

# Pike County LEGAL JOURNAL

The Pike County Legal Journal contains decisions of the Pike County Court, legal notices, advertisements and other matters of legal interest.

VOL. XIV ♦ MILFORD, PA ♦ MARCH 4, 2022 ♦ NO. 10



## STAY SAFE GET VACCINATED.

Practice social distancing: maintain a distance of at least 6 feet (2 meters) from others.

Stay out of crowded places.

Wear a cloth face covering.

Cover your coughs and sneezes with a tissue, or cough into your elbow, not your hand.


Wash hands often, for 20 seconds or more.


Be alert for symptoms: watch for fever, cough, shortness of breath.

COURT OF COMMON PLEAS  
60TH JUDICIAL DISTRICT:

Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

Joseph F. Kameen, *President Judge retired* 

Harold A. Thomson, Jr., *Senior Judge retired* 

PIKE COUNTY LEGAL JOURNAL  
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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike 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, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

All legal notices must be submitted 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.

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

We reserve the right to reject any advertisements or matters, whether non-legal or otherwise, submitted for publication. Advertisements and Services printed in *The Pike County Legal Journal* are not endorsed by the Pike County Bar Association.

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

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

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

*A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

**Subscription Rates**

*Per Year*


Mailed Copy	\$100
Emailed Copy	\$75
Mailed & Emailed	\$125


**PIKE COUNTY OFFICIALS**

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Harold A. Thomson, Jr., *Senior Judge, Retired* 

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Deborah Fischer

Paul Menditto

Randy Schmalzle

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**District Attorney**

Raymond Tonkin, Esq.

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**Clerk of the Orphans' Court**

Denise Fitzpatrick

**Court Administrator**

Samantha Venditti, Esq.

**Chief Public Defender**

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

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**Coroner**

Christopher Brighton

**Auditors**

Thomas Foran

Gail Sebring

Judy Leary-Wagner

**PEMA**

Tim Knapp



## PIKE COUNTY BAR ASSOCIATION UPDATE

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### Pike County Bar Association Meeting



#### SAVE THE DATE

A Meeting of the Pike County Bar Association shall be held on

**Monday, March 21, 2022**

Details on time and location will follow shortly!



Daylight savings time begins on  
**MARCH 13, 2022!**

Did you know you can  
**ADVERTISE YOUR FIRM**  
in the Pike County Legal  
Journal?



Contact *Bailey  
Design &  
Advertising* at  
570-251-1512

**CLE** | Continuing  
Legal  
Education

#### MARK YOUR CALENDAR!

A spring CLE event is tentatively scheduled to take place on

**FRIDAY, MARCH 11, 2022**

Please continue to check the  
**Pike County Legal Journal**  
for more details and registration  
information!



HELP INCREASE  
PCBA MEETING  
PARTICIPATION

Send us an email at:

**[pikecountybar@gmail.com](mailto:pikecountybar@gmail.com)**

and let us know what days, times,  
and locations are best for you!



## Scholarships

SCHOLARSHIP SEASON  
is coming!

Volunteer to participate in  
choosing 2022 Pike County Bar  
Association scholarship  
recipients TODAY!

Friday, March 11, 2022

Pike County Courthouse  
412 Broad Street, Milford, PA 18337



# The Laws of the Great Pennsylvania Outdoors

12:30-1:30 p.m.  
*Kristen Donmeyer*  
Dog Law Director  
&  
*Marija Kuren, Esq.*  
Dog Law Attorney  
PA Dept of  
Agriculture

1:30-2:30 p.m.  
*Sgt. Walt Buckman*  
Assistant Regional  
Supervisor of NE  
Region  
PA Fish & Boat  
Commission

2:30-3:30 p.m.  
*William Hornberger*  
Ranger Operations  
Specialist  
PA Department of  
Conservation &  
Natural Resources

Please join us for an afternoon of  
Continuing Legal Education. Lunch will be  
provided at 12:00 p.m. with presentations  
beginning at 12:30 p.m. Attendees will  
receive 3 hours of Substantive Credits.

RSVP to Lindsey Collins, Esq. at [lcollins@ptd.net](mailto:lcollins@ptd.net) by Monday, March 7, 2022. Costs will be covered by the Pike County Bar Association for Members in good standing. The cost for non-members will be \$20.00 paid with either cash or a check made out to the Pike County Bar Association.

Sponsored by the Pike County Bar Association

PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE  
**PIKE COUNTY SENTENCING INFORMATION**

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*February 17, 2022* — Pike County District Attorney Raymond J. Tonkin announced the following criminal sentences were issued by Pike County Court of Common Pleas President Judge Gregory Chelak:

Joseph William Manca, age 30, of Netcong, NJ, was sentenced to 48 hours to 6 months in the Pike County Jail, fined \$500.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence. The state police responded to SR 402 in Porter Township on June 16, 2019, where Manca had rolled his vehicle over an embankment. While speaking with Manca, the trooper detected the smell of an alcoholic beverage. Manca admitted that he had been drinking and fell asleep while driving home. A blood test confirmed a blood alcohol content of .146%.

