Execution instituted Wells Fargo Bank, N. A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of October, 2014 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,
parcel or lot of land, situate, lying

and being in the Township of Lake, County of Wayne and State of Pennsylvania more particularly described as follows, Lot No. 544 Humming Bird Lane as shown on a Map of Lands of Paupackan Lake Shores. Inc., recorded in the Office for the recording of deeds in and for the County of Wayne in Map Book 29. page 83.

TOGETHER WITH the rights of way and UNDER AND SUBJECT to all covenants reservations restrictions and conditions of record as found in the chain of title.

Tax Parcel I.D.: 12-0-0054-0544.-

Address: 544 Hummingbird Lane, Hawley, PA 18428-8305.

BEING the same premises which Ann Marie Ryder, single, by Deed dated April 11, 2008 and recorded May 12, 2008 in and for Wayne County, Pennsylvania, in Deed Book Volume 3517, Page 388, granted and conveyed unto Brianne Algerio.

Seized and taken in execution as property of:
Brianne Algerio 544 Humming Bird Lane Hawley PA 18428

Execution No. 660-Civil-2013
Amount Due: \$106,922.27 Plus additional costs

July 29, 2014
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.

Ashleigh L. Marin Esq.

9/26/2014 • 10/3/2014 • 10/10/2014

SHERIFF'S SALE OCTOBER 22, 2014

By virtue of a writ of Execution instituted JPMorgan Chase Bank National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of October, 2014 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, parcel or tract of land situate, lying and being in the Township of

Dreher County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEING Lot Number Four (4) as shown on map of lands of Roger C. and Ruth Ann Altemier, prepared by James G. Hinton, Registered Surveyor, Lake Ariel, Pennsylvania and dated March 1983 and recorded in the Office of the Recorder of Deeds in and for Wayne County on July 20, 1983 in Map Book 51, page 67 and approved by Dreher Township on July 20, 1983.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Westberry, married and Wilmer C. Hibbs and Kathie J. Hibbs, his wife, by Deed from Janet M. Kopecki-Haswell, single, dated 11/19/2008, recorded 12/04/2008 in Book 3631, Page 83.

Tax Parcel: 08-0-0361-0042.0005

Premises Being: RR1 BOX 875
TURNPIKE ROAD, A/K/A 639
N.S. TURNPIKE ROAD,
NEWFOUNDLAND, PA 18445

Improvements thereon:
RESIDENTIAL DWELLING

Seized and taken in execution as property of:
Elizabeth Westberry 964 Mill
Creek Road NEWFOUNDLAND
PA 18445
Kathie J. Hibbs 964 Mill Creek

Road NEWFOUNDLAND PA
18445
Wilmer C. Hibbs 964 Mill Creek
Road NEWFOUNDLAND PA
18445

Execution No. 816-Civil-2012
Amount Due: \$174,930.89 Plus
additional costs

July 23, 2014
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.**

Paul Cressman Esq.

9/26/2014 • 10/3/2014 • 10/10/2014



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CIVIL ACTIONS FILED

*FROM AUGUST 30, 2014 TO SEPTEMBER 5, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
1998-20639	WARNOTT C CARY INDIVIDUALLY	9/04/2014	SATISFACTION	—
1998-20639	C WARNOTT BUILDERS T/A	9/04/2014	SATISFACTION	—
2002-20158	WARNOTT CARY C	9/04/2014	SATISFACTION	—
2002-20158	C WARNOTT BUILDERS T/A	9/04/2014	SATISFACTION	—
2002-20326	YAZDZIK EMANUEL	9/02/2014	SATISFACTION	8,883.00
2002-20444	OSECKI STEPHEN	9/04/2014	SATISFACTION	13,000.00
2002-20444	OSECKI DOROTHY	9/04/2014	SATISFACTION	13,000.00
2004-20339	HARDY JOHN RILEY	9/05/2014	SATISFACTION	—
2007-21158	WARNOTT CARY C INDIVIDUALLY	9/04/2014	SATISFACTION	—
2007-21158	C WARNOTT BUILDERS T/A	9/04/2014	SATISFACTION	—
2010-20226	CORNACCHIA PASQUALE	9/02/2014	SATISFACTION	—
2010-20226	WOODFOREST NATIONAL BANK GARNISHEE	9/02/2014	DISCONTINUE ATTCH	—
2010-20408	HARVEY JANE	9/04/2014	WRIT OF EXECUTION	1,723.65
2010-21618	JORDAN WALTER T	9/03/2014	SATISFACTION	—
2011-20007	GIROUPIS PAUL D	9/03/2014	SATISFACTION	—
2011-20007	GIROUPIS MADRA	9/03/2014	SATISFACTION	—
2011-21033	WONG GLORIA	9/02/2014	SATISFACTION	372.44
2011-21033	WONG DONALD	9/02/2014	SATISFACTION	372.44
2011-21033	WONG DANIEL	9/02/2014	SATISFACTION	372.44
2011-21359	LOPEZ GUSTAVO ESTATE OF	9/02/2014	SATISFACTION	911.54
2011-21576	LESTER CHRISTOPHER A	9/04/2014	SATISFACTION	—
2011-21576	LESTER JANINE	9/04/2014	SATISFACTION	—
2012-00114	SKALA JAMES ROBERT A/K/A	9/05/2014	DEFAULT JUDG IN REM	175,472.03
2012-00114	SKALA JAMES ROBERT JR	9/05/2014	DEFAULT JUDG IN REM	175,472.03
2012-20083	GAROFANO MARIO	9/03/2014	SATISFACTION	—
2012-20148	FAWCETT ROBERT M	9/05/2014	SATISFACTION	—
2012-20258	THOMPSON WAYNE A	9/03/2014	SATISFACTION	—
2012-20258	THOMPSON JOANNA M	9/03/2014	SATISFACTION	—
2012-20654	DEFAZIO ROBERT J	9/03/2014	SATISFACTION	—
2012-20673	WONG GLORIA	9/02/2014	SATISFACTION	782.42
2012-20673	WONG DONALD	9/02/2014	SATISFACTION	782.42
2012-20673	WONG DANIEL	9/02/2014	SATISFACTION	782.42
2012-20965	PIDGEON MICHAEL RYAN	9/03/2014	SATISFACTION	—
2013-00711	SHUSTAK LESLIE C (POPICK)	9/05/2014	DEFAULT JUDGMENT	—

