

# 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 8, 2022 ♦ NO. 15



## 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

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**IN THIS ISSUE**

PIKE COUNTY BAR ASSOCIATION UPDATE .....	4
COURT CALENDAR .....	5
LEGAL NOTICES .....	6
SHERIFF'S SALES.....	12
CIVIL ACTIONS .....	23
MORTGAGES & DEEDS .....	25

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

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

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

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

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

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

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

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

**Subscription Rates**

*Per Year*


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


**PIKE COUNTY OFFICIALS**

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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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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**

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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

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### Pike County Bar Association Meeting



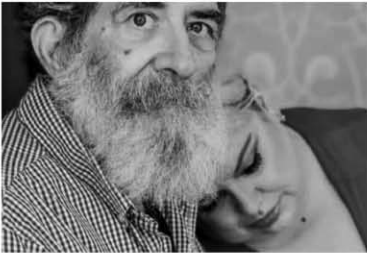
#### SAVE THE DATE

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.*

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Journal?



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### MARK YOUR CALENDAR!



2022 Tax Day is  
**MONDAY, APRIL 18!**

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SCHOLARSHIP SEASON  
is coming!

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

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## 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 11, 2022

- 9:30 AM Docket #: 917-2015  
**Paulette Howard vs. Paul Howard**  
Divorce Master Hearing  
*Plaintiff Attorney: Thomas Mincer, Esq*  
*Defense Attorney: James Baron, Esq*
- 1:00 PM Docket #: 121-2016  
**Anthony McCole vs. Kelly Flaherty**  
Mediation  
*Plaintiff Attorney:*  
*Defense Attorney:*

### TUESDAY, APRIL 12, 2022

- 9:30 AM Docket #: 1440-2013  
**Michael OKeefe vs. Jennifer OKeefe**  
Custody Hearing  
*Plaintiff Attorney: James Baron, Esq*  
*Defense Attorney: Ashley Zimmerman, Esq*
- 1:30 PM Docket #: 247-2022  
**Kristina Harrelson vs. Ryan Ufret**  
Custody Conference  
*Plaintiff Attorney:*  
*Defense Attorney:*

### WEDNESDAY, APRIL 13, 2022

- 9:30 AM Docket #: 1152-2015  
**Thomas Schwarz vs. Breianne Schwarz**  
Custody Conference  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: Mark Moulton, Esq & Leatrice Anderson, Esq, GAL*

- 10:30 AM Docket #: 1108-2020  
**Stacey Saporito vs. Albert Saporito**  
Divorce Master Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: Ronald Bugaj, Esq*  
*Defense Attorney: Ashley Zimmerman, Esq*
- 11:30 AM Docket #: 708-2020  
**Irene Fenstermacher vs. Mark Fenstermacher**  
Custody Conference  
*Plaintiff Attorney: Ashley Zimmerman, Esq*  
*Defense Attorney: Thomas Mincer, Esq*

### THURSDAY, APRIL 14, 2022

- 9:30 AM Docket #: 1088-2015  
**Amanda Kyle vs. Harry Space, III**  
Custody Hearing  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: James Baron, Esq*

### FRIDAY, APRIL 15, 2022

- No Events Listed.

### SATURDAY, APRIL 16, 2022

- No Events Listed.



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## LEGAL NOTICES

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*In The Court Of Common Pleas Of Pike County Commonwealth Of Pennsylvania*

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### ESTATE NOTICES

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

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### ESTATE NOTICE

Estate of **LYUDMILA A. ERENBURG** whose primary residence was **175 BUTTERNUT ROAD, MILFORD, PENNSYLVANIA, 18337, PIKE COUNTY** deceased.

**DARYA ERENBURG** has been appointed **EXECUTRIX** 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.COM** 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.

4/8/2022 • 4/15/2022 • 4/22/2022

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### ESTATE NOTICE

Estate of **JOSEPH R. SOKOLSKI**, whose primary residence was **2119 CHERRY BLOSSOM LANE, BUSHKILL, PIKE, PENNSYLVANIA, 18324**, deceased.

