

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 11, 2022 ♦ NO. 11



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
is published every Friday by the
Pike County Bar Association

© Copyright 2022 Pike County Legal Journal





Publisher
 Bailey Design and Advertising
 3305 Lake Ariel Highway, Suite 3
 Honesdale, PA 18431
 P: 570-251-1512
 F: 570-647-0086
 www.pikecountylegaljournal.com

Submit advertisements to
 baileyd@ptd.net

OFFICERS

President
Oressa Campbell, Esq.

Vice-President
Lindsey Collins, Esq.

Treasurer
Jason Ohliger, Esq.

Secretary
John Campo, Esq.

Founding CLE Coordinator
William G. Rice, Esq. ✕

IN THIS ISSUE

PIKE COUNTY BAR ASSOCIATION UPDATE	4
PRESS RELEASE — DISTRICT ATTORNEY	5
COURT CALENDAR	10
LEGAL NOTICES	12
SHERIFF'S SALES.....	21
CIVIL ACTIONS	30
MORTGAGES & DEEDS	32

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

Judge of the Court of Common Pleas

Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

Joseph F. Kameen, *President Judge, Retired* ⚔

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

Magisterial District Judges

Alan B. Cooper, Esq.

Deborah Fischer

Paul Menditto

Randy Schmalzle

Stephen A. McBride, Esq., *Retired*

Jay Rose, Esq., *Senior Judge, Retired* ⚔

Charles F. Lieberman, Esq., *Senior Judge, Retired*

Sheriff

Kerry Welsh

District Attorney

Raymond Tonkin, Esq.

Prothonotary, Clerk of the Court,

Clerk of the Orphans' Court

Denise Fitzpatrick

Court Administrator

Samantha Venditti, Esq.

Chief Public Defender

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

Commissioners

Matthew M. Osterberg, *Chairman*

Steve Guccini, Esq.

Ronald Schmalzle

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran

Gail Sebring

Judy Leary-Wagner

PEMA

Tim Knapp



PIKE COUNTY BAR ASSOCIATION UPDATE

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

FRIDAY, MARCH 11, 2022

12:00 p.m. at the Pike County
Courthouse Courtroom 2

At least 3 substantive credit
hours available!

This event is FREE to PCBA
Members.

All others pay \$20.

RSVP to icollins@ptd.net



HELP INCREASE
PCBA MEETING
PARTICIPATION

Send us an email at:

pikecountybar@gmail.com

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



SCHOLARSHIP SEASON
is coming!

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

PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
PIKE COUNTY SENTENCING INFORMATION

Week of February 28, 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:

Toni Ann Perry, age 28, of Port Jervis, NY was sentenced to 12 months of probation and fined \$300.00 for the crime of Bad Checks. Perry issued a check on February 10, 2020, in the amount of \$514.49 to a business in Matamoras, knowing that the bank would not honor it.

Tyler John Jacob, age 28, of Hawley, PA, was sentenced to 2 months to 4 months in the Pike County Jail, to run concurrent to his state sentence, and fined \$300.00 for the crime of Possession of Drug Paraphernalia. The state police were alerted to Jacob acting in a suspicious manner in the vicinity of SR 507 and SR 6 in Palmyra Township on February 6, 2020. It was discovered that an outstanding warrant existed for Jacob. Jacob was found in possession of hypodermic needles and foil.

Dylan Thomas Engels, age 23, of Dingmans Ferry, PA, was sentenced to 6 to 12 months in a state correctional facility to run concurrent to his previous sentence for a total of 12 to 24 months and fined \$500.00 for the crime of Possession of a Controlled or Counterfeit Substance. The state police stopped Engels on March 8, 2017, while he was traveling along SR 739 in Delaware Township for an expired registration. A consent to search his vehicle revealed a Suboxone strip which he did not have a prescription for.

Frederick Alexander Bentley, age 33, of New Britain, CT, was sentenced to 72 hours to 6 months in the Pike County Jail, followed by 6 months of probation, a fine of \$1,300.00 and driver's license suspension of 12 months for the crimes of Driving Under the Influence and Possession of Drug Paraphernalia. The state police were dispatched to 1-84 in Blooming Grove Township where Bentley was driving his vehicle with its rear bumper dragging on the ground. When contact was made with Bentley, the trooper detected the smell of Marihuana. Bentley admitted to smoking Marihuana and provided the trooper with baggies that contained residue. Field Sobriety Tests were conducted which indicated impairment and a blood test confirmed the presence of THC in his blood.

Jose Rivera, age 27 of Bronx, NY, was sentenced to 72 hours to 6 months in the Pike County Jail, fined \$1,200.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence and the Summary Offense of Driving While Operating Privilege is Suspended or Revoked. Milford Borough Police stopped Rivera for speeding along Broad and East

Hardord Street in Milford Borough on January 30, 2021. When speaking with Rivera, the officer detected the smell of Marihuana and observed Marihuana on Rivera's clothing and vehicle floor. Rivera admitted smoking Marihuana. Field Sobriety Tests showed impairment and a blood test confirmed the presence of THC in Rivera's body.

Sean D. Harm, age 36, of Hamilton, NJ, was sentenced to 72 hours to 6 months in the Pike County Jail, fined \$1,000.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence. The state police encountered Harm parked near a construction zone along I-84 in Greene Township on April 24, 2021. When contact was made with Harm, he was observed to be acting in a confused and eccentric manner. Harm stated that he thought he had just hit something. Harm was incapable of completing Field Sobriety Tests which showed indicators of impairment. A blood test confirmed the presence of THC in his blood.

Leonard D. Cancelleri, Jr., age 23 of Brooklyn, NY, was sentenced to 2 years of probation and fined \$900.00 for the crimes of Simple Assault and Recklessly Endangering Another Person and the Summary Offense of Public Drunkenness and Leonard P. Cancelleri, Sr., age 50, of Brooklyn, NY, was sentenced to 6 months of probation and fined \$500.00 for the crime of Hindering Apprehension or Prosecution. The state police responded to a business in Delaware Township where a domestic dispute was underway. While Cancelleri, Jr. was being placed under arrest, Cancelleri, Sr. grabbed the arm of the trooper allowing Cancelleri, Jr. to break free.

Gregory James Motchnik, age 42, of Bristol, PA, was sentenced to 12 months of probation and fined \$300.00 for the crime of Simple Assault. During a domestic dispute at a residence in Lackawaxen Township on March 26, 2021, Motchnik threatened and struck an individual with an aluminum bat causing injury.

