

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 ♦ APRIL 1, 2022 ♦ NO. 14



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* 

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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

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Randy Schmalzle

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Judy Leary-Wagner

PEMA

Tim Knapp



PIKE COUNTY BAR ASSOCIATION UPDATE

Pike County Bar Association Meeting

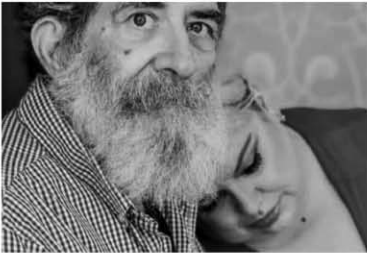


SAVE THE DATE

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

**Wednesday, March 30, 2022 @
4:00 p.m.**

At the **TOM QUICK INN**



It is with great sadness that we announce the passing of Robert Reno, Esq. on March 21, 2022.

A memorial service will be announced shortly.

Did you know you can
ADVERTISE YOUR FIRM
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Journal?



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Design &
Advertising!

MARK YOUR CALENDAR!



2022 Tax Day is
MONDAY, APRIL 18!



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 March 21, 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:

Michael Edward Clarke, age 60, of Milford, PA, was sentenced to 11 months to 23 months in the Pike County Jail and fined \$1,200.00 for 2 counts of Theft, and the crimes of Forgery and Access Device Fraud. Between August 15, 2019, and December 20, 2019, from a residence in Palmyra Township, Clarke signed an individual's name to a check and used the individual's personal information to obtain various items and U.S. currency. Clarke also used an individual's credit card to make purchases in excess of \$500.00 without the cardholder's permission. Clarke cashed a check at a business in Westfall Township which he had forged an individual's name to obtain \$900.00 in U.S. currency between December 19, 2019 and December 21, 2019.

John Lee Hubner, age 25, of Hawley, PA, was sentenced to 11 months to 23 months in the Pike County Jail and fined \$500.00 for the crime of Delivery of a Controlled or Counterfeit Substance. Hubner sold a bundle of Fentanyl to a confidential informant on November 24, 2020, outside of a residential community in Blooming Grove Township.

Alexander John Swede, age 33, of Paupack, PA, was sentenced to 1 year to 7 years in a state correctional facility and fined \$2,500.00 for the crime of Driving Under the Influence. Swede was stopped by the state police for driving erratically along SR 507 in Paupack Township on September 10, 2019. When speaking with Swede, the trooper observed him to have glassy, blood-shot eyes, slurred speech and emitting the smell of an alcoholic beverage. Field Sobriety Tests indicated impairment and a blood test confirmed a blood alcohol content of .241%.

Gregory W. Potter, age 40, of Dingmans Ferry, PA, was sentenced to 18 months of probation and fined \$500.00 for the crimes of Recklessly Endangering Another Person and Criminal Mischief. Potter engaged in reckless conduct on June 22, 2021, when he fired a handgun in the vicinity of a residence in Dingman Township putting the homeowner and their children in danger of death or serious injury.

Christopher Hopwood, age 60, of Monroe, NY, 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 of a Controlled Substance. The state police were dispatched to Twin Lakes Road in Shohola Township on September 10, 2020, where Hopwood had driven into a ditch. Field Sobriety Tests indicated impairment and a

blood test confirmed the presence of Fentanyl and Methadone in his body.

Timothy James Wendland, age 37, of Dingmans Ferry, 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 of Alcohol or a Controlled Substance. Wendland was observed by the state police weaving across SR 739 in Blooming Grove Township on April 26, 2020. Wendland was found to have glassy eyes and slurred speech. Wendland admitted smoking Marihuana prior to driving. Field Sobriety Tests were conducted, and a blood test confirmed a blood alcohol content of .185%.

Henry Pulido, age 27, of Bayside, NY, was sentenced to 5 days to 1 year in the Pike County Jail and fined \$555.00 for the crime of Possession of a Controlled Substance and the Summary Offense of Speeding. Pulido was stopped by the state police for speeding and erratic driving along SR 739 in Dingman Township on June 7, 2019. Pulido admitted possessing controlled substances. A consent to search his vehicle revealed Cocaine.

Rick B. Ramdeen, age 38, of Bushkill, PA, was sentenced to 6 months to 18 months in the Pike County Jail and fined \$200.00 for the crime of Simple Assault. During a domestic dispute at a residence in Lehman Township on December 24, 2020, Ramdeen struck an individual about the head with a closed fist and then struck the individual with a wooden bat on the head and ribcage causing injury.

Katherine Valenzuela, age 40, of Hawley, PA, was sentenced to 90 days to 5 years in the Pike County Jail, fined \$1,850.00 and had her driver's license suspended for 18 months for the crimes of Driving Under the Influence, Operating Without Interlock Ignition and the Summary Offense of Prohibiting Text Based Communications. The state police were dispatched to SR 402 in Blooming Grove Township where Valenzuela was involved in a one-vehicle crash on May 18, 2021. Valenzuela was observed to have glassy, bloodshot eyes and emanating the smell of an alcoholic beverage. Valenzuela admitted to drinking alcohol prior to driving and reading a text message while operating her vehicle. Valenzuela was found to be driving without the court required interlock ignition device.

Albert James Pachulski, age 44, of Dingmans Ferry, 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 of a Controlled Substance. While on foot patrol, the state police observed Pachulski fumbling trying to pay his toll at the Dingman Bridge in Delaware Township on September 29, 2018. When contact was made with Pachulski, he admitted to smoking Marihuana prior to driving. A blood test confirmed the presence of THC in his body.

Jeanine M. Shufelt, age 60, of Dingmans Ferry, PA, was sentenced to 11 1/2 months to 23 1/2 months in the Pike County Jail and fined \$6,500.00 for

the crimes of Involuntary Manslaughter and Possession with the Intent to Manufacture or Deliver a Controlled or Counterfeit Substance. Shufelt delivered Methadone to an individual on February 18, 2016, at a residence in Delaware Township which resulted in the death of the individual.

Frank Salvatore Palmieri, age 31, of Bushkill, PA, was sentenced to 18 months to 48 months in a state correctional facility and fined \$600.00 for the crimes of Simple Assault and Recklessly Endangering Another Person. The state police were dispatched to a residence in Lehman Township where Palmieri threatened an individual with a knife and struck the individual in the shoulder with a baseball bat causing injury.

Richard Joseph Manfre, age 39, of Nutley, NJ, was sentenced to 1 month to 12 months in the Pike County Jail and fined \$1,000.00 for 2 counts of the crime of Unlawful Dissemination of Intimate Image. Between September 25, 2019, and October 1, 2019, Manfre disseminated intimate images of an individual depicting the individual in a state of nudity.

David Michael Brown, age 51, of Milford, PA, was sentenced to 16 months to 48 months in a state correctional facility, followed by 3 years of probation and a fine of \$1,000.00 for the crime of Criminal Attempt to Commit Sexual Abuse of Children. Brown attempted to photograph/video tape a minor child in a state of nudity for the purpose of his sexual gratification by placing a cell phone under the door of a bathroom while the minor was showering.

Nicholas Ryan Kellogg, age 22, of Greentown, PA, was sentenced to 5 years and 6 months of the Pike Care Program which will include 93 days of house arrest, a fine of \$2,800.00 and driver's license suspension of 30 months for 2 counts of the crime of Driving Under the Influence, Possession of a Small Amount of Marihuana and the Summary Offense of Driving While Operating Privilege is Suspended or Revoked. On November 11, 2020, Kellogg was observed acting in a suspicious manner in a business parking lot along SR 507 in Greene Township. When the trooper approached the vehicle, the smell of Marihuana was detected. Kellogg was found in possession of Marihuana. The state police observed Kellogg driving erratically along SR 507 in Greene Township on December 18, 2020. When contact was made with Kellogg, the trooper detected the smell of Marihuana and observed Kellogg to have bloodshot eyes with dilated pupils and speaking in a slow and lethargic manner. A consent to search revealed drug paraphernalia. Field Sobriety Test indicated impairment. Kellogg refused to submit to a blood test. On March 7, 2021, Kellogg was observed by the state police traveling across the double yellow line along SR 507 in Greene Township. While speaking with Kellogg, the trooper detected the smell of Marihuana. Kellogg was observed to have bloodshot eyes and acting in a dazed manner. Field Sobriety Tests were conducted which showed impairment. Kellogg refused to submit to a blood test. Kellogg was also found to be driving on a suspended license.

Albert Frank Haase, age 58, of Stroudsburg, PA, was sentenced to 54 days to 109 days in the Pike County Jail and fined \$300.00 for the crime of Default in Required Appearance. Haase failed to abide by the Court Order and report to the Pike County Correctional Facility in Blooming Grove Township on April 5, 2021.