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

2013-00720	OSULLIVAN WILLIAM M SR	9/05/2014	DEFAULT JUDGMENT	6,357.66
2013-20068	LESTER CHRISTOPHER A	9/04/2014	SATISFACTION	—
2013-20068	LESTER JANINE	9/04/2014	SATISFACTION	—
2013-20239	RYLKA DAWN M	9/03/2014	SATISFACTION	—
2013-20593	BAVIER RICHARD	9/02/2014	SATISFACTION	442.25
2013-20667	REPKE SANDRA L	9/05/2014	DEFAULT JUDGMENT	3,873.47
2013-20718	SMITH JOLENE	9/02/2014	SATISFACTION	1,644.14
2013-20722	ROSARIO JOSE	9/02/2014	SATISFACTION	677.47
2013-21087	KELLY NANCY E	9/03/2014	SATISFACTION	—
2013-21189	GOODMAN STEPHANIE	9/02/2014	SATISFACTION	—
2013-21312	BLACK LORI	9/03/2014	WRIT OF EXECUTION	10,055.84
2013-21312	PENN SECURITY BANK & TRUST CO GARNISHEE	9/03/2014	GARNISHEE/WRIT EXEC	10,055.84
2013-21377	BAIRD BILLYJO	9/03/2014	SATISFACTION	—
2013-21377	BOYER PATRICIA	9/03/2014	SATISFACTION	—
2013-21407	KRINER KENNETH	9/02/2014	SATISFACTION	979.07
2014-00166	MAMUSCIA DONALD	9/05/2014	CONSENT JUDGMENT	1,011.52
2014-00199	DOUGHER ROBERT A	9/05/2014	RELEASE OF JUDGMENT	—
2014-00377	DAILY RONALD P	9/05/2014	DEFAULT JUDG(EJECMT)	—
2014-00377	BROWN SANDRA	9/05/2014	DEFAULT JUDG(EJECMT)	—
2014-00377	DAILEY LESTER P DECEASED	9/05/2014	DEFAULT JUDG(EJECMT)	—
2014-00377	UNKNOWN OCCUPANTS	9/05/2014	DEFAULT JUDG(EJECMT)	—
2014-00377	DAILY RONALD P	9/05/2014	WRIT OF POSSESSION	—
2014-00377	BROWN SANDRA	9/05/2014	WRIT OF POSSESSION	—
2014-00377	DAILEY LESTER P DECEASED	9/05/2014	WRIT OF POSSESSION	—
2014-00377	UNKNOWN OCCUPANTS	9/05/2014	WRIT OF POSSESSION	—
2014-20035	SKINN DIANE L ESTATE OF	9/04/2014	SATISFACTION	1,396.95
2014-20205	DANIELS JONATHAN	9/04/2014	SATISFACTION	—
2014-20263	P&A FISHER OIL CO INC	9/03/2014	JUDGMENT	158,435.50
2014-20263	FISHER PAUL SR	9/03/2014	JUDGMENT	158,435.50
2014-20263	FISHER PAUL JR	9/03/2014	JUDGMENT	158,435.50
2014-20263	P&A FISHER OIL CO INC	9/03/2014	WRIT OF EXECUTION	158,435.50
2014-20263	FISHER PAUL SR	9/03/2014	WRIT OF EXECUTION	158,435.50
2014-20263	FISHER PAUL JR	9/03/2014	WRIT OF EXECUTION	158,435.50
2014-20274	SMITH JOLENE	9/04/2014	SATISFACTION	1,143.02
2014-20333	HAUN GARY	9/03/2014	SATISFACTION	—
2014-20398	HANDL JUDY	9/05/2014	WRIT OF SCIRE FACIAS	—
2014-20401	HUNT PAUL W	9/03/2014	SATISFACTION	—
2014-20437	LLOYD ROBIN	9/05/2014	WRIT OF SCIRE FACIAS	—
2014-20503	BENSLEY CHRISTOPHER T	9/05/2014	WRIT OF SCIRE FACIAS	—
2014-20503	BENSLEY RENEE ANN	9/05/2014	WRIT OF SCIRE FACIAS	—
2014-20678	SINHA PRAMOD K	9/02/2014	SATISFACTION	—
2014-20694	LAPINEL MARC	9/02/2014	SATISFACTION	—
2014-20694	LAPINEL HOLLY	9/02/2014	SATISFACTION	—
2014-20861	ACOSTA DAMIAN	9/04/2014	SATISFACTION	—
2014-20876	SHAFFER HARRY	9/02/2014	JUDGMENT NOTE	12,000.00
2014-20876	SHAFFER NANCY	9/02/2014	JUDGMENT NOTE	12,000.00
2014-20877	HALLIBURTON CAROL	9/02/2014	JUDGMENT	18,614.83
2014-20878	MEYER CRAIG	9/02/2014	JUDGMENT	2,019.50