Tyron Nakia Brown, age 30, of Stroudsburg, PA, was sentenced to 72 hours to 6 months in the Pike County Jail, fined \$1,000.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence. The state police conducted a traffic stop on Brown who was driving a tractor trailer on I-84 in Blooming Grove Township on January 15, 2021. When contact was made with Brown, the smell of Marihuana was detected. Field Sobriety Tests were conducted, and a blood test confirmed the presence of THC in Brown's blood.

Pauline Lee Collazo, age 46, of Bushkill, PA, was sentenced to 72 hours to 6 months in the Pike County Jail, fined \$1,000.00 and had her driver's license suspended for 12 months for the crime of Driving Under the Influence. The state police were dispatched to Decker Road in Lehman Township where

Collazo drove her vehicle into a ditch on June 25, 2020. When speaking with Collazo, the trooper detected the smell of an alcoholic beverage and observed her to have watery, bloodshot eyes and was unsteady on her feet. Collazo admitted to drinking prior to driving. Field Sobriety Tests showed impairment and a breath test indicated a blood alcohol content of .199%.

Heriberto Rivera, age 65, of Tamiment, PA, was sentenced to 6 months of the Pike Care Program which will include 2 months of house arrest, a fine of \$1,200.00 and a driver's license suspension of 24 months for the crime of Driving Under the Influence and the Summary Offense of Driving While Operating Privilege is Suspended or Revoked. The state police responded to Bushkill Falls Road in Lehman Township where Rivera's vehicle left the roadway and struck a tree on January 22, 2021. When speaking with Rivera, the trooper detected the smell of an alcoholic beverage and observed him to have glassy, bloodshot eyes and slurred speech. Rivera admitted to consuming alcohol prior to the crash. Field Sobriety Tests showed impairment and a breath test confirmed a blood alcohol content of .165%.

Louis William Rios, age 28, of Milford, PA, was sentenced to 5 days to 6 months in the Pike County Jail, fined \$1,025.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence and the Summary Offense of Roadway Laned for Traffic. The state police stopped Rios for weaving across his lane of travel along SR 739 in Dingman Township on November 23, 2019. Rios was observed to have glassy, bloodshot eyes and an odor of an alcoholic beverage emanating from his breath. Rios admitted to consuming alcohol prior to driving. A breath test confirmed a blood alcohol content of .093%.

Derek John Wenstrom, age 32, of Dingmans Ferry, PA, was sentenced to 72 hours to 6 months in the Pike County Jail, fined \$1,025.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence and the Summary offense of Operating without a Certificate of Inspection. Wenstrom was stopped by the state police for erratic driving along SR 739 in Dingman Township on September 25, 2019. When contact was made with Wenstrom, the trooper detected the smell of Marihuana and observed him to have red, glassy eyes. Wenstrom admitted to smoking Marihuana prior to driving. Field Sobriety Tests indicated impairment and a blood test confirmed the presence of THC.

Nicole L. Kiss, age 31, of Bushkill, PA, was sentenced to 5 years of the Pike Care Program which will include 90 days of house arrest, a fine of \$2,800.00 and a driver's license suspension of 18 months for the crimes of Driving Under the Influence and Recklessly Endangering Another Person. On April 14, 2021, the state police were alerted to Kiss driving her vehicle while extremely intoxicated with a two-year-old passenger in the vehicle. Kiss was

stopped along Milford Road in Lehman Township after she was observed driving reckless at a high rate of speed. Kiss was observed to have bloodshot, glossy eyes, and emanating the smell of an alcoholic beverage. Field Sobriety Tests indicated impairment and a breath test confirmed a blood alcohol content of .206%.

Michael Lee Graham, age 28, of Hawley, PA, was sentenced to 6 months of probation, fined \$500.00 and had his driver's license suspended for 6 months for the crime of Fleeing or Attempting to Elude Police. The state police attempted to stop Graham who was operating an unregistered motorcycle along SR 590 in Lackawaxen Township on August 14, 2020. Graham failed to stop, running several stop signs, finally abandoning the motorcycle before being apprehended.

Russell Seese, age 35, of Greentown, PA, was sentenced to 12 months of probation to run consecutive to his prior sentence and fined \$500.00 for the crime of Terroristic Threats. During a domestic disturbance at a residence in Greene Township on March 2, 2021, Seese communicated a threat to commit violence to an individual with the intent to terrorize.

Josh Evan Drake, age 37, of Honesdale, PA, 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. Sheriff's deputies stopped Drake along West Harford Street in Milford for an unilluminated license plate. When contact was made with Drake, the deputies detected the smell of an alcoholic beverage, and observed him to have slurred speech and glossy, red eyes. Drake admitted to drinking prior to driving. Field Sobriety Tests indicated impairment and a blood test confirmed a blood alcohol content of .15%.

Frank Denigris, age 61, of Cliffside Park, NJ, was sentenced to 5 days to 6 months in the Pike County Jail, fined \$300.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence. The state police stopped Denigris on July 19, 2020, after observing him swerving into the opposite lane of travel along SR 6 in Shohola Township. Denigris admitted to drinking alcohol prior to driving. He was observed to have bloodshot, glassy eyes. Field Sobriety Tests indicated impairment and a breath test confirmed a blood alcohol content of .094%.

Dylan Eugene Jaludi, age 28, of Milford, PA, was sentenced to 3 years of probation and a fine of \$500.00 for the crimes of Simple Assault and Criminal Mischief. Jaludi struck an individual about the arms, legs and torso with a wooden board on November 27, 2020, at a residence in Milford Borough. Jaludi further did \$500.00 in damages when he broke the door jam to gain entrance to the room.

David W. Rombousek, age 22, of Matamoras, PA, was sentenced to 14 months to 26 months in a state correctional facility to run concurrent to his New York sentence, fined \$800.00 and had his driver's license suspended for 12 months for 2 counts of the crime of Theft and the Summary Offense of Driving While Operating Privilege is Suspended or Revoked. Rombousek took a vehicle from a residence in Dingman Township on February 5, 2020, without the owner's permission. Rombousek also took \$600.00 in U.S. currency. Rombousek drove the vehicle on a suspended driver's license.

Leroy Raymond Mead, age 34, of Eldred, NY, was sentenced to 2 years of probation and fined \$300.00 for the crime of Theft. Mead took four passports and birth certificates from a residence in Delaware Township on February 8, 2021, without the individuals' permission.

Rachel Mary Scarpa, age 32, of Milford, PA, was sentenced to 6 months of probation and fined \$600.00 for the crimes of Possession of a Controlled or Counterfeit Substance and Tampering with or Fabricating Physical Evidence. The state police stopped Scarpa on June 22, 2021, for traveling on a suspended license along I-84 in Dingman Township. When contact was made with Scarpa, she was observed attempting to conceal from view packets of Heroin/Fentanyl.