Kassiem Allah Norris, age 42, of Easton, 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 of a Controlled Substance. Norris was stopped by the Milford Police Department on May 1, 2021, for speeding and driving erratically along East Harford Street in Milford Borough. The officer detected the smell of Marihuana and observed Norris to have bloodshot eyes and being in possession of Marihuana cigarettes. Norris admitted to smoking Marihuana prior to the traffic stop. Field Sobriety Tests indicated impairment and a blood test confirmed the presence of THC in his blood.

Abdias Edson Almonor, age 25, of Tallahassee, FL, was sentenced to 6 months of probation and fined \$350.00 for the crime of Recklessly Endangering Another Person. Almonor placed a state trooper in danger of death or serious injury when he operated his tractor trailer at a high rate of speed, while he attempted to flee police along I-84 in Greene Township on August 31, 2021.

Teddy Primo Tossio, age 49, of Greentown, PA, was sentenced to 5 years of the Pike Care Program which will include 90 days of house arrest, a fine of \$1,500.00 and driver's license suspension of 18 months for the crime of Driving Under the Influence. The state police observed Tossio's vehicle enter the trooper's lane of travel along Wallenpaupack Road in Palmyra Township and then swerve back and strike a pedestrian crosswalk sign. When contact was made with Tossio, the trooper detected the smell of an alcoholic beverage and observed Tossio to have labored speech, and glassy, bloodshot eyes. A breath test confirmed a blood alcohol content of .240%.

Thomas M. Power, age 35, of Middletown, NY, was sentenced to 90 days to 5 years in the Pike County Jail, fined \$1,500.00 and had his driver's license suspended for 18 months for the crime of Driving Under the Influence. The state police observed Power operate his vehicle across the solid yellow lines while traveling along SR 739 in Delaware Township on February 23, 2021. Power exhibited thick speech and glossy bloodshot eyes and emanating the smell of an alcoholic beverage. Power admitted to drinking prior to driving. Field Sobriety Tests showed impairment and a breath test confirmed a blood alcohol content of .161%.

William Alfred Hicks, age 59, of Honesdale, PA, was sentenced to 15 months to 5 years in the Pike County Jail, fined \$1,500.00 and had his driver's license suspended for 18 months for the crime of Driving Under the Influence. The state police were dispatched to Blooming Grove Road in Blooming

Grove Township on June 21, 2019, where Hicks had crashed his motorcycle which was engulfed in flames upon the trooper's arrival. Hicks was observed to have red, bloodshot eyes, slurred speech and emanating the smell of an alcoholic beverage. Hicks admitted to drinking at a bar prior to driving. A blood test confirmed a blood alcohol content of .188%.

Richard Van Ives Heimburger, age 47, of Hawley, PA, was sentenced to 6 months of the Pike Care Program which will include 30 days of house arrest, a \$1,000.00 fine and driver's license suspension of 12 months for the crime of Driving Under the Influence. The state police observed Heimburger swerve across the fog line onto the shoulder of I-84 in Dingman Township on June 15, 2021. While speaking with Heimburger, the trooper detected the smell of an alcoholic beverage. Heimburger admitted to drinking prior to driving. Field Sobriety Tests showed indicators of impairment and a breath test confirmed a blood alcohol content of .134%.

Dashawn Irving Godfrey, age 25, of Bushkill, PA, was sentenced to 3 months to 18 months in the Pike County Jail and fined \$500.00 for the crime of Indecent Exposure. Godfrey used his cellular telephone at his residence in Delaware Township on October 31, 2017, to transmit pictures of his exposed genitalia to a child less than 16 years of age.

Marina Mary Starr, age 48, of Milford, PA, was sentenced to 6 months of probation, fined \$1,300.00 and had her driver's license suspended for 18 months for the crime of Driving Under the Influence. Starr was stopped by the state police on February 19, 2021, for driving erratically along SR 739 in Delaware Township. Upon making contact with Starr, the trooper observed her to have bloodshot, watery eyes and emanating the smell of an alcoholic beverage. Starr admitted to drinking prior to driving. Field Sobriety Tests indicated impairment and a breath test confirmed a blood alcohol content of .089%.

Dominck Michael Diliberto, age 25, of Bushkill, PA, was sentenced to 6 months of probation and fined \$1,000.00 for the crime of Driving Under the Influence of a Controlled Substance. Diliberto was stopped by the state police for erratic driving along Bushkill Falls Road on January 2, 2019. When the trooper was speaking with Diliberto, he detected the smell of an alcoholic beverage and observed him to have red, glassy eyes. Diliberto admitted to consuming alcohol and Marijuana prior to driving. Field Sobriety Tests showed impairment.

Alexander M. Orthouse, age 23, of Tyler Hill, PA, was sentenced to 6 months of Probation with Restrictive Covenants which will include 30 days of house arrest, a fine of \$1,075.00 and driver's license suspension of 12 months for the crime of Driving Under the Influence and the Summary Offense of Registration and Certificate of Title Required. The state police were dispatched to a one-vehicle crash along Welcome Road in Lackawaxen Township where Orthouse rolled his UTV and struck a tree. A passenger revealed that Ort-

house was drinking at a bar prior to crashing. A blood test confirmed a blood alcohol content of .224%.

Mark Andrew Schrader, age 41, of Pine Bush, NY, was sentenced to 12 months of probation and fined \$350.00 for the crime of Possession of a Controlled Substance. During a search of Schrader's vehicle in Milford Borough by the Pike County Probation Officers following his meeting at the probation office, Schrader was found in possession of Fentanyl.

Brittany Cambria, age 29, of Bushkill, PA, was sentenced to 3 months to 6 months in the Pike County Jail, followed by 12 months of probation and a fine of \$800.00 for the crimes of Flight to Avoid Apprehension, Possession of Drug Paraphernalia and Possession of a Controlled Substance. Cambria was pulled over by the state police on September 24, 2019, for failing to use her turn signal at Milford Road in Lehman Township. A consent to search her vehicle revealed Heroin. On June 19, 2020, Cambria hid from Sheriff Deputies at a residence in Lehman Township who had an active bench warrant for her. When she was apprehended, she was found in possession of glassine packets and a straw.

Dominic Robert Miller, age 26, of Canadensis, PA, was sentenced to 12 months of probation and fined \$500.00 for the crime of Terroristic Threats. During a domestic dispute at a residence in Greene Township on July 23, 2020, Miller threatened to kill an individual.

Shaun Michael Wuchter, age 41, presently housed in the Pike County Correctional Facility was sentenced to 6 months to 12 months and fined \$300.00 for the crime of Possession of a Controlled Substance. The state police were dispatched to Route 390 in Greene Township for a welfare check on Wuchter, who was acting in a suspicious manner. When Wuchter was located, he was placed under arrest for an outstanding warrant. Wuchter was found in possession of Methamphetamine.

Thomas Koenig, age 24, of Milford, PA, was sentenced to 72 hours to 6 months in the Pike County Jail, followed by 18 months of probation, fined \$1,600.00 and had his driver's license suspended for 24 months for the crimes of Fleeing or Attempting to Elude a Police Officer, Resisting Arrest and Driving Under the Influence. Milford Borough Police observed Koenig driving dangerously for conditions along Borough roads and streets on February 21, 2021. Koenig ignored the request to pull over and traveled across several township roads, requiring the assistance of additional police authorities to apprehend him. When placed under arrest, Koenig disregarded the officers' commands and force had to be employed to subdue him. Koenig was emanating the smell of an alcoholic beverage and was observed to have slurred speech and glossy eyes. Koenig admitted to drinking earlier in the day. Koenig refused to submit to a breath test.

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, APRIL 4, 2022

- 9:00 AM Docket #: 361-2019
Discover Bank vs. Rhea Luhrs
Non-Jury Trial
Plaintiff Attorney: Matthew Fallings, Esq.
Defense Attorney: Dennis Morello, Esq.
- 9:30 AM Docket #: 595-2020
Karen Bailor vs. Terry Bailor
Divorce Master Hearing
Plaintiff Attorney: James Baron, Esq
Defense Attorney: Thomas Farley, Esq
- 10:30 AM Docket #: 883-2021
Toni Zelinski vs. Nicholas Finzi
Mediation - Review
Plaintiff Attorney:
Defense Attorney:
- 11:30 AM Docket #: 193-2022
Kathryn Bauer vs. Curtis Fogelsanger
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:00 PM Docket #: 147-2021
Commonwealth of PA vs. Emanuel Baez
Omnibus Pre-Trial Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Ernest D. Preate, Jr., Esq.
- 1:30 PM Docket #: 190-2022
Francisco Alcantara Jr vs. Kaylin Thomas
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 147-2021
Commonwealth of PA vs. Emmanuel Baez
Hearing - Comm Mtn Discovery and Inspection
Plaintiff Attorney: District Attorney
Defense Attorney: Ernest D. Preate, Jr., Esq.