Nickolaus Jacob Lewis, age 24, of Sparrowbush, NY, was sentenced to a fine of \$300.00 for the crime of Possession of a Small Amount of Marihuana. During a DUI checkpoint being conducted by Eastern Pike Regional Police along Pennsylvania Avenue in Matamoras on September 2, 2018, Lewis was found in possession of Marihuana.

Ameer Khan, age 27, of East Stroudsburg, PA, was sentenced to a fine of \$400.00 for the crime of Possession of a Small Amount of Marihuana. State police pulled over Khan on May 28, 2021, for traveling along SR 209 in Lehman Township with an expired registration. Upon speaking with Khan, the trooper detected the smell of Marihuana. Khan was found in possession of Marihuana.

Kevin James Brennan, age 50, of Milford, PA, was sentenced to a fine of \$100.00 for the Summary Offense of Harassment. The state police were dispatched to a residence in Delaware Township where Brennan pounded on the windows of an individual's house causing alarm.

Briana Chalette Kaufman, age 30, of Wilkes-Barre, PA, was sentenced to a fine of \$300.00 for the crime of Possession of Drug Paraphernalia and the Summary Offense of Operation of Vehicle without Official Certificate of Inspection. State Police stopped Kaufman on July 16, 2021, while traveling along I-84 in Dingman Township without a valid inspection sticker. Upon speaking with Kaufman, the trooper observed a vape pen used for the purpose of ingesting THC.

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**COURT CALENDAR**


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*The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>*

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**MONDAY, MARCH 7, 2022**

- 9:00 AM Docket #: 925-2018  
**Rudolph J. Bem vs. Karen Backman**  
Non-Jury Trial  
*Plaintiff Attorney: Eric Hamill, Esq.*  
*Defense Attorney: Jason Obliger, Esq.*
- 9:30 AM Docket #: 1300-2013  
**Marla Donald vs. James Donald, Jr**  
Custody Conference - Review  
*Plaintiff Attorney: Thomas Mincer, Esq*  
*Defense Attorney: Carrie Donald, Esq*
- 10:30 AM Docket #: 1108-2017  
**Robert Orben, Jr. vs. Crystal Orben**  
Custody Conference - Review  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 11:30 AM Docket #: 1051-2020  
**Esther McManus vs. John M. McManus**  
Divorce Master Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: Nicholas Masinton, III, Esq*  
*Defense Attorney: Shannon Muir, Esq*
- 1:30 PM Docket #: 1049-2021  
**Cody Triplett vs. Christina Triplett**  
Custody Hearing  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: Thomas Mincer, Esq*
- 1:30 PM Docket #: 376-2015  
**David & Barbara Banasiak vs. James Robinson, et al.**  
Pre-Trial Conference  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Douglas Marcello, Esq.*
- 1:45 PM Docket #: 700-2016  
**Audrey Sanko vs. Sunrise Lake POA, Inc, et al**  
Pre-Trial Conference  
*Plaintiff Attorney: Tammy Lee Clause, Esq*  
*Defense Attorney: Jason Obliger, Esq, Jeffrey Havaran, Esq*

- 2:00 PM Docket #: 1920-2012  
**Andre J. Davignon and Keri Davignon vs. Tennessee Gas Pipeline Company, LLC. an El Paso Company, & Henkels & McCoy, Inc.**  
Pre-Trial Conference  
*Plaintiff Attorney: Joseph Rydzewski, Esq.*  
*Defense Attorney: Benjamin Nicolosi, Esq.*
- 2:15 PM Docket #: 333-2020  
**Miguel Castro vs. The Home Depot, USA, Inc., et al.**  
Pre-Trial Conference  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Kevin Cornish, Esq.*
- 2:30 PM Docket #: 987-2014  
**Lisa Voightman, Jeffrey Edwards & The Estate of Patricia Edwards vs. Jonathan Woodruff**  
Pre-Trial Conference  
*Plaintiff Attorney: Charles Kannebecker, Esq*  
*Defense Attorney: Michael Gianetta, Esq*
- 2:45 PM Docket #: 1185-2017  
**Michelle & John Brinkers vs. The Alpine Wurst & Meat House and the Alpine Inc.**  
Pre-Trial Conference  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Mark Sheridan, Esq.*
- 3:00 PM Docket #: 1001-2019  
**Lehman Township vs. Judith Kass, Mark Kass & Jeffrey Kass**  
Pre-Trial Conference  
*Plaintiff Attorney: Sean Logsdon, Esq.*  
*Defense Attorney: John Stieh, Esq.*

**TUESDAY, MARCH 8, 2022**

- 9:00 AM Docket #: 196-2022  
**Daniel Hofmann, Sr. vs. Jacquelyn Hofmann**  
Hearing - D. Hofman Emerg Pet Special Relief  
*Plaintiff Attorney: Justin Pfaff, Esq.*  
*Defense Attorney: Shannon Muir, Esq.*