Joseph Edwin Pearce, age 35, of Matamoras, PA, was sentenced to 24 months to 7 years in a state correctional facility and fined \$1,250.00 for 3 counts of Retail Theft and 2 counts of Criminal Conspiracy to Commit Retail Theft. Pearce took merchandise valued at \$239.99 from a business in Westfall Township on June 23, 2019 and sold it for \$80.00 to a business in Matamoras. Pearce took merchandise totaling \$718.99 from a retail business in Westfall Township on November 19, 2019, without paying for it. On January 1, 2020, Pearce conspired with another individual, taking \$310.43 in merchandise without paying for it from a retail business in Westfall Township. On July 7, 2021, Pearce took merchandise valued at \$449.00 from a business in Westfall Township and sold it to another business for \$114.00. Pearce conspired with another individual to take merchandise from a business in Westfall Township and sell it to a business in Matamoras on July 9, 2021.

Shanelle Sole Griffin, age 21, of Elizabeth, NJ, was sentenced to a fine of \$300.00 for the crime of Possession of Drug Paraphernalia. Griffin was a passenger in a vehicle stopped by the state police for speeding along I-84 in Blooming Grove Township on April 3, 2021. When the trooper approached the vehicle, he detected the smell of Marijuana. A consent to search the vehicle revealed Griffin was in possession of Marijuana roaches, plastic containers, a grinder and rolling papers.

COURT CALENDAR

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>

MONDAY, MARCH 14, 2022

- 9:00 AM Docket #: 792-2021
Thomas L. Utegg vs. Laura A. Reed
Custody Trial
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: James A. Butz, Esq.
- 9:00 AM Docket #: 981-2021
Jamilah Garrity vs. Kenneth Garrity
Mediation
Plaintiff Attorney:
Defense Attorney:
- 9:30 AM Docket #: 220-2021
Joseph Arius vs. Mozeline Beauvais
Divorce Master Hearing
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: Ashley Zimmerman, Esq
- 11:30 AM Docket #: 382-2021
Nakia Dukes vs. Tawanna Dukes-Santiago
Hearing - Partition
Plaintiff Attorney: John Dewitsky, Jr, Esq.
Defense Attorney:
- 1:00 PM Docket #: 127-2022
Samantha Heller vs. Scott Miller, Jr.
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 378-2021
Lisa Barhight vs. Jared Dempsey
Divorce Master Hearing
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: Matthew Galasso, Esq

TUESDAY, MARCH 15, 2022

- 9:00 AM Docket #: 662-2021
Willie N. Seabrooks, Jr. vs. Essence L. Mason
Custody Trial
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: Christie Bower, Esq.

- 9:30 AM Docket #: 241-2021
Barbara Wells vs. Emily McCoy
Review Hearing
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: Tammy Lee Clause, Esq
- 1:30 PM Docket #: 482 & 543-2021
Jenna Ferrer/Johnny Ferrer Jr vs. Johnny Ferrer/Jenna Ferrer
Custody Conference
Plaintiff Attorney:
Defense Attorney: James Baron, Esq

WEDNESDAY, MARCH 16, 2022

- 9:00 AM Docket #: 1017-2017
Ann Manazza vs. Joseph Manazza
Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Tammy Lee Clause, Esq
Defense Attorney: Eric Hamill, Esq.
- 9:30 AM Docket #: 1164-2020
Tammy Bazemore vs. Jeremy Bazemore
Divorce Master Hearing
Plaintiff Attorney: Thomas Farley, Esq
Defense Attorney: Thomas Mincer, Esq
- 10:30 AM Docket #: 2-2018 OA
In Re: SCF, Jr. vs.
Adoption Hearing
Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney: Matthew J. Galasso, Esq.
- 1:30 PM Docket #: 12-2021 DP
In Re: ID vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Oressa Campbell, Esq., GAL, James Baron, Esq., Justin Pfaff, Esq.
- 1:30 PM Docket #: 23-2020 DP
In Re: KP vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Christian Weed, Esq., GAL, James Baron, Esq., Justin Pfaff, Esq.

- 1:30 PM Docket #: 28-2019 DP
In Re: MI vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Leatrice Anderson, Esq., GAL, James Baron, Esq.
- 1:30 PM Docket #: 30-2021 DP
In Re: OE vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Justin Pfaff, Esq., GAL, Oressa Campbell, Esq., Mark Moulton, Esq., James Baron, Esq.
- 1:30 PM Docket #: 34-2021 DP
In Re: TB-G vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Justin Pfaff, Esq., GAL, Oressa Campbell, Esq., Lindsey Collins, Esq.
- 1:30 PM Docket #: 1-2020 DP
In Re: MH vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: James P. Baron, Esq., GAL, Leatrice Anderson, Esq.
- 1:30 PM Docket #: 12-2021 DP
In Re: DC vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Oressa Campbell, Esq., GAL, James Baron, Esq., Justin Pfaff, Esq.
- 1:30 PM Docket #: 921-2021
Lucille Tolsdorf vs. Terry Tolsdorf
Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: Ashley Zimmerman, Esq
- 3:30 PM Docket #: 917-2015
Paulette Howard vs. Paul Howard
Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: James Baron, Esq

THURSDAY, MARCH 17, 2022

- 9:00 AM Docket #: 17-2021 OA
In Re: MAD vs.
Hearing - Confirm Consent
Plaintiff Attorney: Oressa P. Campbell, Esq., Lindsey Collins, Esq.
Defense Attorney:
- 9:00 AM Docket #: 18-2021 OA
In Re: JMD vs.
Hearing - Confirm Consent
Plaintiff Attorney: Oressa P. Campbell, Esq., Lindsey Collins, Esq.
Defense Attorney:
- 10:00 AM Docket #: 14-2021 OA
In Re: AML
Termination of Parental Rights
Plaintiff Attorney: Oressa P. Campbell, Esq., Lindsey Collins, Esq.
Defense Attorney:
- 10:00 AM Docket #: 13-2021 OA
In Re: MTL
Termination of Parental Rights
Plaintiff Attorney: Oressa P. Campbell, Esq., Lindsey Collins, Esq.
Defense Attorney:
- 1:30 PM Docket #: 31-2018 OC
In Re: Gary W. Thomson vs.
Hearing - Amended Pet for Civil Contempt
Plaintiff Attorney: Tammy Lee Clause, Esq.
Defense Attorney: Glen H. Ridenour, III, Esq.