- 1:30 PM Docket #: 147-2021
Commonwealth of PA vs. Emanuel Baez
Hearing - Def Pet for Writ of Habeus/Mtn to Quash
Plaintiff Attorney: District Attorney
Defense Attorney: Ernest D. Preate, Jr., Esq.
- 1:30 PM Docket #: 605-2020
LVNV Funding, LLC vs. Dona Lewispearce
Non-Jury Trial
Plaintiff Attorney: Matthew Fallings, Esq.
Defense Attorney:
- 2:30 PM Docket #: 200-2022
Sara Harvey vs. Jonathan Harvey
Mediation
Plaintiff Attorney:
Defense Attorney:
- 3:30 PM Docket #: 88-2021
Rebecca Serrano vs. Ryan Scicutello
Mediation
Plaintiff Attorney:
Defense Attorney:

TUESDAY, APRIL 5, 2022

- 9:00 AM Docket #: 250-2021
Susan Janssens and Kevin Miele vs. William Janssens, Joanne Purcell, and Frank Ferrante
Hearing - Plaint Mtn Entry Order Directing Partition
Plaintiff Attorney: Thomas Farley, Esq
Defense Attorney: Michael Lebusky, Esq.
- 9:00 AM Docket #: 1006-2021
In the Matter of Petition for Change of Name of Davia Tamaya Suetanya Foote vs.
Name Change Hearing
Plaintiff Attorney:
Defense Attorney:

- 9:00 AM Docket #: 1005-2021
In the Matter of Petition for Change of Name of Christopher Alfaro vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:00 AM Docket #: 1052-2021
In the Matter of Petition for Change of Name of Lenny Vydro vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:00 AM Docket #: 1249-2021
In the Matter of Petition for Change of Name of Carolyn Kalanyos vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:00 AM Docket #: 803-2021
Bonnie Crellin vs. Old Lumberyard Shops, LLC, d/b/a Old Lumberyard Shops
 Hearing - Def Pet Amend Petion
 Open Default Judgment
Plaintiff Attorney: Jason R. Ohliger, Esq.
Defense Attorney: Daniel T. Lewart, Esq.
- 9:00 AM Docket #: 1137-2021
In the Matter of Petition for Change of Name of Tanya Guth obo Brody P. Schiller vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:00 AM Docket #: 1136-2021
In the Matter of Petition for Change of Name of Tanya Guth obo Brynlee P. Schiller vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:00 AM Docket #: 803-2021
Bonnie Crellin vs. Old Lumberyard Shops, LLC, d/b/a Old Lumberyard Shops
 Hearing - Plaintiff Mtn Strike Def Petition to Amend Pet to Ope
Plaintiff Attorney: Jason R. Ohliger, Esq.
Defense Attorney: Daniel T. Lewbart, Esq.
- 9:00 AM Docket #: 774-2020
Tanya Hartley vs. Terrence B. Hartley
 Hearing - Plaintiff Pet Contempt & Spec Relief
Plaintiff Attorney: Shannon L. Muir, Esq.
Defense Attorney:
- 9:00 AM Docket #: 660-2019
HMC Assets, LLC Solely in its Capacity as Separate Trustee of Cam XI Trust vs. John P. Melchior
 Argument on Motion for Summary Judgment - Plaintiff Mtn to Relist Mtn for Argument
Plaintiff Attorney: Jill M. Fein, Esq.
Defense Attorney: John J. Martin, Esq.
- 9:00 AM Docket #: 12-2022 OC
In Re: Estate of George Lein, Jr. vs.
 Hearing - M. Cirillo-Lein Pet Change Trustee Designation
Plaintiff Attorney: James J. Scanlon, Esq.
Defense Attorney:
- 9:00 AM Docket #: 9-2022 OC
In Re: Estate of James Vasek vs.
 Hearing - Pet Order Authorize Transf Real Property
Plaintiff Attorney: Scott M. Amori, Esq.
Defense Attorney:
- 9:00 AM Docket #: 995-2021
Angela Sutter Grady vs. Daniel Timothy Grady
 Hearing - Def Mtn Special Relief
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: Anthony R. Gualano, Esq.
- 9:00 AM Docket #: 419-2020
D.H., Infant by m/n/g Megan Talmadge vs. Belinda and Ray Wagner v. Kylee Cortes
 Hearing - Def Pet for Revised Order Minor Compromise
Plaintiff Attorney: Lee Mandarino, Esq.
Defense Attorney: Shawna R. Laughlin, Esq., Matthew P. Venema, Esq.
- 9:00 AM Docket #: 378-2021
Lisa Barhight vs. Jared Dempsey
 Hearing - Plaintiff Mtn Contempt
Plaintiff Attorney: Justin Pfaff, Esq.
Defense Attorney: Matthew J. Galasso, Esq.

- 9:00 AM Docket #: 900-2021
Lisette Morales vs. Felix Morales
Hearing - Plaintiff Mtn Contempt
Plaintiff Attorney: Justin Pfaff, Esq.
Defense Attorney: Donald Leeth, Esq.
- 1:30 PM Docket #: 218-2022
Shaekwon Grant-Wheeler vs. Ladia Hairston
Hearing - Plaintiff Emerg Pet for Special Relief Custody
Plaintiff Attorney:
Defense Attorney:
- 1:00 PM Docket #: 574-2021
Michael Scicutella vs. Samantha Scicutella
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 4-2022 DP
In Re: DF vs.
Dependency Hearing
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Lindsey Collins, Esq., GAL, Justin Pfaff, Esq.
- 1:30 PM Docket #: 15-2021 DP
In Re: MO-J vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Matthew J. Galasso, Esq., GAL, Justin Pfaff, Esq.

WEDNESDAY, APRIL 6, 2022

- 9:00 AM Docket #: 204-2022
Stephanie Noble vs. Jeffrey Noble
PFA Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:00 AM Docket #: 203-2022
Ellen Noble vs. Jeffrey Noble
PFA Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:00 AM Docket #: 262-2022
Danielle Wingle vs. Michael Decker
PFA Hearing
Plaintiff Attorney: Jeffrey Earlin, Esq.
Defense Attorney:
- 9:00 AM Docket #: 288-2022
Melissa Kedzior vs. Kacper Kedzior
PFA Hearing
Plaintiff Attorney: Jeffrey Earlin, Esq.
Defense Attorney:
- 9:00 AM Docket #: 302-2022
Candida Kresge vs. Raymond Kresge, Jr.
PFA Hearing
Plaintiff Attorney:
Defense Attorney:
- 10:30 AM Docket #: 4-2022 OC
In Re: Daniel Anthony Dascoli, an Alleged Incapacitated Person vs.
Hearing - Pet Emerg pet for Appt of Guard Person & Estate
Plaintiff Attorney: James Baron, Esq.
Defense Attorney:
- 1:30 PM Docket #: 6-2021 DP
In Re: LS vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Christian Weed, Esq., GAL, James Baron, Esq., Justin Pfaff, Esq.
- 1:30 PM Docket #: 20-2020 DP
In Re: RD vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: Oressa Campbell, Esq., GAL, Matthew Galasso, Esq.
- 1:30 PM Docket #: 3-2020 DP
In Re: PF vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: James P. Baron, Esq., GAL,
- 1:30 PM Docket #: 2-2020 DP
In Re: TF, Jr. vs.
Permanency Review
Plaintiff Attorney: Sarah Wilson, Esq.
Defense Attorney: James P. Baron, Esq., GAL

THURSDAY, APRIL 7, 2022

- 9:00 AM Docket #: 232-2013
Mark Caletini vs. C&C Vending and John and Patricia Caggiano, and Alfred DiGiralomo, Esq.
Non-Jury Trial
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: James Conaboy, Esq., Alfred Digiralomo, Esq.

FRIDAY, APRIL 8, 2022

- 9:00 AM Docket #: 408-2021
Commonwealth of PA vs. Lisa Patrick
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 9:00 AM Docket #: 307-2020
Commonwealth of PA vs. Jamel Grant
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 9:00 AM Docket #: 232-2013
Mark Caletini vs. C&C Vending and John and Patricia Caggiano, and Alfred DiGiralomo, Esq.
Non-Jury Trial
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: James Conaboy, Esq., Alfred Digiralomo, Esq.
- 9:00 AM Docket #: 487-2021
Commonwealth of PA vs. Kristina Vigo
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:00 AM Docket #: 484-2021
Commonwealth of PA vs. Vitor M. Castanheira
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 9:00 AM Docket #: 558-2021
Commonwealth of PA vs. Matthew Dazi
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.