- 9:00 AM Docket #: 146-2022  
**Jacquelyn M. Hofmann vs. Daniel W. Hofmann, Sr.**  
Hearing - D. Hofman Emerg Pet Special Relief  
*Plaintiff Attorney: Shannon L. Muir, Esq.*  
*Defense Attorney: Justin Pfaff, Esq.*
- 9:30 AM Docket #: 47-2022  
**Mackenzie Harrison vs. Dustin Harrigan**  
Custody Conference  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:30 AM Docket #: 1253-2021  
**Michael Rueter vs. Elisa Lenox**  
Custody Conference  
*Plaintiff Attorney: Ashley Zimmerman, Esq*  
*Defense Attorney: Shannon Muir, Esq*
- 11:30 AM Docket #: 520-2021  
**Carrie Scharff vs. Dakota Erway**  
Custody Conference - Review  
*Plaintiff Attorney: Thomas Mincer, Esq*  
*Defense Attorney: Ashley Zimmerman, Esq*
- 1:30 PM Docket #: 44-2022  
**Ralph T. Morris vs. Linda B. Morris**  
Hearing - Plaintiff Emerg Pet Special Relief  
*Plaintiff Attorney: Brett Riegel, Esq.*  
*Defense Attorney: Thomas Mincer, Esq., Julia Swain, Esq., John H. Klemeyer, Esq.*
- 1:30 PM Docket #: 1028-2014  
**Nicholas Kersting vs. Cheyenne McBride**  
Custody Conference  
*Plaintiff Attorney: James Baron, Esq*  
*Defense Attorney: Christian Weed, Esq*
- 2:00 PM Docket #: 935-2020  
**Lona Fuller vs. Vandergriff Fuller & Cheyenne McBride**  
Custody Conference  
*Plaintiff Attorney: James Baron, Esq*  
*Defense Attorney: Christian Weed, Esq*

## WEDNESDAY, MARCH 9, 2022

- 9:00 AM Docket #: 112-2022  
**David McDonald vs. Theresa DiGregorio**  
PFA Hearing  
*Plaintiff Attorney: Jeffrey Earlin, Esq.*  
*Defense Attorney:*
- 9:30 AM Docket #: 1194-2021  
**Amelia Pearn vs. William Pearn**  
Mediation  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:00 AM Docket #: 2-2018 OA  
**In Re: SCF, Jr. vs.**  
Adoption Hearing  
*Plaintiff Attorney: Christian Weed, Esq.*  
*Defense Attorney:*
- 10:30 AM Docket #: 1152-2015  
**Thomas Schwarz vs. Breianne Schwarz**  
Custody Conference  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: Mark Moulton, Esq & Leatrice Anderson, Esq, GAL*
- 11:30 AM Docket #: 575-2021  
**Jennifer Schmalz vs. Anthony Berretta**  
Custody Conference  
*Plaintiff Attorney: John Lalley, Esq*  
*Defense Attorney:*
- 1:30 PM Docket #: 12-2020 DP  
**In Re: KS vs.**  
Permanency Review  
*Plaintiff Attorney: Sarah Wilson, Esq.*  
*Defense Attorney: Mark Moulton, Esq., GAL, Justin Pfaff, Esq., James Baron, Esq.*

## THURSDAY, MARCH 10, 2022

- 9:00 AM Docket #: 999-2021  
**Alexandra N. Haviland vs. Nicholas J. Collins**  
Custody Trial  
*Plaintiff Attorney:*  
*Defense Attorney: Ronald Bugaj, Esq.*

## FRIDAY, MARCH 11, 2022

- 9:00 AM Docket #: 163-2021  
**Cavalry SPV I, LLC, as assignee of Citibank, N.A. vs. Nicholas Gileta**  
Other - Arbitration  
*Plaintiff Attorney: Kimberly F. Scian, Esq*  
*Defense Attorney: Pro Se*
- 11:00 AM Docket #: 401-2021  
**Cavalry SPV I, LLC, as assignee of Citibank, N.A. vs. Yorgy Turkmany**  
Other - Arbitration  
*Plaintiff Attorney: Kimberly F. Scian, Esq*  
*Defense Attorney: Pro Se*

- 1:00 PM Docket #: 400-2021  
**Cavalry SPV I, LLC, as assignee of Citibank, N.A. vs. Joanne M. Damon**  
Other - Arbitration  
*Plaintiff Attorney: Kimberly F. Scian, Esq*  
*Defense Attorney: Pro Se*

## SATURDAY, MARCH 12, 2022

- No Events Listed.

Pike County Bar Association



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Pike County Bar Association, P.O. Box 183, Milford, PA 18337  
(570) 296-5102 · [www.pikebar.com](http://www.pikebar.com)

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## LEGAL NOTICES

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*In The Court Of Common Pleas Of Pike 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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### ESTATE NOTICE

#### RE: ESTATE OF BRUCE M. TAYLOR

NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of **BRUCE M. TAYLOR**, late of Palmyra Township, Pike County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

**CHRISTOPHER M. TAYLOR,**  
EXECUTOR

**KEVIN R. GREBAS,** Esquire  
**COLBERT & GREBAS, P.C.**  
210 Montage Mountain Road -  
Suite A

Moosic, PA 18507

Date of Death: 09-18-2021

3/4/2022 • 3/11/2022 • 3/18/2022

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### EXECUTOR/EXECUTRIX NOTICE