FRIDAY, MARCH 18, 2022

- 9:00 AM Docket #: 17-2021
Amy Branham vs. Bruce Vanderhoof
Custody Trial - & Plaint Mtn Contempt
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Cara N. Phillips, Esq.
- 9:00 AM Docket #: 904-2021
American Express National Bank vs. Dawn Robinson
Other - Arbitration
Plaintiff Attorney: Michael R. Lipinski, Esq
Defense Attorney: James Baron, Esq

SATURDAY, MARCH 18, 2022

- No Events Listed.

LEGAL NOTICES

In The Court Of Common Pleas Of Pike 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.

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 1483
Milford, PA 18337

3/11/2022 • 3/18/2022 • 3/25/2022

ESTATE NOTICE

Estate of Nancy L. Homer, Deceased, late of 603 Avenue H, Matamoras, Pike County, Pennsylvania.

Letters of Administration/
Testamentary on the above estate have

been granted to the undersigned. All persons indebted to the said estate are requested to make immediate payment and those having claims should present the same without delay to: Robert Homer Jr, Executor, of 501 Avenue L, Matamoras, PA 18336.

3/11/2022 • 3/18/2022 • 3/25/2022

EXECUTOR'S NOTICE

Estate of NICOLA ALLEGRETТА, DECEASED, late of 290 ROEMERVILLE RD. NEWFOUNDLAND PA 18445, (Died NOVEMBER 21, 2021) SASHA (FULLER) LUKS-MORGAN, Executrix, Dante A. Cancelli, Suite 260, 125 North Washington Ave., Scranton, Pennsylvania 18503, Attorney.
DANTE A. CANCELLI,
ESQUIRE

3/11/2022 • 3/18/2022 • 3/25/2022

NOTICE

THE ESTATE OF STEPHEN MOGLIA, deceased, late of Dingman Township, Pike County, Pennsylvania.

LETTERS TESTAMENTARY in the above named estate having been granted on March 1, 2022, all persons and/or entities indebted to the estate are requested to make immediate payment, and all those having claims against the estate are directed to present the same without

delay to the undersigned or their attorney within four months from the date of this notice. Direct all payments or claims to:

LAW OFFICES OF
CHRISTOPHER R. KIMLER, P.C.
308 W. HARFORD STREET
MILFORD, PA 18337
570-296-2663

3/11/2022 • 3/18/2022 • 3/25/2022

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



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

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

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

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

**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

**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

ADROPTIONS[®]

Settling Cases Since 1993

MEDIATION

ARBITRATION

MOCK TRIALS

HON. JOSEPH VAN JURA (Ret.)

Mediator & Arbitrator



- Judge Van Jura has a combined 49 years of Civil Trial, Judicial Trial, Mediation and Arbitration experience.
- He is always comprehensively prepared on the facts and law.
- Judge Van Jura conducts the proceedings in an even-handed manner, with professional respect to Counsel and a balanced and personal fairness to all parties.
- He is a respected presenter in CLE Programs on Law, Ethics and Practical Issues in Mediation and Arbitration.
- Judge Van Jura conducts Arbitrations and Mediations in:
 - Complex Business/Commercial Disputes
 - Construction Disputes
 - Professional Liability including Dental, Medical, Accountant, Attorney, and Stockbroker Liability
 - Personal Injury Claims
 - Property Damage Claims
 - Contract Disputes
 - Insurance Claims including Bad Faith Claims
 - Employment Law
 - Product Liability Actions
 - Subrogation Claims

**To schedule a case please email
mcarney@adroptions.com or
call 215-564-1775**



ADROPTIONS[®]
Settling Cases Since 1993 - Decades of Experience

MEDIATION
ARBITRATION



**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

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

**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

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

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

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

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

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.



**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

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

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS
OF PIKE COUNTY,
PENNSYLVANIA

CIVIL

NO. 155 CIVIL 2022

NOEL TORRES and ALVARO
TORRES,
Plaintiffs,

v.

VASILIS KETIKIDIS,
Defendant.
ACTION TO QUIET TITLE
NOTICE

ACTION TO QUIET TITLE
TO: VASILIS KETIKIDIS, his
successors or assigns, and any other
person claiming to have any right,
interest in or claim against the
hereinafter described premises.

TAKE NOTICE that the
Plaintiffs in the above action, have
filed a Complaint in the above
Court to the said term and number
in an Action to Quiet Title to a
certain lot or piece of land situate in
the Township of Lehman, Pike
County, Pennsylvania, being
described as “All that certain lot or
parcel of land situate in the
Township of LEHMAN, County of
Pike and Commonwealth of
Pennsylvania, **BEING LOT 237**
SEC 18, as shown on a map or plan
of **STONY HOLLOW VILLAGE**
on file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book Volume
12 PG 111.”

In the Complaint, Plaintiffs allege
that they purchased the above-
referenced property at the upset tax
sale held on September 19, 2018
from the Pike County Tax Claim

Bureau, they now hold title to the property pursuant to a Tax Claim Deed dated November 16, 2018, and any interest, if any, once held by Vasilis Ketikidis was divested by operation of law following the tax sale and transfer of title to the Plaintiffs. Plaintiffs seek a Court Decree that title to the Property is in the Plaintiffs and that such title is valid and indefeasible as against all rights, interest or claims whatsoever of the Defendant, her successors or assigns.

Plaintiff has been unable to serve Vasilis Ketikidis with a copy of the Complaint.

WHEREUPON, the said Court ordered that the Notice in the above form be served by publication as provided for by the Pennsylvania Rules of Civil Procedure Rule 430.

The Defendant is hereby notified to appear and to plead to said Complaint, within twenty (20) days after the publication of this notice or a default judgment may be entered against him.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Small Business with

AFFORDABLE

COMMERCIAL INSURANCE



OLSOMMER-CLARKE
INSURANCE GROUP, INC.

Service that shines above the rest

Representing **COMPETITIVE** and Highly
Rated Insurance Companies.

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

www.OlsommerClarke.com

HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Commissioner's Office
Pike County Admin. Bldg.
Broad St.
Milford, PA 18337
(717) 296-7744

3/11/2022

NOTICE

**COURT OF COMMON PLEAS
CIVIL DIVISION
PIKE COUNTY**

NO: 2020-00401

US Bank Trust National
Association, Not In Its Individual
Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
PLAINTIFF

VS.