2014-20879	SCHARIEST JOHN THOMAS	9/02/2014	JUDGMENT	3,540.50
2014-20880	MARTIN DAVID MILLARD	9/02/2014	JUDGMENT	2,177.50
2014-20881	JENKINS MICHAEL J	9/02/2014	JUDGMENT	1,558.50
2014-20882	BARILLO RON	9/02/2014	JP TRANSCRIPT	2,041.97
2014-20883	ACOSTA DAMIAN	9/02/2014	JUDGMENT	676.00
2014-20884	AUSTIN JOHN	9/02/2014	JUDGMENT	1,787.00
2014-20885	SULLIVAN JAMES EDWARD	9/02/2014	JUDGMENT	1,385.00
2014-20886	GIGLIO JOHN	9/02/2014	JP TRANSCRIPT	4,384.79
2014-20887	ROGALSKI BRIAN J DEC'D	9/02/2014	FEDERAL TAX LIEN	244,074.02
2014-20888	PJ BRINDLE GENERAL CONTRACTING INC A CORPORATION	9/02/2014	FEDERAL TAX LIEN	21,743.84
2014-20888	BRINDLE PAUL PRES	9/02/2014	FEDERAL TAX LIEN	21,743.84
2014-20889	SALMI ROBERT J	9/02/2014	FEDERAL TAX LIEN	182,502.90
2014-20889	SALMI ERIN M	9/02/2014	FEDERAL TAX LIEN	182,502.90
2014-20890	MICRO COMPUTER SERVICES UNLIMITED INC A CORPORATION	9/02/2014	FEDERAL TAX LIEN	46,898.81
2014-20891	ALBARDAK ENVER	9/02/2014	MUNICIPAL LIEN	1,475.85
2014-20891	ALBARDAK MELAHAT	9/02/2014	MUNICIPAL LIEN	1,475.85
2014-20892	STINE BRIAN	9/02/2014	MUNICIPAL LIEN	1,526.70
2014-20892	STINE KERRY	9/02/2014	MUNICIPAL LIEN	1,526.70
2014-20893	SWEETING FREDERICK O	9/02/2014	MUNICIPAL LIEN	1,226.92
2014-20893	SWEETING ANNA MARIE	9/02/2014	MUNICIPAL LIEN	1,226.92
2014-20894	CARRICK ROY D	9/03/2014	JP TRANSCRIPT	1,429.04
2014-20895	FITZGERALD WILLIAM	9/03/2014	MUNICIPAL LIEN	868.33
2014-20895	FITZGERALD LINDA	9/03/2014	MUNICIPAL LIEN	868.33
2014-20896	BART WILLIAM P	9/03/2014	MUNICIPAL LIEN	859.03
2014-20897	MORREALE NICHOLAS	9/03/2014	MUNICIPAL LIEN	1,215.81
2014-20898	COOK THOMAS	9/03/2014	MUNICIPAL LIEN	1,205.28
2014-20898	COOK JENNIFER	9/03/2014	MUNICIPAL LIEN	1,205.28
2014-20899	MCMANUS TRACIE	9/03/2014	MUNICIPAL LIEN	1,481.84
2014-20900	PAGLIERI ANTHONY	9/03/2014	MUNICIPAL LIEN	1,473.60
2014-20901	DONOVAN JOHN J	9/03/2014	JP TRANSCRIPT	234.90
2014-20902	WAHL SPENCER	9/03/2014	JP TRANSCRIPT	306.77
2014-20903	TAYLOR RICHARD	9/03/2014	JP TRANSCRIPT	150.00
2014-20903	TAYLOR CHRISSE	9/03/2014	JP TRANSCRIPT	150.00
2014-20904	BARNUM WAYNE B	9/03/2014	TAX LIEN	2,789.81
2014-20904	BARNUM SHERRI A	9/03/2014	TAX LIEN	2,789.81
2014-20905	SWENDSEN LOUISE W	9/03/2014	TAX LIEN	1,936.99
2014-20906	DECANDIS JAYSON IND AND AS OWNER OF	9/03/2014	TAX LIEN	4,931.35
2014-20906	ACCURATE IMAGE ADVERTISING LLC	9/03/2014	TAX LIEN	4,931.35
2014-20907	ZENGEL ADAM B	9/03/2014	TAX LIEN	1,593.50
2014-20908	COLE PATRICK E	9/03/2014	TAX LIEN	25,509.86
2014-20908	YDOYAGA LYNN E	9/03/2014	TAX LIEN	25,509.86
2014-20909	COLE PATRICK E	9/03/2014	TAX LIEN	1,547.97
2014-20909	YDOYAGA LYNN E	9/03/2014	TAX LIEN	1,547.97
2014-20910	MARKS LYNN S II	9/03/2014	TAX LIEN	3,454.17
2014-20910	MARKS CLAIRE A	9/03/2014	TAX LIEN	3,454.17