Estate of Joyce Berta Grabler, deceased, late of 102 Galahad Road, Greeley, PA 18425.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to:

Paula Dougherty (Executrix)  
20 Summit Road  
Oak Ridge, NJ 07438

3/4/2022 • 3/11/2022 • 3/18/2022

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### EXECUTOR'S NOTICE

Estate of Jane E. Stewart late of Matamoras Borough, Pike County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to:

Chad Stewart  
118 Raven Court  
Milford, Pa 18337

or to his attorney, Thomas Earl Mincer, Esq. of Mincer & Pfaff, LLC of 104 High Street, Milford, Pa 18337

3/4/2022 • 3/11/2022 • 3/18/2022

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**ADMINISTRATRIX NOTICE**

Estate of Carol C. Akin AKA Carol C. Olafsen  
Late of Lackawaxen Township  
ADMINISTRATRIX  
Carla M. Stilson  
1528 Puddintown Rd.  
State College, NY 16801

3/4/2022 • 3/11/2022 • 3/18/2022

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**ADMINISTRATOR'S NOTICE**

Estate of John J. Behan, Deceased, late of Delaware Township, Pike County, Pennsylvania. Letters of Administration D.B.N.C.T.A. on the above estate have been granted to Karen J. Walsh. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Karen J. Walsh, Administrator D.B.N.C.T.A. of 19 Bridge Street, Chatham, NJ 07928, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C.

By: John T. Stieh, Esquire  
Attorney for the Estate  
Levy, Stieh & Baron, P.C  
542 U.S. Routes 6 & 209  
P.O. Box D, Milford, PA 18337

2/25/2022 • 3/4/2022 • 3/11/2022

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**NOTICE OF  
DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN**  
that Letters Testamentary have been granted in the Estate of Charlotte Anne Laing a/k/a Charlotte A. Laing a/k/a Charlotte G. Laing a/k/a Charlotte Greegor Laing,

Deceased, late of 169 Route 191, Greene Township, Pike County, Pennsylvania, 18326 who died on December 27, 2021. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Co-Executors, Susan Laing Roos or Samuel M. Laing, III, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire**

2/25/2022 • 3/4/2022 • 3/11/2022

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**LETTERS OF  
ADMINISTRATION**

The Estate of Dolores L. Schaub deceased late of 160 E. Main St., Port Jervis. NY 12771, was raised in the Pike County Register of Wills on February 11, 2022.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Travis, Kristopher, and Tyler Schaub  
as Co-Executors of the Estate of  
Dolores L. Schaub  
410 Broad St.  
Milford PA, 18337

Or their attorney, Nicholas J. McIntyre, Esq., 410 Broad Street, Milford, PA 18337.

2/25/2022 • 3/4/2022 • 3/11/2022

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**LETTERS OF  
ADMINISTRATION**

The Estate of Arthur F. Schaub Jr. deceased late of 160 E. Main St., Port Jervis. NY 12771, was raised in the Pike County Register of Wills on February 11, 2022.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Travis, Kristopher, and Tyler Schaub  
as Co-Executors of the Estate of  
Arthur F. Schaub Jr.  
410 Broad St.  
Milford PA, 18337

Or their attorney, Nicholas J.  
McIntyre, Esq., 410 Broad Street,  
Milford, PA 18337.

2/25/2022 • 3/4/2022 • 3/11/2022

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**ESTATE NOTICE**

Estate Jean J. Turner, late of  
Dingman Township, Pike County,  
Pennsylvania.

Letters Testamentary on the above estate having been granted to Charles Turner, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

2/25/2022 • 3/4/2022 • 3/11/2022

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**LETTERS OF  
ADMINISTRATION**

The Estate of Margaret B. Olejnik deceased late of 102 Buchanan Ct., Milford PA, 18337, was raised in the Pike County Register of Wills on February 16, 2022.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Edward J. Olejnik Jr.  
as Administrator of the Estate of  
Margaret B. Olejnik  
102 Buchanan Ct.  
Milford PA, 18337

Or his attorney, Nicholas J.  
McIntyre, Esq., 410 Broad Street,  
Milford, PA 18337.

2/25/2022 • 3/4/2022 • 3/11/2022

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**ESTATE NOTICE**

Estate Charlotte A. Schof, late of  
Matamoras, Pike County,  
Pennsylvania.

Letters Testamentary on the above estate having been granted to Carol Dineen, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

2/25/2022 • 3/4/2022 • 3/11/2022

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**ESTATE NOTICE**

Estate of Elinor F. Schultz, whose primary residence was 228 Christian Hill Rd., Milford, Dingman Township, Pike County, PA 18337 deceased

Letters of Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to:

Karen A. Kleist and Laura C. Schultz 228 Christian Hill Rd., Milford PA 18337, Executrixes

2/25/2022 • 3/4/2022 • 3/11/2022

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration in the Estate of Brian A. Behonick, late of the Township of Lackawaxen, Pike County, Pennsylvania, who died on May 11, 2020, have been granted to Claudia Behonick, Administratrix. All persons indebted to said Estate are requested to make payment and those having claims or demands are requested to present the same without delay to:

David E. Schwager, Esquire  
183 Market Street  
Suite 100  
Kingston, PA 18704-5444

2/25/2022 • 3/4/2022 • 3/11/2022

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**EXECUTRIX NOTICE**

ESTATE OF WILLIAM F. KELISHEK, late of Greene Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to DIANA SUZANNE CONNORS, 32 Blakeville Road, Rindge, NH 03461, or to her attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

2/25/2022 • 3/4/2022 • 3/11/2022

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**LETTERS OF ADMINISTRATION**

Estate of Debra E. Christensen, Deceased, late of 116 Pine Drive, Shohola, Pennsylvania 18458.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Harold C. Christensen  
170 Sellersville Drive  
East Stroudsburg, PA 18302

or to his attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

2/25/2022 • 3/4/2022 • 3/11/2022

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**EXECUTRIX NOTICE**

Estate of Deborah J. May AKA  
Debby May  
Late of Pike  
EXECUTRIX  
Valerie Cahill  
3047 Willow Breeze Ln.  
York, SC 29745

2/25/2022 • 3/4/2022 • 3/11/2022

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**EXECUTOR NOTICE**

Estate of Douglas C. Fleetham  
Late of Lehman Township  
EXECUTOR  
Nathaniel Fleetham  
328 Crewe Ct.  
Bushkill, PA 18324

2/18/2022 • 2/25/2022 • 3/4/2022

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**ADMINISTRATOR NOTICE**

ESTATE OF RICHARD  
VEECH, late of Delaware Township,  
Pike County, Pennsylvania, deceased.

Letters testamentary on the above  
estate having been granted to the  
undersigned, all persons indebted to  
the said estate are requested to make  
payment and those having claims to  
present same, without delay to  
**KATHRYN L. VEECH**, 232  
Traverse Road, Dingmans Ferry, PA  
18328, or to her attorneys, **FARLEY  
& WEED, LLC**, 2523 Route 6,  
Suite 1, Hawley, PA 18428.

2/18/2022 • 2/25/2022 • 3/4/2022

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**ESTATE NOTICE**

ESTATE OF SALLY J.  
BENSLEY, late of Lehman  
Township, Pike County,  
Pennsylvania, deceased.

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 her attorney  
within four months from the date hereof  
and to file with the Clerk of the Court of  
Common Pleas of Pike County, Sixtieth  
Judicial District, a particular statement of  
claim duly verified by an affidavit setting  
forth an address within the County  
where notice may be given to claimant.

Patricia Weidman, Executrix  
2337 Milford Road  
Bushkill, PA 18324

Lori J. Cerato, Esq.  
Kelly L. Lombardo, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506

2/18/2022 • 2/25/2022 • 3/4/2022

---

**EXECUTRIX NOTICE**

ESTATE OF JAMES JOSEPH  
THORNTON, JR., late of Porter  
Township, Pike County, Pennsylvania,  
deceased.

Letters testamentary on the above  
estate having been granted to the  
undersigned, all persons indebted to  
the said estate are requested to make  
payment and those having claims to  
present same, without delay to

DIANA T. BISHOP, 34 Derby Place, Smithtown, NY 11787, or to her attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

2/18/2022 • 2/25/2022 • 3/4/2022

### ESTATE NOTICE

ESTATE OF Sharon J. Kramer, late of 100 Kassandra Lane, Shohola, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the estate are requested to make payment and those having claims to present the same, without delay to

Melody Geroux  
PO Box 14830  
Milford, PA 18337

2/18/2022 • 2/25/2022 • 3/4/2022

### ADMINISTRATOR NOTICE

ESTATE OF CHARLENE COSTA, late of Blooming Grove Township, Pike County, Pennsylvania, deceased.

Letters of Administration c.t.a. on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to BRIAN MICHAEL COSTA, 1498 Clayton Road, Joppa, MD 21085, or to his attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

2/18/2022 • 2/25/2022 • 3/4/2022

### EXECUTOR NOTICE

Estate of Frank R. Giannandrea Late of Westfall Township, Pike County (died January 20, 2022)  
EXECUTOR

Paul Giannandrea  
6989 Elm Ave.  
Elkridge, MD 21075

2/18/2022 • 2/25/2022 • 3/4/2022

### OTHER NOTICES

### CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about February 14, 2022, for a foreign

## SPACE FOR RENT IN HONESDALE

### WBM & JPC ENTERPRISE, LLC SEEKING TENANT FOR PROFESSIONAL SPACE

On-site Parking | Negotiable Terms

Five (5) minutes to

Wayne County Courthouse

3 to 5 Year Lease (1,600 sq.ft.)

Suite A occupied by tax and accounting firm.

Suite B available for right tenant.



corporation with a registered address in the Commonwealth of Pennsylvania as follows:

SYSTEMS TRADING INC.  
192 Church Road  
Rowland, PA 18457

This corporation is incorporated under the laws of New York. The address of its principal office is 63 Adair Ct., Malverne, NY 11565. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

3/4/2022

**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.*

**SHERIFF SALE  
MARCH 16, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45427-2021r SUR JUDGEMENT NO. 45427-2021\_AT THE SUIT OF Birchwood Lakes Community Association, Inc vs Laurie O'Connell DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East

High Street, MILFORD, PA 18337 ON WEDNESDAY March 16, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece, parcel and tract of land situate lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

Being Lot 14 ABC, in Block B-69 as set forth on a Plan of Lots, Birchwood Lakes, Section 9, Delaware Township, Pike County, Pennsylvania dated June 1964 by John B. Aicher, Monroe Engineering inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plot Book 4, page 88 on July 14, 1984.