- 9:00 AM Docket #: 394-2020
Commonwealth of PA vs. Melody Richards
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 9:00 AM Docket #: 65-2021
Commonwealth of PA vs. Breasia Coleman
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:00 AM Docket #: 515 & 516-2021
Commonwealth of PA vs. Paul Oswald
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 9:00 AM Docket #: 282 & 379-2021
Commonwealth of PA vs. Robert McWilliams
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 9:30 AM Docket #: 566-2021
Commonwealth of PA vs. Edward Barto
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: James P. Baron, Esq.
- 9:30 AM Docket #: 519-2021
Commonwealth of PA vs. Jesse Cole
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 9:30 AM Docket #: 74-2019
Commonwealth of PA vs. Jessica Phillips
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Eric Hamill, Esq.
- 9:30 AM Docket #: 281-2021
Commonwealth of PA vs. Justin Gessner
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Eric Hamill, Esq.

- 9:30 AM Docket #: 339-2021
Commonwealth of PA vs. Karolin Ismail
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 9:30 AM Docket #: 316-2019
Commonwealth of PA vs. Joseph Stellato-Riley
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 9:30 AM Docket #: 140-2019
Commonwealth of PA vs. Rodman Pichon
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 9:30 AM Docket #: 226-2020
Commonwealth of PA vs. Ashley Smedley
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Justin Pfaff, Esq.
- 10:00 AM Docket #: 523-2021
Commonwealth of PA vs. Tanner Drake
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: John Martin, II, Esq.
- 10:00 AM Docket #: 485-2021
Commonwealth of PA vs. Martin Clark
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Kathleen Martin, Esq.
- 10:00 AM Docket #: 172-2020
Commonwealth of PA vs. Arthur Verbitsky
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Kotik, Esq., William Burrows, Esq.
- 1:00 PM Docket #: 171-2019
Commonwealth of PA vs. Joseph Nagy
Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Jason G. Beardsley, Esq.

SATURDAY, APRIL 8, 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.

EXECUTOR NOTICE

Estate of RICHARD R. ADAMS
a/k/a RICHARD ROBERT
ADAMS a/k/a RICHARD
ADAMS, late of Delaware
Township, Pike County, PA. Any
person or persons having claim
against or indebted to estate present
same to EXECUTOR: James L.
Adams, 211 West Hillcrest Drive,
Bloomsburg, PA 17815;
ATTORNEY for ESTATE:
Nicholas A. Barna, Esq., 207 Tenth
Street, Honesdale, PA 18431.

4/1/2022 • 4/8/2022 • 4/15/2022

ESTATE NOTICE

Estate of Barbara A. See, late of
Bushkill, Pike County, Commonwealth
of Pennsylvania, deceased.

Letters of Testamentary in the
above-named estate having been

granted to the undersigned, all
persons indebted to the estate are
requested to make immediate
payment, and those having claims
are directed to present the same
without delay to the undersigned or
his/her attorney within four months
from the date hereof and to file with
the Clerk of the Court of Common
Pleas of the 60th Judicial District,
Orphans' Court Division, a
particular statement of claim, duly
verified by an Affidavit setting forth
an address with the County where
notice may be given to Claimant.

Kenneth B. See
1154 Woodthrush Circle
Bushkill, PA 18324

or to:

ARM Lawyers
Jason R. Costanzo, Esq.
115 E. Broad Street
Bethlehem, PA 18018

4/1/2022 • 4/8/2022 • 4/15/2022

NOTICE

Estate of RUTH MARY SMITH,
late of the Borough of Matamoras,
Pike County, Pennsylvania.
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 (4) months from the date hereof and to file with Clerk of the Court of Common Pleas of PIKE County, Sixtieth Judicial District, Orphan's Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Amanda A. Smith, Executrix
c/o Lara Anne Dodsworth,
Attorney for Executrix
PO Box 1023
Milford, Pennsylvania 18337

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTRIX NOTICE

Estate of Lillian Miller AKA Lillian Rita Miller
Late of Lackawaxen Township
EXECUTRIX
Sharon A. Clouse
RR1 Box 1418
Shohola, PA 18458
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

RE: ESTATE OF BRUCE M. TAYLOR

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of IREK N. SAFIN (aka IREK NAIL SAFIN), late of Lehman Township, Pike County. Date of death

December 17, 2021. Letters of Administration have been granted to DMITRI E. SELETSKI. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to Dmitri E. Seletski, Esquire, 2 University Plaza, Suite 101, Hackensack, NJ 07601.

3/25/2022 • 4/1/2022 • 4/8/2022

LETTERS OF ADMINISTRATION

Estate of Michael J. Cicalese, deceased, late of 181 Gunstock Ln., Tafton, PA 18464.

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:

Virginia L. Cicalese
as Administrator of the Estate of
Michael J. Cicalese
410 Broad St.
Milford PA, 18337

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

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

Estate of Kayson Calim, late of Pike County, Pennsylvania, deceased. Letters of Administration in the above-named Estate having been granted to the undersigned, all

persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four month from the date hereof and to file with the Pike County Courthouse, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.
C/O

Emily Gonzalez
53 Colonial Court
Colonial Heights, VA 23834

Connie J. Merwine, Esquire
501 New Brodheadsville Blvd N.
Brodheadsville, PA 18322

3/25/2022 • 4/1/2022 • 4/8/2022

LETTERS OF ADMINISTRATION

Estate of James R. McLeod,
Deceased, late of 116 Bayberry
Drive, Milford, Pennsylvania 18337.

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:

Christopher J. McLeod &
Mark McLeod
21 James P. Kelly Way, Unit 23
Middletown, NY 10940-9465

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

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTRIX NOTICE

Estate of Gertrude Joan Evans
Late of Greene Township
EXECUTRIX
Cindy L. Evans
PO Box 390
Newfoundland, PA 18445
ATTORNEY
Timothy B. Fisher II, Esquire
525 Main St., PO Box 396
Gouldsboro, PA 18424

3/18/2022 • 3/25/2022 • 4/1/2022

EXECUTOR NOTICE

Estate of Gayle Theesfeld
Late of Blooming Grove Township,
Pike County
EXECUTOR
Chad Theesfeld
4 Shull Farm Rd.
Erwinna, PA 18328

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

Estate of GIANFRANCO
NARDUCCI, whose primary
residence was 100 HILLCREST
COURT, DINGMANS FERRY,
PA, 18328, PIKE COUNTY
deceased.

JANINE T. NARDUCCI has been
appointed the PERSONAL
ADMINISTRATOR of this Estate.
ANDREA R. CAPITA, ESQ. OF
CAPITA LAW LLC located at 104
WEST HIGH STREET,
MILFORD, PENNSYLVANIA
18337, TELEPHONE NUMBER:
(570) 832-7498 EMAIL:
ANDREA@CAPITALAWLLC.C

OM is the attorney of record. All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to this attorney within twelve (12) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

**ESTATE OF
GLOSTER LOVELADY
a/k/a GLOSTER JAMES
LOVELADY, JR.**

Late of Milford, Pike County, Pennsylvania, deceased. Letters of Testamentary on the above estate having been granted to Samantha J. Lovelady, 109 Sunfish Court, Milford, PA 18337, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay, to her or her attorney, Mark E. Moulton, Esquire, MOULTON & MOULTON, 693 Route 739, Suite 1, Lords Valley, PA 18428

3/18/2022 • 3/25/2022 • 4/1/2022

NOTICE

THE ESTATE OF Julia Corby, deceased, late of Delaware Township, Pike County, Pennsylvania.

LETTERS TESTAMENTARY in the above named estate having been granted on August 31, 2021, 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

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

Estate of DYLAN J. SUESS, whose primary residence was 200 OVERLOOK DRIVE, MILFORD, PIKE COUNTY, PA, 18337, deceased.

FRANK A. SUESS and LENORE SUESS have been appointed CO-PERSONAL ADMINISTRATORS of this Estate.

ANDREA R. CAPITA, ESQ. OF
CAPITA LAW LLC located at 104
WEST HIGH STREET,
MILFORD, PENNSYLVANIA
18337, TELEPHONE NUMBER:
(570) 832-7498 EMAIL:
ANDREA@CAPITALAWLLC.C

OM is the attorney of record.

All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to this attorney within twelve (12) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

3/18/2022 • 3/25/2022 • 4/1/2022

ADMINISTRATOR NOTICE

Estate of Raymond Willis
Late of Matamoras Borough
ADMINISTRATOR
Raymond A. Willis
521 Fire Tower Road
Milford, PA 18337

3/18/2022 • 3/25/2022 • 4/1/2022

EXECUTOR'S NOTICE

Estate of William H. Hoerter, Jr.,
a/k/a William H. Hoerter, deceased,
late of Lackawaxen Township, Pike
County, Pennsylvania.
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 all those having claims
or demands to present same without
delay to JEFFREY A. HOERTER,
Executor c/o ROBERT L.
HOERTER, 426 Log Tavern Road,

Milford, PA 18337

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

Letters of Testamentary have been granted in the estate of Edward L Eggenberger who died on February 19 2022, late resident of Greeley Pennsylvania to Ella Eggenberger, Executrix of the Estate. All persons indebted to the estate are required to make payment and those having claims or demands are to present the same without delay to Ella Eggenberger, Executrix , 185 Route 590 Greeley Pa 18425

3/18/2022 • 3/25/2022 • 4/1/2022

ADMINISTRATRIX NOTICE

Estate of Adam David Sutton-Perry
Late of Greene Township
ADMINISTRATRIX
Elise Perry
119 Puma Court
Dingmans Ferry, PA 18328
ATTORNEY
John Stieh
542 Rts. 6 & 209
Milford, PA 18337

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

Estate of Lois H. Castle whose primary residence was 211 3rd Street, Milford, Pike County, Pennsylvania 18337, deceased.