**KEVIN M. SOKOLSKI** 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.COM** 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.

4/8/2022 • 4/15/2022 • 4/22/2022

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### ADMINISTRATOR NOTICE

Estate of Bruce Edward Brown  
AKA Bruce Brown  
Late of Lackawaxen Township  
ADMINISTRATOR  
Mark Andrews  
18399 Kingsmill Street  
Leesburg, VA 20176  
ATTORNEY  
Deborah E. Crum, Esq.  
4431 N. Front St., Third Floor  
Harrisburg, PA 17110

4/8/2022 • 4/15/2022 • 4/22/2022

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### EXECUTOR NOTICE

Estate of Hazel L. Werkheiser  
Late of Plainfield Township  
CO-EXECUTOR  
Craig M. Werkheiser  
6161 Sullivan Trail  
Nazareth, PA 18064  
CO-EXECUTRIX  
Janice L. Melmed  
9 Burnham St. #5  
Old Town, ME 04468

4/8/2022 • 4/15/2022 • 4/22/2022

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### 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

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### 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

## SPACE FOR RENT IN HONESDALE

**WBM & JPC  
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SEEKING TENANT FOR  
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Five (5) minutes to  
Wayne County Courthouse  
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Suite A occupied by tax and accounting firm.  
Suite B available for right tenant.**



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

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### 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

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### 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

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### 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

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  - Employment Law
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call 215-564-1775**



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MEDIATION  
ARBITRATION



**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

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**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

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**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

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**OTHER NOTICES**

**NOTICE**

**IN THE COURT OF COMMON  
PLEAS  
PIKE COUNTY,  
PENNSYLVANIA**

**No. 328 - 2022 - CIVIL  
ACTION TO QUIET TITLE**

**K & N HOLDINGS, LLC,  
Plaintiff,**

**v.**

**CHARLES MAYNE, a/k/a  
CHARLES MAYNC a/k/a  
CHARLES MAYUC, CHARLES  
S. SINGELOW, GEORGE  
BOWHANAN, EMILY  
WARNER and Their Heirs,  
Administrators, Successors and  
Assigns, and Any and All Other  
Persons Asserting any Right, Title  
or Interest in or to Real Property  
Described Herein,  
Defendants,**

.....

**NOTICE**

**TO: CHARLES MAYNE, a/k/a  
CHARLES MAYNC a/k/a  
CHARLES MAYUC, CHARLES  
S. SINGELOW, GEORGE  
BOWHANAN, EMILY  
WARNER and Their Heirs,  
Administrators, Successors and  
Assigns, and Any and All Other  
Persons Asserting any Right, Title  
or Interest in or to Real Property  
Described Herein,**

Plaintiff has begun an Action to Quiet Title to certain real property situate in Milford Township, Pike

County, Pennsylvania, as described in a certain deed from Nadine Finan et al. dated March 22, 2021 unto Plaintiff, recorded in the Office of the Recorder of Deeds in and for Pike County, PA. in Record Book 2644 at Page 408, the same being incorporated herein by reference thereto.

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 plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.**

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STREET  
HARRISBURG, PA 17108  
TOLL FREE: 800-692-7375  
TELEPHONE: 570-238-6715

LEVY, STIEH & BARON, P.C.  
Attorneys for Plaintiff  
542 U.S. Routes 6 & 209, P.O. Box D  
Milford, PA 18337  
570-296-8844

4/8/2022

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### NOTICE

NOTICE IS HEREBY GIVEN  
THAT Articles of Incorporation-  
For Profit of **BDE**  
**INVESTMENTS, Inc.**, was filed  
with and approved by the  
Department of State of the  
Commonwealth of Pennsylvania,  
effective September 20, 2021,  
pursuant to the Pennsylvania  
Business Corporation Law of 1988.