Araceli Brazdzionis, Known Heir of
George Brazdzionis, deceased and
Angel Jeremy Brazdzionis, Known
Heir of George Brazdzionis,
deceased and William George
Brazdzionis, Known Heir of George
Brazdzionis, deceased and
Johnathan Thomas Brazdzionis,

Known Heir of George Brazdzionis,
deceased and George Brazdzionis,
III, Known Heir of George
Brazdzionis, deceased
Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest
from or under George Brazdzionis,
Deceased and
DEFENDANTS

**NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY**

**TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under George
Brazdzionis, Deceased
233 Traverse Road assessed as 289
Traverse Road
Dingmans Ferry, PA 18328
Your house (real estate) at:
233 Traverse Road assessed as 289
Traverse Road, Dingmans Ferry, PA
18328**

183.03-01-69
is scheduled to be sold at Sheriff's
Sale at St. Patrick's Church Hall
200 East High Street
Milford, PA 18337 on April 20,
2022 at 11:00AM to enforce the
court judgment of \$82,646.95
obtained by US Bank Trust National
Association, Not In Its Individual
Capacity But Solely As Owner
Trustee For VRMTG Asset Trust
against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO
PREVENT THIS SHERIFF'S
SALE**

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be cancelled if you

pay back to US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

3/11/2022

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

**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

**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 Aigard 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 Aigard, 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/k/a/ 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

**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



Pike County Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

pikecountylegaljournal.com



Pike County Bar Association, P.O. Box 183, Milford, PA 18337
(570) 296-5102 • www.pikebar.com

CIVIL ACTIONS FILED

*From February 24, 2022 to March 3, 2022
Accuracy of the entries is not guaranteed.*

CHANGE OF NAME

2022-00259	Wisneiski Sarah Anne	Petitioner	3/02/2022
2022-00260	Pensabene Karen	Petitioner	3/02/2022
	On Behalf Of		
	Orlando Jordan Elizabeth	Petitioner	
	Minor		

CONTRACT — DEBT COLLECTION: CREDIT CARD

2022-00244	Wells Fargo Bank NA	Plaintiff	2/24/2022
	Kuhn Ryan	Defendant	
2022-00256	JPMorgan Chase Bank NA	Plaintiff	3/01/2022
	Cruver Michael A	Defendant	

CONTRACT — DEBT COLLECTION: OTHER

2022-00250	Waste Management Of	Plaintiff	2/28/2022
	Pennsylvania Inc		
	Pocono Mountain Lake Forest	Defendant	
	Corporation		
2022-00251	Portfolio Recovery Associates	Plaintiff	2/28/2022
	LLC		
	Soni Carolina	Defendant	
2022-00255	Hajoca Corporation	Plaintiff	3/01/2022
	Eastern Penn Supply Company	Plaintiff	
	Johnson Residential LLC	Defendant	
	Johnson Joshua	Defendant	

CUSTODY

2022-00247	Harrelson Kristina	Plaintiff	2/28/2022
	Ufret Ryan	Defendant	

FEDERAL TAX LIEN

2022-45074	Internal Revenue Service	Plaintiff	2/24/2022
	Reno Robert	Defendant	
	Reno Kimberly	Defendant	
2022-45075	Internal Revenue Service	Plaintiff	2/24/2022
	E&A Consulting LLC	Defendant	
	E And A Consulting LLC	Defendant	
2022-45076	Internal Revenue Service	Plaintiff	2/24/2022
	CBS Pharmacy Inc	Defendant	
	Good Health Pharmacy	Defendant	
2022-45077	Internal Revenue Service	Plaintiff	2/24/2022
	Kelleher Elena G	Defendant	

MARRIAGE LICENSE FILINGS

2022-00017	Vanhorn Krista Lynn Oconnell Bryan Daniel	2/28/2022
2022-00018	Pino Geomara D Coleman Lawrence J	3/02/2022

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2022-00248	New Residential Mortgage Loan Trust 2017-3 Alvarez Shirley	Plaintiff Defendant	2/28/2022
2022-00249	JPMorgan Chase Bank National Association Farber Donald Farber Darren Farber Tim Dou1a Nichole Farber Jamie Donald C Farber Unknown Heirs	Plaintiff Defendant Defendant Defendant Defendant Defendant Defendant	2/28/2022

REAL PROPERTY — QUIET TITLE

2022-00242	Fernandez Bertram Basgil Aldona Estate Of Najuch Christina	Plaintiff Defendant Defendant	2/24/2022
2022-00243	Fernandez Betram Suanino Noel Suanino Estrellita Rizvi Syed	Plaintiff Defendant Defendant Defendant	2/24/2022
2022-00254	Beury Nicholas William Ciaravino Emily Ann Bellinger Carl Bellinger Sandra Household Finance Consumer Discount Corp Hsbcc	Plaintiff Plaintiff Defendant Defendant Defendant Defendant	3/01/2022



MORTGAGES AND DEEDS

*Recorded from February 24, 2022 to March 2, 2022
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Gaspar Ilona	Mortgage Electronic Registration System Inc		
Pena Eric Better Mortgage Corporation		360000.00	Lehman Twp
Chaykosky Timothy A	Mortgage Electronic Registration System Inc		
Chaykosky Andrea	Fairway Independent Mortgage Corporation		
	Homefinity	645000.00	Palmyra Twp
Varley Todd W Sr	Proponent Federal Credit Union		
Varley Jennifer A		60000.00	Dingman Twp
Amendoeira Antonio	Wells Fargo Bank NA	126500.00	Lehman Twp
Yearwood Carlos F	Mortgage Electronic Registration System Inc		
Yearwood Celita M	Rocket Mortgage LLC Quicken Loans LLC	229639.00	Dingman Twp
Courtright Ralph R Jr	Wells Fargo Bank Na		
Courtright Kathy L		282250.00	Dingman Twp
Gurry John	Mortgage Electronic Registration System Inc		
Gurry Dana	Rocket Mortgage LLC		
Fuchs Dana	Quicken Loans LLC	120472.00	Delaware Twp
Bullen Judy	Bethpage Federal Credit Union	97000.00	Lehman Twp
Curtis Devonnae	Mortgage Electronic Registration System Inc		
	Lower LLC	223100.00	Lehman Twp
Westfall Hospitality Holding LLC	Wayne Bank	2600000.00	Westfall Twp
Westfall Hospitality Holding LLC	Wayne Bank	500000.00	Westfall Twp
Reilly Patrick J	NBT Bank NA		
Reilly Kim M		128000.00	Dingman Twp
Shvydkly Family Trust 0/09/2021	CNB Mortgage Company	300000.00	Delaware Twp