CARL C. CASTLE has been appointed EXECUTOR of this Estate.

ANDREA R. CAPITA, ESQ. OF
CAPITA LAW LLC located at 104
WEST HIGH STREET,
MILFORD, PENNSYLVANIA
18337, TELEPHONE NUMBER:
(570) 832-7498 EMAIL:
ANDREA@CAPITALAWLLC.C
OM is the attorney of record.
All persons indebted to the Estate
are hereby requested to make
immediate payment, and those
having claims are directed to present
the same without delay to this
attorney within twelve (12) months
from the date hereof and to file with
the Clerk of the Court of Common
Pleas of the Sixtieth Judicial
District, Pike County Branch,
Orphans' Court Division, a
particular statement of claim, duly
verified by an Affidavit setting forth
an address within the County where
notice may be given to Claimant.

3/18/2022 • 3/25/2022 • 4/1/2022

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF PIKE COUNTY,
PENNSYLVANIA
CIVIL DIVISION

1153-2015 CIVIL

ACTION TO QUIET TITLE

EUGENE JARVIS AND
JENNIFER JARVIS,
Plaintiffs.

v.
ORLANDO VEITIA, BARBARA
C. KALT, AND KENNETH D.

KALT,
Defendants.

ORDER

AND NOW, this 3rd day of
March, 2022, upon consideration of
Plaintiffs/Petitioners, EUGENE
and JENNIFER JARVIS' Motion
for Judgment, filed on February 28,
2022, and on consideration of the
fact that the Defendants have not
answered the Complaint or taken
any action to defend this matter, the
Motion is hereby GRANTED.

It is FURTHER DECREED
that:

1. The Defendants shall have
thirty (30) days from the date of
this Order in which to contest the
entrance of judgment in this
matter;
2. If action is not taken within
the thirty (30) day period, the
Defendants shall be forever barred
from asserting any right, lien, title,
or interest in the land, specifically,
LOTS 13ABC, BLOCK B-88, as
set forth in a Plan of Lots for
BIRCHWOOD LAKES,
SECTION 12, DELAWARE
TOWNSHIP, PIKE COUNTY,
PENNSYLVANIA, as described
in a Deed recorded in the Office
of the Recorder of Deeds of Pike
County in Record Book
VOLUME 2457, PAGE 1343-
1345;
3. If action is not taken within
the thirty (30) day period, the
Prothonotary, on Praeipice of the
Plaintiffs, shall enter final
judgment, and the Plaintiffs are
thereby authorized to record the
same, at their own expense, as a
conveyance from the Defendants

to the Plaintiffs with the Recorder of Deeds of Pike County, Pennsylvania.

4. The Plaintiffs are hereby **ORDERED** to serve a copy of this Order upon the named Defendants.

BY THE COURT:

s/Kelly A. Gaughan

HON. KELLY A. GAUGHAN, J.

4/1/2022

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
APRIL 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED-OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1450-2019r SUR JUDGEMENT NO. 1450-2019 AT THE SUIT OF NewRez LLC d/b/a Shellpoint Mortgage Servicing vs Deborah A. Johnson and Edward L. Johnson, Jr. 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 APR 20 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON

OF SAID DATE:

By virtue of Writ of Execution No. 1450-2019-Civil NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Deborah A. Jolmsom and Edward L. Johnson, Jr., 277 Canterbury Road f/k/a 976 Saw Creek Estate, Bushkill, Township of Lehman, PA 18324, Control No. 067088, Map No. 192.04-04-09-. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$143,219.72.

Attorneys for Plaintiff:
Andrew J. Marley, Esquire
Stem & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Deborah A. Johnson and Edward L. Johnson, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143,219.72 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 Deborah A. Johnson and Edward L. Johnson, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143,219.72 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Stem & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976

3/25/2022 • 4/1/2022 • 4/8/2022

**SHERIFF SALE
APRIL 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 444-2021r SUR JUDGEMENT NO. 444-2021 AT THE SUIT OF U.S. Bank Trust NA as Trustee of the American Homeowner Preservation Trust vs Dennis Hines and Penelope M. Hines 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 April 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain parcel of land in township of Blooming Grove, Pike County, Commonwealth of PA, as more fully described in or Book 2002, page 2194 ID # 059.02-01-12, Being known and designated as lot 112 Hitching post mobile home community unit 1, filed in plat book 19 at page 67. Please note: the survey by Harry E. Schoenagel on July 22, 1981. Subject to right of way. Being the same property conveyed by fee simple deed from Paul Bara to Dennis Hines, Dated 08/15/2003 recorded on 0612712003 in or book 2002, page 2194 in Pike County Records, Commonwealth of PA. Property is improved

**SPACE FOR RENT
IN HONESDALE**

WBM & JPC

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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.



THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dennis Hines and Penelope M. Hines DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$41,246.49 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 Dennis Hines and Penelope M. Hines DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$41,246.49 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Robert P. Wendt, Esq.
80 Bushiness Park Drive, Ste. 110
Armonk, NY 10504

3/25/2022 • 4/1/2022 • 4/8/2022

**SHERIFF SALE
APRIL 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 995-2020r SUR JUDGEMENT NO. 995-2020_AT THE SUIT OF U.S. Bank National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2021-NR2 vs Beatrice T. Vignold and James D. Vignold 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 April 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All THAT CERTAIN piece, parcel, lot and tract of land situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania more particularly described as follows, to wit:
Lot 16, Section 2, as shown on a map entitled "Country Club Woods, C.H.L.M. Inc., Milford, Pa., Dingman Township, Pike County, Pa., Scale 1" = 100', May 25, 1973, Edward C. Hess Associates, Inc.", and recorded in the Recorder of Deeds Office of Pike County, Pennsylvania in Plat Book 12, at page 70.
BEING the same premises which David H. Smith and Eva M. Smith, his wife, by Deed dated 02/10/1999 and recorded 02/11/1999 at Book

1699, Page 303, Instrument No. 0001775 in the Office of the Recorder of Deeds for Pike County, Pennsylvania, granted and conveyed unto James D. Vignold and Beatrice T. Vignold, his wife, as tenants by the entireties.
PARCEL NO. 125.00-01-52

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Beatrice T. Vignold and James D. Vignold DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,334.29 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 Beatrice T. Vignold and James D. Vignold

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DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$182,334.29 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976

3/25/2022 • 4/1/2022 • 4/8/2022

**SHERIFF SALE
APRIL 20, 2022**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 320-2020r SUR
JUDGEMENT NO. 320-
2020__AT THE SUIT OF U.S.
Bank National Association, not in
its Individual Capacity but Solely as
Trustee for the NRZ Pass-Through
Trust XIV vs William J. Gurry
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 April 20, 2022
at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

All That Certain Property Situated
in the City of Bushkill, Lehman
Township, in the County of Pike
and Commonwealth of
Pennsylvania, Being Described As
Follows: Lot 430, Section Id, Pocono
Lake Estates, Plat Book 7, Page 158.

Being More Fully Described in a
Deed Dated 11/22/1999 and
Recorded 01/18/2000, among the
Land Records of the County and
State Set Forth Above, in Deed
Volume 1835 and Page 23 and. Tax
Map or Parcel ID No.:
06-0-039001

ALSO DESCRIBED AS:
ALL THAT CERTAIN lots,
parcels or pieces of ground situate in
the Township of Lehman, County
of Pike and State of Pennsylvania, as
shown on maps of Pocono
Mountain Lake Estates, Inc., on file
in the Recorder's Office at Milford,
Pennsylvania, namely the following
lots, to wit: Lot #430, Section 1, as
more particularly described in Pike
County Plat Book 7, page 158.