2014-20911	BROWN JOHN P	9/03/2014	TAX LIEN	969.07
2014-20911	BROWN MAUREEN M	9/03/2014	TAX LIEN	969.07
2014-20912	BRESSET STEPHEN G	9/03/2014	TAX LIEN	1,959.84
2014-20912	BRESSET ANNE N	9/03/2014	TAX LIEN	1,959.84
2014-20913	LISOWSKI CHRISTOPHER	9/04/2014	TAX LIEN	3,393.03
2014-20913	LISOWSKI JULIE	9/04/2014	TAX LIEN	3,393.03
2014-20914	SHEEHAN THOMAS E JR	9/04/2014	TAX LIEN	1,287.13
2014-20914	SHEEHAN JENNIFER M	9/04/2014	TAX LIEN	1,287.13
2014-20915	DROUGAS DIMITRI OS	9/04/2014	TAX LIEN	1,457.07
2014-20915	DROUGAS SARA C	9/04/2014	TAX LIEN	1,457.07
2014-20916	ALVARADO RONALD JR	9/04/2014	TAX LIEN	1,660.83
2014-20917	WILLIAMS STEPHEN C	9/04/2014	TAX LIEN	968.19
2014-20917	WILLIAMS VIRGINIA L	9/04/2014	TAX LIEN	968.19
2014-20918	CABRAL JOSE N	9/04/2014	TAX LIEN	1,192.87
2014-20918	CABRAL DANIELLE P	9/04/2014	TAX LIEN	1,192.87
2014-20919	MAREE WARREN	9/04/2014	TAX LIEN	1,517.35
2014-20919	MAREE TONYA	9/04/2014	TAX LIEN	1,517.35
2014-20920	WARNER MICHAEL V	9/04/2014	TAX LIEN	3,463.58
2014-20920	WARNER EVA D	9/04/2014	TAX LIEN	3,463.58
2014-20921	SOSA EDWARD J	9/04/2014	TAX LIEN	909.72
2014-20921	SOSA CASANDRA R	9/04/2014	TAX LIEN	909.72
2014-20922	MOUNTAINEER HARDWOODS INC	9/04/2014	TAX LIEN	457.64
2014-20923	BILL GOODWIN CONSTRUCTION LLC	9/04/2014	TAX LIEN	7,279.21
2014-20924	ALDENVILLE LOG & LUMBER INC	9/04/2014	TAX LIEN	15,372.12
2014-20925	SIMPKINS FRANK W	9/04/2014	TAX LIEN	1,935.40
2014-20926	COLIGAN SEAN P	9/04/2014	TAX LIEN	3,729.29
2014-20927	MAGRANER ANTHONY V	9/04/2014	TAX LIEN	1,982.56
2014-20928	JOYFUL NOISE CHILD LEARNING INC A CORPORATION	9/04/2014	FEDERAL TAX LIEN	5,100.99
2014-20929	HELEWA JASON M	9/04/2014	JUDGMENT	1,761.50
2014-20930	ESTRELLA ANTHONY J	9/04/2014	JUDGMENT	387.00
2014-20931	ESTRELLA ANTHONY J	9/04/2014	JUDGMENT	624.50
2014-20932	ESTRELLA ANTHONY J	9/04/2014	JUDGMENT	596.50
2014-20933	ESTRELLA ANTHONY J	9/04/2014	JUDGMENT	674.00
2014-20934	GIRONTA STEPHEN	9/04/2014	JUDG/NY COUNTY NY	96,942.75
2014-20935	A PACIFIC COAST INVESTMENT PROP LLC	9/05/2014	MUNICIPAL LIEN	358.53
2014-20936	FOR MY HEART LLC	9/05/2014	MUNICIPAL LIEN	358.53
2014-20937	LOTS 4 LESS LLC	9/05/2014	MUNICIPAL LIEN	358.53
2014-20938	MMMTWS CORP	9/05/2014	MUNICIPAL LIEN	384.44
2014-20939	Z LINE PROFESSIONAL INC	9/05/2014	MUNICIPAL LIEN	358.53
2014-20940	OLUGBADE DEMILADE AKIN	9/05/2014	MUNICIPAL LIEN	395.24
2014-20940	AKIN DEMILADE OLUGBADE	9/05/2014	MUNICIPAL LIEN	395.24
2014-20941	BRAY ROBERT D	9/05/2014	MUNICIPAL LIEN	358.53
2014-20941	BRAY SVETLANA L	9/05/2014	MUNICIPAL LIEN	358.53
2014-20942	DAVIS DEAN CHARLES	9/05/2014	MUNICIPAL LIEN	358.63
2014-20943	GUEST MICHELE	9/05/2014	MUNICIPAL LIEN	384.44
2014-20944	PATEL JAWAHAR H	9/05/2014	MUNICIPAL LIEN	358.53
2014-20944	PATEL VASU J	9/05/2014	MUNICIPAL LIEN	358.53