Goda Michael E	Wayne Bank		
Hopkins Marcia L		35000.00	Lackawaxen Twp
Mangan James W	Mortgage Electronic Registration System Inc		
Lynch Kathleen	Guild Mortgage Company LLC	236550.00	Blooming Grove Twp
Kise George A	Mortgage Electronic Registration System Inc		
Kise Yuko I	Finance Of America Mortgage LLC	167000.00	Blooming Grove Twp
Zurita Pablo A	Mortgage Electronic Registration System Inc		
Zurita Bridget M	Crosscountry Mortgage LLC	260000.00	Blooming Grove Twp
Barie Christopher R	Mortgage Electronic Registration System Inc Absolute Home Mortgage Corporation	162011.00	Dingman Twp
Mutino Robert	Mortgage Electronic Registration System Inc		
Mutino Janice	Truist Bank	185500.00	Dingman Twp
Lewin Christina G	Mortgage Electronic Registration System Inc		
Kimble Christopher J	American Financial Resources Inc	175757.00	Delaware Twp
Grindle Christopher B	Mortgage Electronic Registration System Inc		
Grindle Katherine F	Everett Financial Inc Supreme Lending	287100.00	Dingman Twp
Hannigan Paul	Mortgage Electronic Registration System Inc		
Hannigan Donna	Rocket Mortgage LLC Quicken Loans LLC	305000.00	Dingman Twp
Rojas-Pelaez German	First Keystone Community Bank		
Pelaez German Rojas		70000.00	Lehman Twp
Rojas Pelaez German			
Dolcemascolo Frank E	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	251200.00	Dingman Twp
109 Alex Rd LLC	Mortgage Electronic Registration System Inc One Zero Nine Alex Rd LLC HSBC Bank USA NA	292500.00	Blooming Grove Twp

Gnasevych Lyubov	JPMorgan Chase Bank NA		
Smuk-Gnasevych Tetyana			
Gnasevych Tetyana Smuk			
Smuk Gnasevych Tetyana		330000.00	Lehman Twp
Earle George Will	Mortgage Electronic Registration System Inc		
Earle Augusta T	Newrez LLC	175900.00	Delaware Twp
Labruna Laura Marie	Mortgage Electronic Registration System Inc Broker Solutions Inc New American Funding	183150.00	Delaware Twp
Snagg Alicia N	Mortgage Electronic Registration System Inc		
Estwick Stanton	Fairway Independent Mortgage Corporation	190000.00	Lehman Twp
Lee Steven	TD Bank NA	105000.00	Delaware Twp
Donmoyer Kathleen M	Mortgage Electronic Registration System Inc		
Donmoyer Theodore L	Spring Eq LLC	25000.00	Lehman Twp
Ott Robert S	Citizens Bank NA	300000.00	Porter Twp
Duncan Ingrid	Wells Fargo Bank NA	128000.00	Lehman Twp
Dessereau Mindy B	Mortgage Electronic Registration System Inc Advisors Mortgage Group LLC	100000.00	Westfall Twp
Insinga Paola	Dime Bank	187000.00	Delaware Twp
Peterson Anne Marie	Green Pillars LLC		
Kmet Giacomo		192000.00	Lehman Twp
Fredrick John P	Wayne Bank		
Fredrick Patricia L		75000.00	Lehman Twp
Ludwig Jeffery J II	Mortgage Electronic Registration System Inc		
Lopez Waldemar	Summit Mortgage Corporation	224200.00	Lackawaxen Twp
Skilled Property Finders LLC	DLP Lending Fund LLC	141464.00	Lehman Twp
Merman Steven Howard	Wayne Bank		
Merman Tammy		75000.00	Blooming Grove Twp
Calhoun Linda	Wayne Bank	44500.00	Lackawaxen Twp
Mihiel Kimberly	Citizens Savings Bank		
Eck Kimberly		60000.00	Dingman Twp
Chasky Matthew D	Wells Fargo Bank Na		
Chasky Michele F		195000.00	Palmyra Twp
Moschidis Stratos	MV Realty Of Pennsylvania LLC	600.00	Lehman Twp

Almeida Felix	Mortgage Electronic Registration System Inc		
Britos-Almeida Felix	Pennymac Loan Services LLC		
Almeida Felix Britos		250000.00	Milford Borough
Britos Almeida Felix			
Lewis Rosario	Mortgage Electronic Registration System Inc		
	Newrez LLC	131200.00	Greene Twp
Prijdekker Nympha	Mortgage Electronic Registration System Inc		
	Rocket Mortgage LLC		
	Quicken Loans LLC	182500.00	Lehman Twp
Barry Kevin P	Mortgage Electronic Registration System Inc		
Barry Rosemarie E	Prime Lending	415000.00	Dingman Twp
Leitgeb Christine Marie	Mortgage Electronic Registration System Inc		
	Mortgage Access Corporation		
	Weichert Financial Services	196377.00	Lehman Twp
Perez Angel M	Secretary Of Housing & Urban Development	32059.73	Palmyra Twp
OBrien Nicki L	Mortgage Electronic Registration System Inc		
	Rocket Mortgage LLC		
	Quicken Loans LLC	103500.00	Blooming Grove Twp
Butler Jon Thomas	Mortgage Electronic Registration System Inc		
	Crosscountry Mortgage LLC	206196.00	Lehman Twp
Josephson Janet B	Mortgage Electronic Registration System Inc		
	Loandepot.Com LLC	84000.00	Porter Twp
Arce Tony	Mortgage Electronic Registration System Inc		
	Cardinal Financial Company LP	479000.00	Lehman Twp
Kryshtalsky Ashley N	Mortgage Electronic Registration System Inc		
	Crosscountry Mortgage LLC	334400.00	Westfall Twp
Marceca Giovanni Benedetto Jr	PSECU		
Jorge Ashley		18000.00	Delaware Twp
Calame Gregory	Navy Federal Credit Union	170050.00	Dingman Twp
Hall Stefanie	Secretary Of Housing & Urban Development	17778.22	Dingman Twp