Thomas F. Farley, Esquire  
Farley & Weed, LLC  
2523 Route 6, Ste. 1  
Hawley, PA 18428  
Phone: (570) 226-5771

4/8/2022



### 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 202Z  
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.  
Jolmson 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

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

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**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

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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 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 1. 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 Steet  
Philadelphia, PA 19106

3/25/2022 • 4/1/2022 • 4/8/2022

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**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

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**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

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Pike County Bar Association

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

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**CIVIL ACTIONS FILED**


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*From March 24, 2022 to March 31, 2022*

*Accuracy of the entries is not guaranteed.*

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**CERTIFIED COPY OF LIEN**

2022-45120	Pa Department Of Revenue Bureau Of Compliance Kelleher Elena G	Creditor Debtor	3/24/2022
2022-45121	Pa Department Of Revenue Bureau Of Compliance Shaw Lascelles Shan Elizabeth L	Creditor Debtor Debtor	3/24/2022
2022-45122	Pa Department Of Revenue Bureau Of Compliance Sonsteby Erik Sonsteby Julianne	Creditor Debtor Debtor	3/24/2022
2022-45123	Pa Department Of Revenue Bureau Of Compliance Cassel Building Contractors Incorporated	Creditor Debtor	3/24/2022
2022-45125	Commonwealth Of Pennsylvania Department Of Labor & Industry S&T Auto Services Inc	Creditor  Debtor	3/28/2022

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

2022-00336	American Express National Bank Begun Tatyana	Plaintiff Defendant	3/25/2022
2022-00337	Portfolio Recovery Associates LLC Bullis Callie	Plaintiff  Defendant	3/28/2022
2022-00341	Cavalry SPV I LLC Holder Katherine	Plaintiff Defendant	3/28/2022

**CONTRACT — DEBT COLLECTION: OTHER**

2022-00338	VHG I LLC Scholl Patrick	Plaintiff Defendant	3/28/2022
2022-00348	Portfolio Recovery Associates LLC Vidot Daniel	Plaintiff  Defendant	3/30/2022
2022-00349	Portfolio Recovery Associates LLC Navarro Nadine	Plaintiff  Defendant	3/30/2022
2022-00350	Portfolio Recovery Associates LLC Macedonia Michael J	Plaintiff  Defendant	3/30/2022

**CONTRACT — OTHER**

2022-00347	Oszvart Joanne Oszvart J A Vince Vincent A Independent Construction	Plaintiff Plaintiff Defendant Defendant	3/30/2022
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**CUSTODY**

2022-00331	Herguiz Christian Herguiz Lauren	Plaintiff Defendant	3/24/2022
2022-00342	Santana John Garrett Charity	Plaintiff Defendant	3/28/2022

**DIVORCES FILED**

2022-00346	Penwarden Chelle Penwarden Walter	Plaintiff Defendant	3/30/2022
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**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

**MISCELLANEOUS — OTHER**

2022-00339	Hunsberger Alvin Pennsylvania State Police Pike County District Attorney	Plaintiff Defendant Defendant	3/28/2022
2022-00343	Callanan Eluisa Tri State Home Pro Varcadipane Robert	Plaintiff Defendant Defendant	3/28/2022

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

2022-00330	PNC Bank National Association Islas Claudia Islas Claudia A	Plaintiff Defendant Defendant	3/24/2022
2022-00332	Mill City Mortgage Loan Trust Delarosa Fredy A Delarosa Fredy Delarosa Yanis Guilamo De Guilamo De Delarosa Yanis	Plaintiff Defendant Defendant Defendant Defendant	3/24/2022
2022-00334	Pennymac Loan Services LLC Christensen Jeffrey	Plaintiff Plaintiff	3/25/2022
2022-00340	PNC Bank National Association Henry Gerald Henry Geraldine Unknown Heirs Henry Geraldine Estate Of	Plaintiff Defendant Defendant Defendant	3/28/2022
2022-00344	ESSA Bank & Trust James Ann Unknown Heirs James Bertha L Deceased	Plaintiff Defendant Defendant	3/29/2022
2022-00345	Community Loan Servicing LLC Bayview Loan Servicing LLC Dudek Paul E Irwin Dudek Paul E Irwin Christopher E Irwin Dudek Christopher E	Plaintiff Plaintiff Defendant Defendant Defendant Defendant	3/29/2022
2022-00351	Wilmington Savings Fund Society FSB Tardella Michael J Sr	Plaintiff  Defendant	3/30/2022