2014-20945	DANGELO NICHOLAS	9/05/2014	MUNICIPAL LIEN	375.80
2014-20945	D'ANGELO NICHOLAS	9/05/2014	MUNICIPAL LIEN	375.80
2014-20945	DANGELO GENEVIEVE	9/05/2014	MUNICIPAL LIEN	375.80
2014-20945	D'ANGELO GENEVIEVE	9/05/2014	MUNICIPAL LIEN	375.80
2014-20946	SEOPARSON MOTI	9/05/2014	MUNICIPAL LIEN	552.96
2014-20947	SETURI NINO	9/05/2014	MUNICIPAL LIEN	546.48
2014-20947	FALISKIE THOMAS ANDREW	9/05/2014	MUNICIPAL LIEN	546.48
2014-20948	NLL INVESTMENTS INC	9/05/2014	MUNICIPAL LIEN	533.53
2014-20949	RWG INVESTMENTS LIMITED	9/05/2014	MUNICIPAL LIEN	533.53
2014-20950	CUCCIARRE JAMES	9/05/2014	MUNICIPAL LIEN	533.53
2014-20950	CUCCIARRE ROBIN	9/05/2014	MUNICIPAL LIEN	533.53
2014-20951	ERICKSEN ALF	9/05/2014	MUNICIPAL LIEN	1,775.85
2014-20951	ERICKSEN CAROL	9/05/2014	MUNICIPAL LIEN	1,775.85
2014-20952	MALDONADO SAMUEL	9/05/2014	MUNICIPAL LIEN	373.53
2014-20953	PENNINGTON ARTHUR J JR	9/05/2014	MUNICIPAL LIEN	565.92
2014-20953	PENNINGTON AGNES M	9/05/2014	MUNICIPAL LIEN	565.92
2014-20954	PHAUP MICHELLE M	9/05/2014	MUNICIPAL LIEN	533.53
2014-20955	SEAMAN ALEX WADE	9/05/2014	JUDGMENT	1,069.50
2014-20956	DRAKE TANNER	9/05/2014	JUDGMENT	1,000.00
2014-20957	WALLS RICHARD WESLEY	9/05/2014	MUNICIPAL	2,606.67
2014-20957	WALLS SANDRA KAY	9/05/2014	MUNICIPAL	2,606.67
2014-20958	MORGAN WILLIAM T	9/05/2014	MUNICIPAL LIEN	1,360.23
2014-20959	STUBER COREY L	9/05/2014	MUNICIPAL LIEN	980.51
2014-20960	STUBER COREY L	9/05/2014	MUNICIPAL LIEN	969.70
2014-20961	VASKO JOZEF	9/05/2014	MUNICIPAL LIEN	1,325.99
2014-20962	WALTERS PATRICIA	9/05/2014	MUNICIPAL LIEN	384.44
2014-40039	LAKE WANOKA RESORT LLC OWNER	9/05/2014	STRICKEN	—
2014-40079	LUBANSKI RAYMOND OWNER P	9/02/2014	STIP VS LIENS	—
2014-40079	LUBANSKI KATHLEEN OWNER P	9/02/2014	STIP VS LIENS	—
2014-40079	D&D HOME BUILDERS CONTRACTOR	9/02/2014	STIP VS LIENS	—
2014-90076	SORRENTO JOANNA ESTATE	9/02/2014	ESTATE CLAIM	37,069.00
2014-90077	JOHANNES JEROME ESTATE	9/02/2014	ESTATE CLAIM	506.67

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00524	HOWANITZ DONALD	PLAINTIFF	9/03/2014	—
2014-00524	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	9/03/2014	—
2014-00525	HOWANITZ AUTO	PLAINTIFF	9/03/2014	—
2014-00525	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	9/03/2014	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00527	FIA CARD SERVICES	PLAINTIFF	9/03/2014	—
2014-00527	JOHNSTON JEFFREY	DEFENDANT	9/03/2014	—
2014-00528	DISCOVER BANK	PLAINTIFF	9/03/2014	—
2014-00528	BOYKO ELISABETH A	DEFENDANT	9/03/2014	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00526	C M PALLAGHY INC	PLAINTIFF	9/03/2014	—
2014-00526	TORTE KNOX LLC	DEFENDANT	9/03/2014	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00529	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF CORRECTIONS	PLAINTIFF	9/03/2014	—
2014-00529	HARGROVE QUEONNA	DEFENDANT	9/03/2014	—
2014-00529	TATUM KATHY	DEFENDANT	9/03/2014	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00530	JPMORGAN CHASE NATIONAL ASSOC SUCCESSOR BY MERGER TO	PLAINTIFF	9/03/2014	—
2014-00530	CHASE HOME FINANCE LLC	PLAINTIFF	9/03/2014	—
2014-00530	SHULTZ DEBRA G DECEASED	DEFENDANT	9/03/2014	—
2014-00531	PHH MORTGAGE CORPORATION	PLAINTIFF	9/04/2014	—
2014-00531	PAPAZIAN MADELINE A	DEFENDANT	9/04/2014	—
2014-00531	PAPAZIAN WILLIAM S	DEFENDANT	9/04/2014	—
2014-00532	UNITED SECURITY FINANCIAL CORP	PLAINTIFF	9/04/2014	—
2014-00532	DAMBROSIO MICHAEL C A/K/A	DEFENDANT	9/04/2014	—
2014-00532	DAMBROSIO MICHAEL	DEFENDANT	9/04/2014	—
2014-00533	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	9/05/2014	—
2014-00533	STEVENS IDA M A/K/A	DEFENDANT	9/05/2014	—
2014-00533	STEVENS IDA MAY	DEFENDANT	9/05/2014	—
2014-00533	STEVENS RONALD	DEFENDANT	9/05/2014	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2014-00523	GORDON SUSAN	PLAINTIFF	9/02/2014	—
2014-00523	STARWOOD HOTELS AND RESORTS	DEFENDANT	9/02/2014	—
2014-00534	PROGRESSIVE PREFERRED INSURANC	PLAINTIFF	9/05/2014	—
2014-00534	PENDER THOMAS	DEFENDANT	9/05/2014	—
2014-00534	BAKKER COLE EN	DEFENDANT	9/05/2014	—