Molinare Jennifer	Mortgage Electronic Registration System Inc American Financial Network Inc	100000.00	Shohola Twp
Portsmouth Ruth	Manufacturers & Traders Trust Company	100000.00	Westfall Twp
Tripp Douglas A	Mortgage Electronic Registration System Inc		
Tripp Cindy L	Amerisave Mortgage Corporation	140000.00	Lehman Twp
McGibbon Michelle A	Mortgage Electronic Registration System Inc First Home Bank	151000.00	Lehman Twp
Diorio Jeannine	Mortgage Electronic Registration System Inc PHH Mortgage Corporation	192000.00	Dingman Twp
Harms Daniel W	NE PA Community Credit Union	30000.00	Lehman Twp
Sigtermans Sarah	Mortgage Electronic Registration System Inc		
Sigtermans Brian	Freedom Mortgage Corporation	155060.00	Dingman Twp
Lopez Angel	Mortgage Electronic Registration System Inc		
Guerra Libertad	Pentagon Federal Credit Union	80000.00	Lehman Twp
Posyton Lucius	First NRV Federal Credit Union		
Posyton Barbara		50000.00	Greene Twp
Lawrence Glenn T	Mortgage Electronic Registration System Inc Pentagon Federal Credit Union	62101.00	Porter Twp
Secko Matthew	Wells Fargo Bank NA		
Secko Meredith		225000.00	Lackawaxen Twp
Haynes Marc	Mortgage Electronic Registration System Inc		
Davis Abigail L	Guaranteed Rate Inc	306000.00	Greene Twp
Mele Christopher	Heritage Financial Credit Union		
McQuire Margaret M		182000.00	Blooming Grove Twp
Pastrana Hiram Jr	Mortgage Electronic Registration System Inc		
Pastrana Luz O	Pennymac Loan Services LLC	183000.00	Dingman Twp
Grayek Damian	Mortgage Electronic Registration System Inc		
Grayek Laura	Lakeview Loan Servicing LLC	195000.00	Palmyra Twp
Floran Alexis Manuel	Mortgage Electronic Registration System Inc Wintrust Mortgage Barrington Bank & Trust Company NA	176000.00	Lehman Twp

Velilla Joseph	Citizens Bank NA		
Velilla Sherrie			
Velilla Sherrie I		192300.00	Dingman Twp
Levant Chad	Mortgage Electronic Registration System Inc		
	Guaranteed Rate Inc	492000.00	Palmyra Twp
Wargo Cathy	Dime Bank	146400.00	Lackawaxen Twp
Murray Sean	Mortgage Electronic Registration System Inc		
Murray Jennifer	Round Point Mortgage Servicing Corporation	220000.00	Lackawaxen Twp
Brodzinski Deborah	Mortgage Electronic Registration System Inc		
	Everett Financial Inc		
	Supreme Lending	230850.00	Dingman Twp
Starr Raymond	Mortgage Electronic Registration System Inc		
Starr Marina	Everett Financial Inc		
	Supreme Lending	191000.00	Dingman Twp
Fenimore Bruce A	Wayne Bank		
Fenimore Jacqueline J		2500000.00	Palmyra Twp
Vargas Wosming	Mortgage Electronic Registration System Inc		
	Crosscountry Mortgage LLC	235554.00	Lehman Twp
Otway Paul M	Dime Bank		
Otway Rosalyn C		355000.00	Greene Twp
Woods Karen A	Wayne Bank	80000.00	Lackawaxen Twp

DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Roberts David E	Roberts David E	1.00	Delaware Twp
Birchwood Lakes Community Assoc	Elsaid Fadi A Vida Lisa A	1000.00	Delaware Twp
Cavanaugh David A	Cavanaugh David A		
Cavanaugh Theresa A	Cavanaugh Theresa A	1.00	Lehman Twp
Gofman Elina	Gaspar Ilona		
Gofman Bobby	Pena Eric	400000.00	Lehman Twp
Amendoeira Antonio	Amendoeira Antonio		
Amendoeira Maria		1.00	Lehman Twp
Connell Vanessa	Curtis Devonnae	230000.00	Lehman Twp
Ioudovitch Arkadi	Kraminskiy Valdimir		
Shats Elena	Kraminskiy Innesa	10000.00	Delaware Twp

Kraminskiy Innesa	Shvydskiy Family Trust 10/9/2021		
Levin Semyon		400000.00	Delaware Twp
Bohlinger Mark R II	Mangan James W		
Bohlinger Jenny	Lynch Kathleen	249000.00	Blooming Grove Twp
Benowen LLC	Benowen LLC	1.00	Lehman Twp
Gordonhurst Realty LLC	Barie Christopher	165000.00	Dingman Twp
Reno Robert	Reno Robert		
	Reno Kimberly	1.00	Milford Borough
Cancelino-Peletz Kathleen M	Lewin Christina G		
Peletz Kathleen M			
Cancelino	Kimble Christopher J		
Cancelino Peletz Kathleen M		179000.00	Delaware Twp
ESG Homes LLC	Grindle Christopher		
	Grindle Katherine	319000.00	Dingman Twp
Lontok Asuncion	Snagg Alicia N		
	Estwick Stanton	200000.00	Lehman Twp
Monocacy General Contracting LLC	Dorfman Lloyd		
	Dorfman Marina	130000.00	Lehman Twp
Dwyer Robert	Philipps Doell Barbara		
Dwyer Robert J	Doell Barbara Philipps		
Dwyer Barbara	Doell Paul		
Dwyer Barbara M			
Dwyer Robert J Agent			
Dwyer Kathleen		243000.00	Lackawaxen Twp
Vargo John A	Donohue Michael T	7000.00	Delaware Twp
Margaret M Maher Living Trust 10/29/2008	Maher Ruth	1.00	Dingman Twp
Baggett Terry L	Baggett Family Trust 01/20/2022		
Baggett Barbara S		1.00	Lackawaxen Twp
Horan Laurie M	Horan Laurie M		
Junge Roxanne M	Junge Roxanne M		
McQueen Brent K	McQueen Brent K		
Griffiths Gerda M	Griffiths Gerda M		
McQueen Gordon S	McQueen Gordon S	1.00	Palmyra Twp
Patrella Mary E	Marquardt Paul		
Patrella Robert M	Nelson Renee	340000.00	Lackawaxen Twp
Koroshikh Andrey	Duncan Ingrid		
Koroshikh Yulia		160000.00	Lehman Twp
Rivers Edge LP	Dessereau Mindy B		
River Landing LLC		342900.00	Westfall Twp
Hoffman Bernard	Ross-Nash Jeanne		
Ross Hoffman Roslyn	Nash Jeanne Ross		
Hoffman Roslyn Ross	Ross Nash Jeanne	410000.00	Blooming Grove Twp