Tax Map # 162.02-08-45

Control # 02-0-028905

BEING THE SAME PREMISES which Philip Bueki, Sheriff of Pike County, by Deed dated and recorded July 14, 2008 in the Recorder of Deeds Office in and for Pike County in Record Book 2283, page 1296, granted and conveyed unto Wells Fargo Bank, N.A, as Trustee for the benefit of the Certificate holders, Park Place Securities, Inc., Asset-Backed Pass-Through Certificate Series 2005-WCW2.

Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE

PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Laurie O'Connell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$6,932.74 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE

SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Laurie O'Connell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$6,932.74 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
Newman Williams Mishkin  
712 Monroe Street  
Stroudsburg, PA 18360

2/25/2022 • 3/4/2022 • 3/11/2022

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**SHERIFF SALE  
MARCH 16, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 957-2017r SUR JUDGEMENT NO. 957-2017 \_AT THE SUIT OF Nationstar Mortgage, LLC vs Fred A. Elders and Teresa Elders a/k/a Terri Ann Elders DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON WEDNESDAY March 16, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel, or piece of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, being Lot No. 2916, Section C, as shown on "Plotting of Section C" Sky View Lake, Pocono Sky Enterprises, Inc., Green Township, Pike County, Pennsylvania, prepared by Leo A. Achterman, Jr., P.E., dated April 18, 1969 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plot Book Volume 7, Page 42 and 204.

BEING KNOWN AS 143 Jean Danielson Drive, Greentown, PA 18426(for informational purposes only)

BEING TAX MAP NO.: 128.02-03-20

BEING the same premises in which Joseph Y. Wilson and Barbara E. Wilson, H/W by deed dated 10/29/1996, recorded 02/21/1997, in and for Pike County, Commonwealth of Pennsylvania, in Record Book 1319, Page 083, granted and conveyed unto Fred A. Elders and Teresa Elders.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Fred A. Elders and Teresa Elders a/k/a Terri Ann Elders DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$90,865.53 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Fred A. Elders and Teresa Elders a/k/a Terri Ann

Elders  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$90,865.53 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
LOGS Legal Group  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

2/25/2022 • 3/4/2022 • 3/11/2022

**SHERIFF SALE  
MARCH 16, 2022**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 89-2021 SUR JUDGEMENT  
NO. 89-2021 AT THE SUIT OF  
US Bank, NA as Legal Title Trustee  
for Truman 2016 SC6 Title Trust  
vs. Barbara A. Balmer  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY at St.  
Patrick's Church Hall, 200 East  
High Street, MILFORD, PA 18337  
ON WEDNESDAY March 16,  
2022 at 11:00 AM PREVAILING  
TIME IN THE AFORENOON  
OF SAID DATE:

THE LAND DESCRIBED  
HEREIN IS SITUATED IN THE  
COMMONWEALTH OF  
PENNSYLVANIA, COUNTY OF  
PIKE, AND IS DESCRIBED AS  
FOLLOWS:

ALL THOSE CERTAIN lots,

pieces or parcels of land situate and  
being in the Township of Palmyra,  
County of Pike and Commonwealth  
of Pennsylvania, as laid out and  
plotted upon a map of Sunset Point  
at Lake Wallenpaupack, surveyed  
March 14, 1951 by Fred C.  
Schoenagel, R.S. and recorded in  
Plat Book 8 at page 92.

CONTAINING Residential  
Dwellings

PARCEL IDENTIFICATION  
NO: 030.03-01-80; CONTROL  
NO: 10-0-107999

PARCEL IDENTIFICATION  
NO: 030.03-01-81; CONTROL  
NO: 10-0-008205

TITLE TO SAID PREMISES IS  
VESTED IN Barbara A. Balmer, by  
deed from Barbara A. Balmer, dated  
October 7, 1997, recorded October  
10, 1997 in the Wayne County  
Clerk's/Register's Office in Deed  
Book 1421, Page 103.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO Barbara A.  
Balmer  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$ 142,622.61  
PLUS COSTS & INTEREST.  
THE SALE MADE SUBJECT  
TO ALL PAST DUE AND  
CURRENT REAL ESTATE

TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara A. Balmer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,622.61 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
Romano Garubo & Argentieri  
52 Newton Ave  
POB 456  
Woodbury, NJ 08096

2/25/2022 • 3/4/2022 • 3/11/2022

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**SHERIFF SALE  
MARCH 16, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 271-2019 SUR JUDGEMENT NO. 271-2019 AT THE SUIT OF Santander Bank, NA YS. Robert A. Rodeo a/ka/ Robert Rodeo Michael T. Rodeo a/k/a Michael Rodeo,

James D. Rodeo a/k/a James Rodeo, Solely In Their Capacity as Heir of Roberta Sloan f/k/a M. Roberta Aigard, Deceased, Unknown Heirs, Successors and/or Assigns of Roberta Sloan f/k/a M. Roberta Aigard, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON WEDNESDAY March 16, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land, Situate, lying and being in . the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot 17, Block W -1210, as set forth on a Plan of Lots- Wild Acres, Section 12, Delaware Township, Pike County, Pennsylvania, dated May 1971, by Joseph D. Sincavage, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 8 page 172 on June 7, 1971.