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MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 15, 2014 TO SEPTEMBER 19, 2014
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
McCormack Michael P	Honesdale National Bank	Mount Pleasant Township	83,000.00
Dipierro Michael V	Tonbo Holdings L L C	Lake Township	95,000.00
Corcoran Deborah Lee	Dime Bank	Damascus Township	109,000.00
Greenwich Christopher	Swingle Ruthanne	Paupack Township	
Greenwich Christina Swingle Ruthanne			58,071.70
Gauvreau Jean Marc	Mortgage Electronic Registration Systems	Lehigh Township	
Gauvreau Christine			142,857.00
Brice Eugene J Jr	Dime Bank	Hawley Borough	
Brice Denise L			50,000.00
Benedicto Alfred	Mortgage Electronic Registration Systems	Lake Township	112,917.00
Dawe Trevor	Mortgage Electronic Registration Systems	Paupack Township	
Tigue Sarah			285,300.00
Boles Nancy	Wayne Bank	Salem Township	45,000.00
Stuart Shaun M	Mortgage Electronic Registration Systems	Texas Township 1 & 2	
Stuart Kerri M			139,918.00
Sapienza Vincent P	Mortgage Electronic Registration Systems	Salem Township	
Sapienza Louisa M			129,795.00
Buesing Johanna E	Mortgage Electronic Registration Systems	Damascus Township	
Buesing Vincent H			126,800.00
Curtin Douglas F Sr	Wells Fargo Bank	Buckingham Township	
Curtin Jocelyn G			200,000.00
Ordnung Mark A	Honesdale National Bank	Cherry Ridge Township	
Ordnung Stephanie			191,500.00
Crossley Richard By Agent	Mortgage Electronic Registration Systems	Cherry Ridge Township	
Crossley Nicola Marie Agent Crossley Nicola Marie			448,000.00
Erbach Kristin Erk	Honesdale National Bank	Oregon Township	88,000.00
Hiller Frederick R	Honesdale National Bank	Lebanon Township	
Hiller Karen D			50,000.00
Reading Materials Inc	First Niagara Bank	Lebanon Township	170,000,000.00
Earle Raymond D	U S A A Federal Savings Bank	Paupack Township	
Earle Jill Ellen			305,000.00

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

Fricker Judith	Wayne Bank	Scott Township	120,000.00
Fox Bryce J By Af	Wells Fargo Bank	Cherry Ridge Township	
Fox Carmela J By Af			35,000.00
Obringer Shannon Af			
Culnane Mary Frances	Mortgage Electronic Registration Systems	Preston Township	260,398.00
OConnor Kevin	Mortgage Electronic Registration Systems	Lehigh Township	
OConnor Elizabeth A			336,600.00
Hilland Christopher S	Mortgage Electronic Registration Systems	Paupack Township	
Hilland Yvette			108,000.00
Dinan John E	Vinton John M	Honesdale Borough	
Dinan Mary A	Vinton Donna M		27,000.00
Sobotka Shirley A	Tobyhanna Federal Credit Union	Lake Township	20,000.00
Sardo John A	P N C Bank	Paupack Township	105,000.00
Hackemer Heidi	Citizens Savings Bank	Damascus Township	200,000.00
Lefkoski Hunter	Simmons Hannah P	Honesdale Borough	46,188.14
Sohi Parmjit	Dime Bank	Dyberry Township	
Sohi Baldev			194,000.00
Sohi Talwinder			

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
Friedman Brian J Schwarzwalder Renee D Friedman Renee D	McCormack Michael P	Mount Pleasant Township	
L P P Mortgage Ltd By Af Twitchell Kent Af	Dipierro Michael V	Lake Township	Lot 13
Pittenger Gary	Corcoran Deborah Lee	Damascus Township	
Wayne County Tax Claim Bureau Reichenbach John Reichenbach Debra S	Clause George E	Lehigh Township	
Wayne County Tax Claim Bureau Reichenbach John Reichenbach Debra S	Clause George E	Lehigh Township	
Wayne County Tax Claim Bureau Piazza Daniel M Piazza Carolann	Clause George E	Lehigh Township	
Wayne County Tax Claim Bureau Piazza Daniel M Piazza Carolann	Clause George E	Lehigh Township	
Wayne County Tax Claim Bureau Sniadach Donna Marie	Tchorzewski Marek Malinowski Anthony	Lehigh Township	