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**MORTGAGES AND DEEDS**


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*Recorded from March 24, 2022 to March 30, 2022  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>AMOUNT</b>	<b>LOCATION</b>
Diaczuk Richard T	Mortgage Electronic Registration System Inc		
Diaczuk Caroline	TD Bank NA	100000.00	Dingman Twp
Gennaro Christina	Hudson Valley Credit Union		
Gennaro Thomas		348000.00	Dingman Twp
Hunter Anthony J	MERS Mortgage Electronic Registration System Inc 2004-0000269 LLC Two Zero Zero Four-000069 LLC	260000.00	Lehman Twp
Voelkl Kathleen	MV Realty Of Pennsylvania LLC		
Voelkl Joseph		1000.00	Lehman Twp
Bonney Scott D	Mortgage Electronic Registration System Inc		
Bonney Linda J	Rocket Mortgage LLC Quicken Loans LLC	166870.00	Greene Twp
Cruz Diprima Sonia	Mortgage Electronic Registration System Inc		
Diprima Sonia Cruz	Bank Of America NA		
Diprima Steven E Est			
Diprima Steve E Est		176000.00	Delaware Twp
Vansolkema David J	Mortgage Electronic Registration System Inc		
Buchter Morgan J	Crosscountry Mortgage LLC	540000.00	Greene Twp
Hasan Tasvir	JPMorgan Chase Bank NA	120000.00	Lehman Twp
Hart Andy Fred	Fidelity Deposit & Discount Bank		
Hart Andrew F			
Hart Dawn J		198300.00	Palmyra Twp
Zellmer Bryan G	Secretary Of Housing & Urban Development		
Zellmer Carla S			
Gibbs Janet		25678.08	Shohola Twp
Dorsi Diane Marie	Wells Fargo Bank NA		
Klieber James		204000.00	Lackawaxen Twp

Jones James	Secretary Of Housing & Urban Development	7263.21	Lehman Twp
Kurtz Jeffrey	Mortgage Electronic Registration System Inc Rocket Mortgage LLC	283000.00	Blooming Grove Twp
Pflanz Brittany	Secretary Of Housing & Urban Development	29652.10	Lackawaxen Twp
Yi Yujae Keith	Mortgage Electronic Registration System Inc		
Vi Monica S	Loandepot.Com LLC	147000.00	Lehman Twp
Snyder Scott D	Walden Savings Bank	300000.00	Dingman Twp
Heagney Robert M	Mortgage Electronic Registration System Inc		
Heagney Maria E	Bank Of America NA	182000.00	Delaware Twp
Washington Salahudin	Secretary Of Housing & Urban Development		
Alvarado Michelle		9863.23	Dingman Twp
Winterbottom William B	Mortgage Electronic Registration System Inc		
Winterbottom Erica J	Absolute Home Mortgage Corporation	223850.00	Shohola Twp
Cruts Jason	Mortgage Electronic Registration System Inc Rocket Mortgage LLC	110000.00	Delaware Twp
Moeller John A Jr	Secretary Of Housing & Urban Development		
Moeller Jennifer R		83597.83	Dingman Twp
Emerson Jason James	Richards Diana P		
Emerson Kelly Ann		50000.00	Shohola Twp
Curnal Logan Paul	Wayne Bank		
Santo Julia Victoria		360000.00	Lackawaxen Twp
Zambrano Daniel	Navy Federal Credit Union		
Zambrano Daisy		300000.00	Westfall Twp
Goulovitch Angela V	Mortgage Electronic Registration System Inc		
Pulakos Christopher M	Mortgage America Inc	112500.00	Delaware Twp
Bateman Cheryl Ann	Citizens Bank NA		
Bateman Robert		26000.00	Lehman Twp
Taylor Helen R	Citizens Bank NA	45000.00	Shohola Twp
Felix Joseph	Secretary Of Housing & Urban Development		
Felix Maria I		13701.74	Dingman Twp