TOGETHER with unto the Grantee, her heirs and assigns, in common, however, with the Grantor, its successors and assigns, the right of ingress, egress and regress over and across all private roadways and passageways as shown on map recorded in Plat Book 8 page 172 in the Office of the

Recording of Deeds of Pike County, Pennsylvania, for the purpose of access to the premises heretofore described.

Being the same premises which M. Roberta Algard by Deed dated 10/26/2006 and recorded 11/1612006 in Pike County in Deed Book 2205 Page 553 conveyed unto Roberta Sloan, a single person, in fee.

AND the said Roberta Sloan died on March 4, 2018.

Tax Parcel #: 175.02-07-11.001  
Tax Control: 02-0-100.461  
Property Known as: 162 Skyview Road, Dingmans Ferry, Delaware Township, PA 18328  
Case No: 271-2019

PROPERTY IS IMPROVED

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert A. Rodeo a/ka/ Robert Rodeo Michael T. Rodeo a/k/a Michael Rodeo, James D. Rodeo a/k/a James Rodeo, Solely In Their Capacity as Heir of Roberta Sloan f/k/a M. Roberta Algard, Deceased, Unknown Heirs, Successors and/or Assigns of Roberta Sloan f/k/a M. Roberta Aigard, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$ 59,314.66 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert A. Rodeo a/ka/ Robert Rodeo Michael T. Rodeo a/k/a Michael Rodeo, James D. Rodeo a/k/a James Rodeo, Solely In Their Capacity as Heir of Roberta Sloan f/k/a M. Roberta Algard, Deceased, Unknown Heirs, Successors and/or Assigns of Roberta Sloan f/k/a M. Roberta Algard, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 59,314.66 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
Pressman & Doyle LLC  
712 West MacDade Blvd  
Milmont Park, PA 19033

2/25/2022 • 3/4/2022 • 3/11/2022

**SHERIFF SALE  
MARCH 16, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 185-2020r SUR JUDGEMENT NO\_185-2020\_AT THE SUIT OF Wells Fargo Bank, NA vs Victor A. Carmona, a/k/a Victor Carmona DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON WEDNESDAY March 16.2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or piece of ground, together with the buildings and improvements thereon erected hereditaments and appurtenances, situate in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly set and more fully described as follows to wit: Being Lot 26A, Block No. 22, Section 2, Gold Key Estate, on a map filed in the Office of the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book 40, Page 211. Previously described as Lots 26 and 27, Block No. 22, Section No.2, as shown on a map or plan of Gold Key Estates, subdivision, on file in the Office of the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book 6, page 6.

Parcel No. : 122.02-06-57- BEING known and numbered as 105 North Ridge Drive, Milford, PA 18337 Being the same property conveyed to Victor A. Carmona who acquired title by virtue of a deed from Pyong Yon Kim and Elaine Triano-Kim, husband and wife, dated May 20,2011, recorded August 11,2011, at Instrument Number 201100006398, and recorded in Book 2368, Page 2331, Office of the Recorder of Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Victor A. Carmona, a/k/a Victor Carmona DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 262.833.34 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE

WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Victor A.  
Carmona, a/k/a Victor Carmona  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$ 262,833.34 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028

2/25/2022 • 3/4/2022 • 3/11/2022

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**SHERIFF SALE  
MARCH 16, 2022**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 382-2020r SUR  
JUDGEMENT NO.\_382-  
2020\_AT THE SUIT OF Wells  
 Fargo Bank, NA s/b/m Wachovia  
 Bank, NA vs Unknown Heirs  
 and/or Administrators of the Estate  
 of Magdalena Bruens  
 DEFENDANTS, I WILL  
 EXPOSE TO SALE OF PUBLIC  
 VENDUE OR OUTCRY at St.  
 Patrick's Church Hall, 200 East  
 High Street, MILFORD, PA 18337  
 ON WEDNESDAY March 16,  
 2022 at 11:00 AM PREVAILING  
 TIME IN THE AFORENOON  
 OF SAID DATE:

All certain lot/lots, parcel or piece of  
ground situate in the Township of

Dingman, County of Pike, and State  
of Pennsylvania, being Lot/Lots No.  
1621 Section No. J Sheet 1 as  
shown on map entitled Subdivision  
of Section J, Pocono Mountain  
Woodland Lakes Corp., on file in  
the Recorder's Office at Milford,  
Pennsylvania in Plat Book No. 12,  
Page 33.