Wayne County Tax Claim Bureau	Estrella Alexandra	Lehigh Township	
Seibert Joseph			
Seibert Josephine			
Wayne County Tax Claim Bureau	Estrella Alexandra	Lehigh Township	
Seibert Joseph			
Seibert Josephine			
Wayne County Tax Claim Bureau	Estrella Alexandra	Lehigh Township	
Seibert Joseph			
Seibert Josephine			
Wayne County Tax Claim Bureau	Lawrence Mary	Lehigh Township	
Seney Raymond A			
Wayne County Tax Claim Bureau	Walpole John	Manchester Township	
Galante Michael	Longo James		
Wayne County Tax Claim Bureau	Tchorzewski Marek	Paupack Township	
Mignogna Ralph	Malinowski Anthony		
Mignogna Marion			
Sharenow Howard L	Patronaggio Christopher	Paupack Township	
Sharenow Lorraine M			
Wayne County Tax Claim Bureau			
Wayne County Tax Claim Bureau	Cioffi Michael	Paupack Township	
Bellomo Thomas A	Cioffi Amelia		
Wayne County Tax Claim Bureau	Reynoso Quisqueya	Paupack Township	
Nilsen Lee			
Wayne County Tax Claim Bureau	Tchorzewski Marek	Paupack Township	
Litrell Joseph	Malinowski Anthony		
Litrell Isabel			
Wayne County Tax Claim Bureau	Tchorzewski Marek	Preston Township	
Evanitsky Jody L	Malinowski Anthony		
Wayne County Tax Claim Bureau	Sarro Louis R	Salem Township	
Kaiser Rolf T	Sarro Wanda A		
Wayne County Tax Claim Bureau	Walpole John	Sterling Township	
Veasley Fred L	Longo James		
Veasley Tina M			
Wayne County Tax Claim Bureau	Tchorzewski Marek	Texas Township 3	
Utegg William P Est	Malinowski Anthony		
Mountain Escapes	Elizabeth Kelly Living Trust	Salem Township	
Mountain Escape			Lot 111
Feichtenbiner Mark L	Feichtenbiner Mark L	Preston Township	
Behrens Susan N			Lot 91
Leary Thomas P Jr	Hummel Deborah J	Lehigh Township	
Leary Michele			Lot 104
Schultz Frederick Will Tr	Schultz Frederick W IV	Preston Township	
Lake Underwood Nimrod			
Lot A Irrevocable	Techtmann Rebecca M		Lot A
Schmeckpeper Karen Joy	Winnicki Christopher	Damascus Township	
	Winnicki Alicja		
Mezzo Stephen	Conway Robert C	Lake Township	
Mezzo Patricia	Conway Roberta L		Lot 1539

Garber Victor	Garber Joan	Lake Township	
Garber Joan	Garber Victor		Lot 1316
Cohen Todd A			
Cohen Jill A			
Garber Glenn A			
Garber Clare Begley			
Mandell Stephen			
Mandell Laura M			
Testa Robert	Greenwich Christopher	Paupack Township	
Testa Janet	Greenwich Christina Swingle Ruthanne		
Bullwinkel Phillip R	Kleba Patryk	Salem Township	
Bullwinkel Susan J	Kleba Natalia		Lot 209
Kesselmeier Steven R	Gauvreau Jean Marc	Lehigh Township	
Kesselmeier Teresa AKA	Gauvreau Christine		Lots 192 & 193
Kesselmeier Teresa S AKA			
Terracino Anthony	Ziegler Robert	Dreher Township	
Terracino Beth	Ziegler Wanda		Lots 52 & 53
Berezhnaya Elena	Astiphon Victoria	Lehigh Township	
	Astiphon Baseem		Lot 50
Brice Eugene J Jr	Brice Eugene J Jr	Hawley Borough	
Schmalzle Denise J	Brice Denise L		Lot 6
Brice Denise L			
Lines Ferdinand Sr	Benedicto Alfred	Lake Township	
Lines Nelda			Lot 2996
Vericrest Opportunity Loan Trust By Af	Tigue Sarah	Paupack Township	
Caliber Home Loans Inc Af	Dawe Trevor		Lot 15
Dougher Tammy M	Stuart Shaun M	Texas Township 1 & 2	
Schmoyer Tammy M	Stuart Kerri M		
Schmoyer Michael L			
Kizer Adam R	Sapienza Vincent P	Salem Township	
Kizer Lori	Sapienza Louisa M		
Wakely Christopher J	Mayeski Donna Kovaleski	Lake Township	
Wakely Barbara J			Lot A
Mayeski Donna Kovaleski	Mayeski Donna Kovaleski	Lake Township	
Knickerbocker Angela	Tiberio August J	Clinton Township 1	
Knickerbocker James	Tiberio Margaret McDonnell McDonnellTiberio Margaret		Lot 29
Vennero Joseph S	Vennero Frank J	Dreher Township	
	Vennero Frank Anthony		Lot 41
Bajadek Thomas	Ellsworth Debra Ann	Berlin Township	
	Bajadek Mark D		
	Powers Andrea L		
	Bajadek Jennifer M		
Bajadek Thomas	Ellsworth Debra Ann	Berlin Township	
	Bajadek Mark D		
	Powers Andrea L		
	Bajadek Jennifer M		