BEING KNOWN AS: 135
OSPREY CIRCLE, BUSHKILL,
PA 18324 PROPERTY ill
NUMBER: TAX
PARCEL/CONTROL #189.02-
06-06/039001
BEING THE SAME PREMISES
WHICH WILLIAM I. GURRY
AND KATHLEEN M. GURRY,
HIS WIFE BY DEED DATED
11/22/1999 AND RECORDED
1/18/2000 IN THE OFFICE OF
THE RECORDER OF DEEDS
IN DEED BOOK 1835 AT PAGE
23, GRANTED AND
CONVEYED UNTO WILLIAM
J. GURRY.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO William J.
Gurry
DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$170,117.11 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 William J. Gurry DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,117.11 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group, PC
Ste. 5000
701 Market Street
Philadelphia, PA 19106

3/25/2022 • 4/1/2022 • 4/8/2022



**SHERIFF SALE
APRIL 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 151-2020r SUR JUDGEMENT NO. 151-2020_AT THE SUIT OF Freedom Mortgage Corporation vs Emilian Soda 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 April 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution No. 151-2020-CV
FREEDOM MORTGAGE CORPORATION
v.
EMILIAN SODA
owner(s) of property situate in the TOWNSHIP OF DELAWARE, PIKE County, Pennsylvania, being 111 DOOLAN RD. DINGMANS FERRY. PA 18328
Tax ID No. 149.02-02-41
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$171,353.14
Attorneys for Plaintiff
Brock & Scott, PLLC

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

PENNSYLVANIA TO Emilian Soda DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,353.14 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 Emilian Soda DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$171,353.14 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Broak & Scott, PLLC
302 Fellowship Rd., Ste. 130
Mount Laurel, NJ 08054

3/25/2022 • 4/1/2022 • 4/8/2022



**SHERIFF SALE
APRIL 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 144-2021r SUR JUDGEMENT NO. 144-2021_AT THE SUIT OF The Dime Bank vs Gregory J. Van Pelt 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 April 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution which possesses Case No. 144-Civil-2021
THE DIME BANK vs.
GREGORY J. VAN PELT, owner of the property located at 107 Eleventh Street, Greentown, Pennsylvania 18426, which is situate in the Township of Greene, Pike County, Pennsylvania and which is further identified by Tax Map No. 084.02-02-51 and Control No. 014669.
Improvements thereon: residential dwelling Attorney: Nicholas D. Gregory, Esquire

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THEPROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gregory J. Van Pelt

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 22,839.94 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 Gregory J. Van Pelt

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$22,839.94 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Gregory & Assoc.
307 Erie Street
Honesdale, PA 184331

3/25/2022 • 4/1/2022 • 4/8/2022



**SHERIFF SALE
APRIL 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 401-2020r SUR JUDGEMENT NO._ 401-2020_ AT THE SUIT OF US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust 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 Brazdzioni, 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 or under George Brazdzionis, 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 April 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 233, Section No. SA as shown on map of

Pocono Mountain Lake Estates, Inc. on file on the Recorder's office of Milford, Pennsylvania in Plot Book No.9 page 184.

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

TOGETHER with all and singular the land, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate right, title, interest, property, claim and demand whatsoever of the said grantors, in law, equity or otherwise, howsoever, in and for the same and every part thereof.

TO HAVB AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said grantee, their heirs and assigns to and for the only proper use and behoof of the said grantee, their heirs and assigns forever.

PARCEL #183.03-01-69
FOR INFORMATIONAL PURPOSES ONLY: Being known as 233 Traverse Road, Dingmans Ferry, PA 18328

BEING THE SAME PREMISES which Walter McCloskey and Josephine McCloskey by Deed dated October 15,2002 and recorded October 21,2001 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 1949, Page 1248 granted and conveyed unto George Brazdzionis in fee.

AND THE SAID George Brazdzionis departed this life on or about March 8, 2016 thereby vesting title unto Araceli Brazdzionis, Angel Jeremy Brazdzionis , George Brazdzionis, III, Johnathan Thomas Brazdzionis and William George Brazdzionisknown heir of George Brazdzionis and any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under George Brazdzionis, deceased.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO _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 Brazdzioni, 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 or under George Brazdzionis, deceased
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 82,646.95 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 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 Brazdzioni, 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 or under George Brazdzionis, deceased
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,646.95 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

3/25/2022 • 4/1/2022 • 4/8/2022

**SHERIFF SALE
APRIL 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 335-2020r SUR JUDGEMENT NO._335-2020_AT THE SUIT OF Rocket Mortgage, LLC f/kla Quicken Loans, LLC f/kla Quicken Loans, Inc. vs Robert Dukett 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 April 20, 2022 at 11:00AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot Number 15, Section Number 2 of Cranberry Ridge, as shown on the map of said section recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 17 at Page 19. BEING KNOWN AS: 191 CRANBERRY RIDGE DRIVE, MILFORD, PA 18337
PROPERTY ID NUMBER: TAX ID #: 108.00-01-19 (CONTROL #062430)
BEING THE SAME PREMISES WHICH JOHN T. MITERKO AND DORIS A. MITERKO, HUSBAND AND WIFE BY DEED DATED 3/1 0/20 16 AND

RECORDED 3/31/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2492 AT PAGE 73, GRANTED AND CONVEYED UNTO ROBERT DUKETT.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Dukett DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,294.12 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 RobertDukett DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,294.12 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106

3/25/2022 • 4/1/2022 • 4/8/2022

Pike County Bar Association



Pike County Bar Association, P.O. Box 183, Milford, PA 18337

(570) 296-5102 · www.pikebar.com

CIVIL ACTIONS FILED

From March 17, 2022 to March 24, 2022

Accuracy of the entries is not guaranteed.

CERTIFIED COPY OF LIEN

2022-45109	Pa Department Of Revenue Bureau Of Compliance Dispoto Nicholas	Creditor	3/17/2022
	Dispoto Lisa	Debtor	
2022-45110	Pa Department Of Revenue Bureau Of Compliance Cooper Jones Enterprises Inc	Creditor	3/17/2022
2022-45111	Pa Department Of Revenue Bureau Of Compliance Automotive Revelations Inc	Creditor	3/18/2022
2022-45116	Commonwealth Of Pennsylvania Department Of Labor & Industry Anthony Winter Services LLC	Creditor	3/21/2022
		Debtor	

CHANGE OF NAME

2022-00323	Ruiz Richardo	Petitioner	3/22/2022
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CONTRACT — DEBT COLLECTION: CREDIT CARD

2022-00314	Bank Of America NA Florin Angelutha	Plaintiff	3/17/2022
2022-00315	Discover Bank Falb Aleksandr	Plaintiff	3/17/2022
		Defendant	

CUSTODY

2022-00321	Osborne Tabitha Ramm Christopher	Plaintiff	3/22/2022
		Defendant	

DIVORCES FILED

2022-00319	Russell Lynne M Russell Patrick	Plaintiff	3/21/2022
		Defendant	

MARRIAGE LICENSE FILINGS

2022-00033	Damico Laura Grace Fox Timothy Edward		3/17/2022
2022-00034	Sheeley Kelly Jean Brown Frank John		3/21/2022
2022-00035	Morillo Jeannie Marchan Menendez Hilario Jr		3/23/2022

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2022-00327	Wells Fargo Bank NA Nelson Wayne L	Plaintiff	3/23/2022
		Defendant	

REAL PROPERTY — QUIET TITLE

2022-00316	Zahariadis Athena Krueger John Krueger John Unknown Heirs	Plaintiff Defendant Defendant	3/17/2022
2022-00320	Szkiladz Przemyslaw Szkiladz Karina Paik Stephanie M Appello Thomas	Plaintiff Plaintiff Defendant Defendant	3/21/2022
2022-00324	Moik Manfred Moik Yoshiko	Plaintiff Plaintiff	3/23/2022
2022-00324	Nardoni Peter Nardone Peter Nardoni Jeanette Nardone Jeanette	Defendant Defendant Defendant Defendant	3/23/2022
2022-00326	Callahan Brian J Denby Callahan Elizabeth Callahan Elizabeth Denby Leavitt Fred Leavitt Fred Leavitt Fred Unknown Heirs Levitt Seena Unknown Heirs Egan Vincent Egan Mary Margaret Rocky Mountain Builders LLC	Plaintiff Plaintiff Plaintiff Defendant Defendant Defendant Defendant Defendant Defendant Defendant Defendant	3/23/2022
2022-00328	K&N Holdings LLC Mayne Charles Maync Charles Mayuc Charles Singelow Charles S Bowhanan George Bowhanan George Unknown Heirs Warner Emily Warner Emily Unknown Heirs	Plaintiff Defendant Defendant Defendant Defendant Defendant Defendant Defendant Defendant	3/23/2022

WAIVER OF LIENS

2022-50008	Caridi Landscaping And Design LLC Caridi Landscaping And Design LLC Hanley John W Hanley John W Hanley Laurie A Hanley Laurie A	Contractor Owner Contractor Owner Contractor Owner	3/17/2022
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MORTGAGES AND DEEDS