Parcel No. : 111.04-01-63-

BEING known and numbered as  
110 Shell Bark Drive, Milford, PA  
18337

Being the same property conveyed  
to Herman Bruens and Magdalena  
Bruens, his wife who acquired title,  
as tenants by the entirety, by virtue  
of a deed from Pocono Mountain  
Woodland Lakes Corp., dated  
December 15, 1974, recorded  
December 19, 1974, at Document ill  
08748, and recorded in Book 484,  
Page 15, Office of the Recorder of  
Deeds, Pike County, Pennsylvania

INFORMATIONAL NOTE:  
Herman Bruens died November 26,  
2015 and pursuant to the  
survivorship language in the above-  
mentioned deed, all his interest  
passed to Magdalena Bruens.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO Unknown  
Heirs and/or Administrators of the  
Estate of Magdalena Bruens  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY

FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$104,139.28 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs and/or Administrators of the Estate of Magdalena Bruens DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,139.28 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028

2/25/2022 • 3/4/2022 • 3/11/2022

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**CIVIL ACTIONS FILED**


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*From February 17, 2022 to February 24, 2022  
Accuracy of the entries is not guaranteed.*

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**CONTRACT — DEBT COLLECTION: CREDIT CARD**

2022-00207	Cavalry SPV I LLC Kokas Angela	Plaintiff Defendant	2/17/2022
2022-00208	Cavalry SPV I LLC Smith Gregory T	Plaintiff Defendant	2/17/2022
2022-00209	Cavalry SPV I LLC Alequin Pedro L Jr	Plaintiff Defendant	2/17/2022
2022-00210	Cavalry SPV I LLC Lavoy James L	Plaintiff Defendant	2/17/2022
2022-00211	Cavalry SPV I LLC Scartelli Patrick	Plaintiff Defendant	2/17/2022
2022-00212	Cavalry SPV I LLC Ye Caihong	Plaintiff Defendant	2/17/2022
2022-00213	Cavalry SPV I LLC Richards Robert R	Plaintiff Defendant	2/17 /2022
2022-00214	Cavalry SPV I LLC Sanon Garay Dianne Garay Dianne Sanon	Plaintiff Defendant Defendant	2/17/2022
2022-00215	Goldman Sachs Bank USA Jankowski Mariusz	Plaintiff Defendant	2/17/2022
2022-00217	Cavalry SPV I LLC Falcone James	Plaintiff Defendant	2/17/2022
2022-00227	Discover Bank Spitzer Ernest J	Plaintiff Defendant	2/22/2022

**CONTRACT — OTHER**

2022-00228	Pohan Justin FCA US LLC	Plaintiff Defendant	2/22/2022
2022-00236	Dime Bank Community Rental Ceners Inc	Plaintiff Defendant	2/23/2022
2022-00237	Dime Bank Pike Underground Inc	Plaintiff Defendant	2/23/2022
2022-00238	Dime Bank Have A Hoot LLC	Plaintiff Defendant	2/23/2022

**CUSTODY**

2022-00218	Grant Wheeler Shaekwon Wheeler Shaekwon Grant Hairston Ladia	Plaintiff Plaintiff Defendant	2/17/2022
2022-00222	Kiermaier Sean Nine Kimberly	Plaintiff Defendant	2/18/2022
2022-00223	Reddington Maria Henderson Marcus Dante Reddington Christine	Plaintiff Defendant Defendant	2/18/2022

**JUDGMENT**

2022-45069	Glen At Tamiment POA Joseph Sophia	Plaintiff Defendant	2/17 /2022
2022-45070	Glen At Tamiment POA Beckford Anthony	Plaintiff Defendant	2/17/2022
2022-45071	TD Bank USA NA Canas Paul M	Plaintiff Defendant	2/17/2022

**MARRIAGE LICENSE FILINGS**

2022-00012	Martin Dominique Katya Yorke William Clayton		2/18/2022
2022-00013	Prots Viktoriya Linares Asante		2/22/2022
2022-00014	Eichwald Herve Frederic Parada Adriana Dalinda		2/22/2022
2022-00015	Everett John Bradley Morgan Gabrielle Leigh		2/22/2022
2022-00016	Estwick Stanton Bradley Snagg Alicia Nicole		2/22/2022

**MISCELLANEOUS — OTHER**

2022-00230	Short Steven Short Steven Commonwealth Of Pennsylvania Department Of Transportation	Plaintiff Plaintiff Defendant	2/22/2022
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**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

2022-00229	Finance Of America Reverse LLC Reed Virginia	Plaintiff  Defendant	2/22/2022
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**REAL PROPERTY — QUIET TITLE**

2022-00221	Labato Anthony Labato Doris Cummings Steven Cummings Stephen Cummings Sandra	Plaintiff Plaintiff Defendant Defendant Defendant	2/18/2022
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**WRIT OF SUMMONS CIVIL**

2022-00232	Makhnin Irina Jakhnin Alexander Cardo Windows Inc Castle Windows Tech Doors And Windows LLC	Plaintiff Plaintiff Defendant Defendant Defendant	2/22/2022
2022-00233	Julia Ribaldo Healthcare Group LLC Julia Ribaldo Extended Care Center Thompson Judith	Plaintiff Plaintiff Defendant	2/22/2022

# Pike County Bar Association

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