Wiley John	Lee Richard E Lee Claire M	Paupack Township	
Federal Home Loan Mortgage Corporation	Nelson Patricia L	Cherry Ridge Township	
Phelan Hallinan L L P			
Traversa Maria L	Traversa Maria L	Manchester Township	
Heick Aaron	Heick Aaron		Lot 1
	Traversa Leonard D		
Squires Emily Est AKA	Crossley Richard	Cherry Ridge Township	
Squires Emily Hull Est AKA	Crossley Nicola Marie		
Edelstein Stephen L Exr			
Smith Emily Erickson Exr			
Edelstein Stephen L Tr			
Belzer Leonard David			
Ware Michael J By Sheriff	U S Bank National Association Tr	Paupack Township	Lots 10 & 11
Haring Maria V	King Leon O	Berlin Township	
	King Kathy		Lot C
Bank Of New York Mellon Tr By Af	Diep Nghia T	Paupack Township	
Bank Of America Af	Jordan Catherine A		Lot 295
Kanamura Seiji By Sheriff	Pitti David J	Dreher Township	
Slick Theresa Jean	Hoffman Theresa J	Honesdale Borough	
Hoffman Theresa Jean			
Hoffman Richard Lee Jr AKA	Hoffman Richard L Jr	South Canaan Township	
Hoffman Theresa J	Hoffman Theresa J		
Hoffman Richard L Jr AKA			
Cangialosi Lorraine M	Cangialosi Richard P	Preston Township	
Klepper William M	Kelly Michael D	Lebanon Township	
Klepper Elizabeth A			Lot 8
Thompson Patricia	Hilland Christopher S	Paupack Township	
	Hilland Yvette		Lot 811
Vinton John M	Dinan John E	Honesdale Borough	
Vinton Donna M	Dinan Mary A		
Brock Edward H Est AKA	Morris William G	Honesdale Borough	
Brock Edward Est AKA			
ONeill Donna M Exr			
Dulay Gerald	Dulay Gerald	Honesdale Borough	
Dulay Kathleen	Dulay Kathleen Dulay Colleen A		
Wayne County Tax Claim Bureau L G K Investments L L C	Bradley Dante J	Paupack Township	
Wayne County Tax Claim Bureau	Bradley Dante J	Paupack Township	
Reuling Mary			
Wayne County Tax Claim Bureau	Oldham Jill D	Paupack Township	
Horner Tammy			
Wayne County Tax Claim Bureau	Bradley Dante J	Paupack Township	
Dodds Aleyda			
Wayne County Tax Claim Bureau	Bradley Dante J	Paupack Township	
Whitesell Brian Carleton			

Wayne County Tax Claim Bureau Hamlin Fire & Rescue Co	Niestoj Tomasz	Salem Township	
Wayne County Tax Claim Bureau OBrien Leo M OBrien Mae A	Martinez Paul A	Lehigh Township	
Wayne County Tax Claim Bureau L & M Enterprises Inc	Clause Tammy L Clause George E	Dreher Township	
Wayne County Tax Claim Bureau Horner Tammy	Oldham Jill D	Lehigh Township	
Wayne County Tax Claim Bureau Greder Barbara M	Kendrick Darlene Kendrick Howard	Lehigh Township	
Wayne County Tax Claim Bureau Gatti Michael Gatti Margaret	Wojno Gregory G Wojno Phyllis M	Lehigh Township	
Wayne County Tax Claim Bureau Jordan F Leonard Jordan Dereatha G	Gazer Stephanie	Lehigh Township	
Wayne County Tax Claim Bureau American Children & Homeless Association	Quizhpe Jessica Rivera Joseph	Manchester Township	
Wayne County Tax Claim Bureau Sarko Steven Sarko Lynne	Reeger Ronald Reeger Angela	Manchester Township	
Wayne County Tax Claim Bureau Reflection Lakes P O A	Kelly Daniel E	Manchester Township	
Wayne County Tax Claim Bureau American Children & Homeless Association	Quizhpe Jessica Rivera Joseph	Manchester Township	
Wayne County Tax Claim Bureau American Children & Homeless Association	Quizhpe Jessica Rivera Joseph	Manchester Township	
Wayne County Tax Claim Bureau Reflection Lakes P O A	Fletcher David	Manchester Township	
Campbell Margaret Brunner Michael B By Af Howell Alfred J Af Brunner Charles Jr Winters Kathleen	Saxman Dianne Saxman Eric	Damascus Township	
Smith Steven Brink Benjamin R	Hackemer Heidi Lefkoski Hunter	Damascus Township Honesdale Borough	
Beach Bradley Beach Bonnie	Sohi Baldev Sohi Parmjit Sohi Talwinder	Dyberry Township	Lot 23
Gavinski Paul Exr Gavinski Emil Jr Exr Tarci William Est	Torres Michael Torres Georgina	Lehigh Township	Lot 1
Holmes Winnifred AKA Holmes Winnifred L AKA	Holmes Winnifred Serrano Summer	Lehigh Township	
Yatwa Robert Scott Yatwa Lisa	Coppola Michael J	Berlin Township	Lot 15

Wayne County LEGAL JOURNAL

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

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<i>One (1) time insertion</i>	
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<i>One (1) time insertion</i>	

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Certain restrictions and minimum insertion fees apply.

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Honesdale, PA 18431