*Recorded from March 17, 2022 to March 23, 2022
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Lewis Jennifer	Secretary Of Housing & Urban Development		
Lewis Juanita		6013.68	Lehman Twp
Harner Cheryl L	Mortgage Electronic Registration System Inc		
Harner Cheryl Lee	Bank Of America NA		
McHarg Malcolm Lennox		136360.00	Greene Twp
ONeil Charles	Citizens Bank NA		
ONeil Celeste		250000.00	Milford Borough
Delellas Donald J	Heritage Financial Credit Union		
Delellas Roxanne		30000.00	Westfall Twp
Hartman Bryan	NBT Bank NA		
Bakley Alice		272000.00	Blooming Grove Twp
Gumbman Pamela	Mortgage Electronic Registration System Inc		
	NJ Lenders Corporation	203500.00	Lehman Twp
Bauer Zachary D	Mortgage Electronic Registration System Inc		
Sherry Michael F	Loan Depot.Com LLC	156750.00	Milford Twp
Okabe-Jawdat Erin	Mortgage Electronic Registration System Inc		
Jawdat Erin Okabe	Guaranteed Rate Inc		
Okabe Jawdat Erin			
Duckett Maria Elizabeth		148750.00	Blooming Grove Twp
Uraga Marquez Guadalupe	Mortgage Electronic Registration System Inc		
Marquez Guadalupe Uraga	Trustar Mortgage LLC	192000.00	Palmyra Twp
Grimes Justin	Mortgage Electronic Registration System Inc		
	Carrington Mortgage Services LLC	153930.00	Westfall Twp
Sadler Thomas	Mortgage Electronic Registration System Inc		
	Quicken Loans LLC	69330.00	Blooming Grove Twp

Tyrrell Trevor	Mortgage Electronic Registration System Inc		
Hartle-Tyrrell Libby	Movement Mortgage LLC		
Tyrrell Libby Hartle		196200.00	Lehman Twp
Hartle Tyrrell Libby			
Volpe Michael C	Mortgage Electronic Registration System Inc		
Volpe Dawn E	Nationstar Mortgage LLC Mr Cooper	178900.00	Delaware Twp
Hoehmann Christopher J	Homestead Funding Corp		
Hoehmann Valerie J	Mortgage Electronic Registration System Inc Homestead Funding Corporation	241500.00	Westfall Twp
Whittles Anthony	Mortgage Electronic Registration System Inc		
Dwyer Edward	Strong Home Mortgage LLC	236060.00	Lehman Twp
Rambone Peter P	Mortgage Electronic Registration System Inc		
Rambone Laurie K	New Day Financial LLC	288499.00	Lackawaxen Twp
Costanza Michael A	Mortgage Electronic Registration System Inc Guaranteed Rate Inc	150000.00	Blooming Grove Twp
Mack Christopher	Mortgage Electronic Registration System Inc		
Mack Stephanie	Summit Mortgage Corporation	171830.00	Dingman Twp
Assaf Karim E	NBT Bank NA	253000.00	Blooming Grove Twp
Assaf Karim E	NBT Bank NA	19000.00	Blooming Grove Twp
Maurer Raymond John	Honesdale National Bank		
Maurer Kathleen		343200.00	Greene Twp
Predmore Krista	Mortgage Electronic Registration System Inc		
Henderson Barrett E Jr	Rocket Mortgage LLC Quicken Loans LLC	180000.00	Delaware Twp
Bedford James S	Pennsylvania State Employees Credit Union		
Bedford Jacquelyn		392000.00	Greene Twp
Zanfardino Niel A	Mortgage Electronic Registration System Inc		
Zanfardino Kristina	Evolve Bank & Trust	322050.00	Dingman Twp
Leung Kwok Ho	Mortgage Electronic Registration System Inc		
	Summit Mortgage Corporation	139500.00	Delaware Twp
Vicino Pasquale	Mortgage Electronic Registration System Inc Pennymac Loan Services LLC	324349.00	Palmyra Twp

Windy Acres Investments LLC	Mortgage Electronic Registration System Inc Insula Capital Group LLC	112960.00	Dingman Twp
Gombeda Edward John	Mortgage Electronic Registration System Inc		
Wagner Heather Ann	Guaranteed Rate Inc	176000.00	Lehman Twp
Yi Lishabai	Mortgage Electronic Registration System Inc		
Zhang Wei	United Wholesale Mortgage LLC	229500.00	Lehman Twp
Evans Lynn S	Fidelity Deposit & Discount Bank		
Dinapoli Patrick A		195000.00	Palmyra Twp
Bell Joseph	Citizens Bank NA	100000.00	Palmyra Twp
Steele Taylor	Mortgage Electronic Registration System Inc		
Steele Erin	Rocket Mortgage LLC Quicken Loans LLC	101856.00	Dingman Twp
Lavin James J	Wells Fargo Bank NA		
Lavin Katrina R		325000.00	Blooming Grove Twp
Dasilva Daniel	Mortgage Electronic Registration System Inc		
Dasilva Shenee	Mid America Mortgage	142450.00	Lehman Twp
Marr Doreen	Secretary Of Housing & Urban Development		
OMalley Brian		9905.52	Lehman Twp
Ferreira David	Secretary Of Housing & Urban Development		
Ferreira Mercedes		8367.78	Dingman Twp
Crimmins Russell E	Mortgage Electronic Registration System Inc		
Crimmins Elizabeth	Mortgage Research Center LLC	203250.00	Delaware Twp
Folk Vincent M	JPMorgan Chase Bank NA		
Folk Holly N		456500.00	Palmyra Twp
Tague Jennifer A	Secretary Of Housing & Urban Development	9251.78	Lackawaxen Twp
MacWilliams Dean	Mortgage Electronic Registration System Inc		
Uleberg Samantha R	Everett Financial Inc Supreme Lending	228000.00	Dingman Twp

Whitehead Lawrence	Mortgage Electronic Registration System Inc Summit Mortgage Corporation	276210.00	Blooming Grove Twp
Juarez Raul	JPMorgan Chase Bank NA	196936.00	Lehman Twp
Espinosa Antonio III	Mortgage Electronic Registration System Inc		
Espinosa Iris J	Crosscountry Mortgage LLC	210622.00	Lehman Twp
Donskikh Iullia	Mortgage Electronic Registration System Inc A&D Mortgage LLC	280000.00	Blooming Grove Twp
Dayton Gary J	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	341205.00	Milford Twp
Furnback John	Mortgage Electronic Registration System Inc Santander Bank NA	75000.00	Palmyra Twp
Pizzo Joseph D	Wayne Bank		
Pizzo Barbara L		140000.00	Palmyra Twp
Martindale Anthony S	ESSA Bank & Trust	40000.00	Lehman Twp
Thiele Eric J	NBT Bank NA		
Thiele Delacey J		261000.00	Westfall Twp
Erwin Andrew	Mortgage Electronic Registration System Inc		
Erwin Tasha	Rocket Mortgage LLC Quicken Loans LLC	132660.00	Lehman Twp
Ayers Mark A	Lakeland Bank		
Ayers Krista A		72600.00	Dingman Twp
Lackerley Raven	United States Of America Rural Housing Service	5604.79	Matamoras Borough
Pilgrim Charmaine	Mortgage Electronic Registration System Inc Summit Mortgage Corporation	362500.00	Dingman Twp
Justino Christopher Mark	Mortgage Electronic Registration System Inc Fairway Independent Mortgage Corporation	176000.00	Dingman Twp
Warner Kelley A	Mortgage Electronic Registration System Inc		
Warner Eric G	Guaranteed Rate Inc	303200.00	Palmyra Twp
Reitano Alicia	Mortgage Electronic Registration System Inc		
Guarascio Maria	Rocket Mortgage LLC Quicken Loans LLC	207750.00	Lehman Twp

Brennan Ryan D	FNCB Bank		
Brennan Virginia D		150000.00	Lackawaxen Twp
Ioffe Boris	NBT Bank NA	250000.00	Delaware Twp
Herring Tammy	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	198000.00	Blooming Grove Twp
Brink Jonathan William	Citizens Bank NA		
Brink Jonathan		151200.00	Matamoras Borough
Aiello Thomas	Dime Bank	93850.00	Dingman Twp
Rhodes Jamie Theresa	Mortgage Electronic Registration System Inc		
Rhodes Mary	Cardinal Financial Company LP	160256.00	Shohola Twp
578 Routes 6 & 209 LLC	Dime Bank		
Five Seven Eight Routes 6 & 209 LLC		410000.00	Milford Twp
Dickinson Robert J	Mortgage Electronic Registration System Inc		
Dickinson Melinda J	Crosscountry Mortgage LLC	169200.00	Greene Twp

DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Castellano Nicholas	Ponichtera Elzbieta		
Castello Erica	Ponichtera Marek P	198805.00	Delaware Twp
Washburn Kathy B Exrx	Caruso Joseph V		
Booth Kathleen M Est		357000.00	Palmyra Twp
Smith Matthewj	Hartman Bryan		
Smith Michele E	Bakley Alice	340000.00	Blooming Grove Twp
Humo Development LLC	Gumbman Pamela	260000.00	Lehman Twp
David Erica	ODonnell James		
Gil Francisco	ODonnell Celeste	310000.00	Palmyra Twp
Eldred Beverly J	Bauer Zachary D		
	Sherry Michael F	165000.00	Milford Twp
Kurtz Jacob Ethan Admr	Eagle Lair Enterprise Inc		
Kurtz Jeffrey Lest		72000.00	Shohola Twp
Lysinger Andrew J	Lysinger Family Trust Agreement 03/08/2022		
Lysinger Mary C		1.00	Palmyra Twp
Duncan Mae	Aschoff Patrick	80000.00	Dingman Twp
Costa Brian Michael Admr	Okabe Jawdat Erin		
Costa Charlene Est	Jawdat Erin Okabe Duckett Maria Elizabeth	175000.00	Blooming Grove Twp

Shiffler Allen Jr	Uraga Marquez Guadalupe		
Shiffler Danielle	Marquez Guadalupe Uraga	240000.00	Palmyra Twp
Matthews Stephen A Est	Matthews Howard		
Matthews Stephen Aallen Est	Haas Sandra		
Matthews Howrd Exr			
Haas Sandra Exrx		1.00	Porter Twp
Matthews Howard	Matthews Howard		
Haas Sandra		1.00	Porter Twp
Hipsman Edwin W	Hipsman Daniel E		
Hipsman Ora M Est	Hipsman Daniel W	1.00	Shohola Twp
Hipsman Edwin W	Hipsman Daniel W		
Hipsman Ora M Est	Hipsman Laura	1.00	Shohola Twp
Novelli Ferdinando	Novelli Ferdinando		
Novelli Jo-Ann	Novelli Jo-Ann		
	Novelli Christopher	1.00	Westfall Twp
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Habboushe Christa P		8750.00	Dingman Twp
ESG Homes LLC	Fontana Marisa		
	Brown Andre	1.00	Blooming Grove Twp
Moon Hyung Jin	Ehlenberger Jeffrey		
	Ehlenberger Ami	330000.00	Blooming Grove Twp
Reis Hello Carlos	Tyrrell Trevor		
Augusto Reis Sandra Regina	Hartle Tyrrell Libby		
Reis Sandra Regina Augusto	Tyrrell Libby Hartle	231000.00	Lehman Twp
Albucher Martin	Martin Albucher Irrevocable Trust 2/10/2022	1.00	Milford Twp
Albucher Martin	Martin Albucher Irrevocable Trust 2/10/2022	1.00	Milford Twp
Albucher Martin	Martin Albucher Irrevocable Trust 2/10/2022	1.00	Milford Twp
Wagner Eileen Est	Kadirov Rustam		
Khawaja Kathleen Admrx	Yeremeyeva Tanya		
Khawaja Amjad			
Khawaja Kathleen		97500.00	Lackawaxen Twp
Pike County Tax Claim			
Bureau Tr	White William		
Zsondolotz Inc	Bonito Anthony	1250.00	Dingman Twp
Pike County Tax Claim			
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Krahn Erich			
Krahn Margot		1300.00	Dingman Twp
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Grant Gregory M		1300.00	Dingman Twp

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S&S National Investing LLC	Rinaldi Elizabeth	1500.00	Lehman Twp
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Pike County Tax Claim Bureau Tr	Diakogiannis Stylianos		
Pocono Mountain Lake Estates	Diakogiannis Christofili	1250.00	Lehman Twp
Niverth Timothy	Clader John P		
Niverth Melissa	Clader Susan E	30000.00	Dingman Twp
Clader John P	Clader John P		
Clader Susan E	Clader Susan E	1.00	Dingman Twp
Caridi Richard J	Costanza Michael A		
Caridi Giselle		230000.00	Blooming Grove Twp
Edward McClary Revocable Trust	Edwards Edward A Edwards Edward J Edwards Brandon S	12500.00	Lackawaxen Twp
Cummings David	Mack Christopher Mack Stephanie	175000.00	Dingman Twp
Barsallo Renzo G	Draytsel Igor		
Barsallo Patricia P	Zilber Galina	400000.00	Blooming Grove Twp
Williams Daniel R	Maurer Raymond John		
Williams Ziem-Nop P	Maurer Kathleen	429000.00	Greene Twp
Cuebas Francine	Cherry Jayle J		
Delamarter Eugene		50.33	Shohola Twp
Bedford James S	Bedford James S Bedford Jacquelyn	1.00	Greene Twp
Fe Bonnie La	Zanfardino Niel A Zanfardino Kristina	339000.00	Dingman Twp
Castlerock 2017 LLC	Rosaly Jorge A	1.00	Delaware Twp
Rosaly Jorge A	Leung Kwok Ho	155000.00	Delaware Twp
Mid First Bank	Windy Acres Investments LLC	71200.00	Dingman Twp
Murphy Debra Exr Tango Laura Exr	Gombeda Edward John Wagner Heather Ann		
Talamini Olga Est Talamini Olga Pest		220000.00	Lehman Twp
Quinter Kevin W	Quinter Kevin W Quinter Terri L	1.00	Shohola Twp

Tochi Properties LLC	Yi Lishabai		
	Zhang Wei	280000.00	Lehman Twp
Roehn Clifford F Jr	Osorio Wilmark		
Roehn Tina-Marie		83000.00	Lehman Twp
Bending Gail Ann	Bending Gail Ann Gail A Bending Insurance Trust 03/09/2012	1.00	Palmyra Twp
Gardner Lori	Lori Gardner Family Trust 09/13/2020	1.00	Lehman Twp
Roos Christopher	Barattucci Thomas Barattucci Marjorie Barattucci Mary	199000.00	Greene Twp
Rizzo Michael	Steele Taylor		
Williams Michelle A Agent	Steele Erin	110000.00	Dingman Twp
Dasilva Daniel	Dasilva Daniel		
Dasilva David	Dasilva Shence	1.00	Lehman Twp
Welsh Kerry Shrff	US Bank Trust NA Tr		
Ross John G	VRMTG Asset Trust	1.00	Blooming Grove Twp
Sengbusch Egon J	Sengbusch Egon J Sengbusch Erik K Markowitz Erika Sengbusch Keith R	1.00	Lehman Twp
Shramko Steven Matthew Kares Shramko Kimberly	Lind Mark		
	Lind Diane	6500.00	Delaware Twp
Shramko Kimberly Kares			
Macias Blanca F	Crimmins Russell E Crimmins Elizabeth	207000.00	Delaware Twp
Lazarczyk Stanley A	MacWilliams Dean		
Lazarczyk Mark Agent	Uleberg Samantha R	240000.00	Dingman Twp
Lazarczyk Lois M			
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Warnock Jacqueline Test		270000.00	Blooming Grove Twp
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Campo Mary-Jo Est		2026.42	Lehman Twp
Zabriskie Scott	Zabriskie Scott Zabriskie Donna A	1.00	Lehman Twp

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Vanwyckhouse Isadora Rae		350000.00	Blooming Grove Twp
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Everson Cynthia			
Everson Stephen		347500.00	Milford Twp
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Coutts Brothers Development Inc		24000.00	Palmyra Twp
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Coutts Brothers Development Inc		24000.00	Palmyra Twp
Coutts Family LP	Coutts Shirley S		
Coutts Brothers Development Inc		24000.00	Palmyra Twp
Lefferts Todd	Pilgrim Charmaine	417500.00	Dingman Twp
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Norris Charles M Jr Exr	Norris Stephen H		
Rosenberger Moira B Exrx	Norris Mary R		
Norris Stephen H Exr			
Norris Sarah H Est		1.00	Greene Twp
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Miller Carol A			
Wells Smith Elizabeth Agent			
Smith Elizabeth Wells Agent		1.00	Palmyra Twp
Eppolito Laura M	Justino Christopher Mark	176000.00	Dingman Twp
Harris Nzinga K	Williamson Kim Toussaint-Lemo Kathleen Lemo Kathleen Toussaint Toussaint Lemo Kathleen	1.00	Dingman Twp
Ganevich Vadim	Reitano Alicia		
Ganevich Yelena	Guarascio Maria	277000.00	Lehman Twp
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Vaynshteyn Dmitriy	Pelliccia Anthony		
Vaynshteyn Katherine		270000.00	Blooming Grove Twp
Napoli Daniel	Napoli Daniel		
Napoli Tracy		1.00	Delaware Twp
Lapiedra Richard	Herring Tammy		
Lapiedra Arline		220000.00	Blooming Grove Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
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Admrx	Marcolina Catherine Irene		
Catherine Irene Marcolina	Gilliano Francesca M		
	Marcolina Basil L		
	Marcolina James A	1.00	Blooming Grove Twp
Kopchak Michael J Admr	Kopchak Michael J		
Kopchak Marylou Est		1.00	Delaware Twp
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Peereboom Liza	Five Seven Eight		
	Routes 6 & 209 LLC	512500.00	Milford Twp
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