Jordan Patricia C	Jordan Patricia C		
	Jordan Orisha K	1.00	Blooming Grove Twp
Green Pillars LLC	Peterson Anne Marie	240000.00	Lehman Twp
Dedousis John	Fredrick John P		
Dedousis Elaine	Fredrick Patricia L	324000.00	Lehman Twp
Paxton Glenn E Est	Ludwig Jeffery J II		
Paxton Janice Exrx		236000.00	Lackawaxen Twp
Weiss Joseph H Jr	Skilled Property Finders LLC		
Weiss Lori Ann			
Robinson Lori Ann			
Weiss Joseph A III			
Weiss Joseph Hili		90000.00	Lehman Twp
Welsh Kerry	Preferred Realty Holdings Inc		
Breitner Susan G		212371.50	Dingman Twp
Welsh Kerry	Preferred Realty Holdings Inc		
Anderson Christopher J			
Anderson Christopher			
Anderson Lauren J			
Anderson Lauren		126080.90	Matamoras Borough
Welsh Kerry	Eisenhower Drive LLC		
Jackson Eldridge Jr		224852.10	Porter Twp
Fiedler Mark	Fiedler Mark		
Yolas Ibolya	Yolas Ibolya	1.00	Blooming Grove Twp
Sturgeon Brian	Alol Pike LLC	74400.00	Lehman Twp
Clark Richard	Chasky Matthew D		
Clark Irene E	Chasky Michele F	370000.00	Palmyra Twp
Rios-Martinez Luis A	Barry Kevin P		
Martinez Luis A Rios	Barry Rosemarie E		
Rios Martinez Luis A			
Russo-Rios Tina M			
Rios Tina M Russo			
Russo Rios Tina M		445000.00	Dingman Twp
Landis Dean E	Kowalewski Marek		
	Maciorowska Krystyna	125000.00	Greene Twp
Fernandez Hector	Leitgeb Christine Marie		
Fernandez Jasmine		200000.00	Lehman Twp
Baggett Terry L	Baggett Family Trust 01/20/2022		
Baggett Barbara S		1.00	Lackawaxen Twp
Choinska Agnieszka	Cieplak Dariusz	9500.00	Lackawaxen Twp
Etwaroo Divendara R	Tschopp Warner		
Etwaroo Divendra R			
Etwaroo Ruth S		30000.00	Shohola Twp
Valley Group Partners LLC	Butler Jon Thomas	210000.00	Lehman Twp
US Bank Trust NE Tr	Shaulov David		
Dwelling Series 4 Trust			
SN Servicing Corporation			
Agent		60000.00	Delaware Twp

Josephson Janet	Josephson Janet B		
Josephson Janet B			
Josephson Micah		1.00	Porter Twp
Dunn Thomas	Aree Tony		
McCabe-Dunn Jamie			
Dunn Jamie McCabe			
McCabe Dunn Jamie		479000.00	Lehman Twp
Pecoriello Daniel	Kryshchalsky Ashley N		
Pecoriello Rita		435000.00	Westfall Twp
French Marian	Marian French Irrevocable Trust 01/17/2022	1.00	Dingman Twp
Gordonhurst Realty LLC	Calame Gregory	179000.00	Dingman Twp
Winkler William R Jr	Winkler William R Jr		
Winkler Carol E		1.00	Dingman Twp
Conti Leah M	Leah M Conti Living Trust 02/23/2022	1.00	Dingman Twp
Conti Leah M	Leah M Conti Living Trust 02/23/2022	1.00	Dingman Twp
Maning Paul S	Molinare Jennifer	125000.00	Shohola Twp
Rosdario Family Trust 09/20/2013	Tripp Douglas A Tripp Cindy L	175000.00	Lehman Twp
Perez-Rodriguez Migdalia	Perez-Rodriguez Migdalia		
Rodriguez Migdalia Perez	Rodriguez Migdalia Perez		
Perez Rodriguez Migdalia	Perez Rodriguez Migdalia		
Rodriguez-Green Erica	Rodriguez-Green Erica		
Green Erica Rodriguez	Green Erica Rodriguez		
Rodriguez Green Erica	Rodriguez Green Erica		
	Rodriguez-Gadson Migdalia		
	Gadson Migdalia Rodriguez		
	Rodriguez Gadson Migdalia		
	Rodriguez-Decasseres Josephine		
	Decasseres Josephine Rodriguez		
	Rodriguez Decasseres Josephine	1.00	Lehman Twp
Bickling John M	Bickling Trust 11/18/2021		
Bickling Judy L		1.00	Lehman Twp
Latorre Hector M	Lopez Angel		
Latorre Rodrigiez Hector			
Matias	Guerra Libertad		
Rodrigiez Hector Matias			
Latorre			
Martinez Marie Del C			
Martinez Rivera Maria			
Del Carmen		120000.00	Lehman Twp

Linde Eric R	Secko Matthew		
Linde Mary Anne	Secko Meredith		
Atcavage Stephen			
Atcavage Suzanne		375000.00	Lackawaxen Twp
Kellogg Austin III	Kellogg Austin III		
Kellogg Austin	Kellogg Patricia		
Kellogg Patricia		1.00	Greene Twp
Gerson Jeffrey D	Haynes Marc		
	Davis Abigail L	340000.00	Greene Twp
Beckwith Albert	Beckwith Albert		
Beckwith Matt		1.00	Dingman Twp
Nalbone Carl J	Nalbone Carl J		
	Roberts-Nalbone Carol B		
	Nalbone Carol B Roberts		
	Roberts Nalbone Carol B	1.00	Blooming Grove Twp
McNicholas Kyle	Levant Chad	620000.00	Palmyra Twp
Strauchler Steven	Hardina Jill		
Strauchler Linda S			
Strauchler Linda		355000.00	Blooming Grove Twp
Eng Jerry Y L	Lazar Mark		
Eng Julianna L	Lazar Anna	13420.00	Lackawaxen Twp
Baum John J	Baum John J		
Baum Susan	Baum Susan	1.00	Palmyra Twp
Ustinova Svetlana	Wargo Cathy	183000.00	Lackawaxen Twp
Maldonado Martin G	Murray Sean		
Maldonado Maria Del R	Murray Jennifer	275000.00	Lackawaxen Twp
Aldrich Phyllis	247 Laurel Lane LLC		
	Two Four Seven Laurel Lane LLC	78000.00	Palmyra Twp
Walker Shekier	Brodzinski Deborah	243000.00	Dingman Twp
Weiss Chislov Judith P Exrx	Weiss Chislov Judith P		
Chislov Judith P Weiss Exrx	Chislov Judith P Weiss		
Weiss Samuel Est		1.00	Porter Twp
Schoenberger Beverley Exr	Varela Karen A		
Giteles Patricia A Est			
Giteles Patricia Est		1.00	Dingman Twp
Ramos-Dillinger Aaron			
Matthew	Ohaus Randall		
Dillinger Aaron Matthew			
Ramos			
Ramos Dillinger Aaron			
Matthew		6000.00	Dingman Twp
Su Susan	Vargas Wosming	239900.00	Lehman Twp

A large rectangular area with a thick black border, containing horizontal lines for writing. The lines are evenly spaced and extend across the width of the page, leaving a margin at the bottom where the illustration is located.



A large rectangular area with a thick black border, containing numerous horizontal lines for writing. The lines are evenly spaced and extend across the width of the page, leaving a small margin at the bottom.





© 2006 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431

POSTAGE
HERE