Rohoman Sidik	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	264000.00	Lehman Twp
Woods Kandis C	Mortgage Electronic Registration System Inc		
Wood Samuel D	TD Bank NA	111200.00	Blooming Grove Twp
Edwards Tennille	Mortgage Electronic Registration System Inc		
Edwards Tennille L	MLB Residential Lending LLC		
Gillespie Michael			
Vargas Melissa		417600.00	Lehman Twp
Cianfaro Edward Michael	Citizens Savings Bank		
Cianfaro Danielle		235000.00	Lackawaxen Twp
Inferri Robert	Mortgage Electronic Registration System Inc		
Black Stacie	Guaranteed Rate Inc	296000.00	Blooming Grove Twp
Simone Charles	Mortgage Electronic Registration System Inc Bank Of America NA	189600.00	Palmyra Twp
Martinez Robert	Mortgage Electronic Registration System Inc		
Martinez Beatrice	Rocket Mortgage LLC Quicken Loans LLC	125000.00	Delaware Twp
Lashutka Annie Helene	Honesdale Bank National Bank	200000.00	Palmyra Twp
Simone Charles	Mortgage Electronic Registration System Inc Bank Of American NA	168750.00	Palmyra Twp
Mack Casey Jr	NE PA Community Federal Credit Union		
Mack Joy H		230000.00	Lehman Twp
Ademovic Admir E	Mortgage Electronic Registration System Inc Fairway Independent Mortgage Corporation	355250.00	Lehman Twp
Mondanaro Jennifer A	Secretary Of Housing & Urban Development		
Mondanaro Jennifer		11590.17	Lehman Twp
Gavitt Noelle	Mortgage Electronic Registration System Inc Homebridge Financial Services Inc	208453.00	Delaware Twp
Rinehimer Albert L III	First National Bank Of Pennsylvania		
Rinehimer Patricia M		350000.00	Palmyra Twp

Eversole Scott L	Mortgage Electronic Registration System Inc		
Eversole Cheryl W	Royal United Mortgage LLC	87750.00	Dingman Twp
Connolly Jennifer	Heritage Financial Credit Union		
Connolly Patrick		300000.00	Shohola Twp
OHara Michael Vincent	Affinity Federal Credit Union	200000.00	Palmyra Twp
Schrader Laurel-Ann	NP Inc		
Schrader Michael C		373000.00	Dingman Twp
Decker Marie	Mortgage Electronic Registration System Inc		
	Cardinal Financial Company LP	176641.00	Delaware Twp
Boritz Richard	Mortgage Electronic Registration System Inc		
Boritz Susan	Bank Of America NA		
Boritz Eli A			
Boritz Jessica Dawn		212000.00	Blooming Grove Twp
Bolmgren Justin K	Mortgage Electronic Registration System Inc		
Bolmgren Nichole H	Hometown Lenders Inc	367200.00	Dingman Twp
Daghstani Nail	Secretary Of Housing & Urban Development		
Awari Khairieh		20412.29	Lehman Twp
Ramsey Edward J	Mortgage Electronic Registration System Inc		
	Mutual Of Omaha Mortgage Inc	283500.00	Dingman Twp
Delorenzo Kelly A	Wayne Bank		
Delorenzo Raymond F		118000.00	Delaware Twp
Moeller Timothy	First Commonwealth Federal Credit Union	265600.00	Delaware Twp
Flick Dale J	Mortgage Electronic Registration System Inc		
Flick Denise M	Better Mortgage Corporation	255197.00	Shohola Twp
Richards Nicole	Mortgage Electronic Registration System Inc		
Richards Rhoan	Goodleap LLC	225100.00	Lehman Twp
Doro Matthew W	PNC Bank NA		
Doro Kelli M		123850.00	Delaware Twp
Goorahoo Brian A	Mortgage Electronic Registration System Inc		
Goorahoo Reshma	Quicken Loans LLC	183150.00	Lehman Twp
Menduni Michael	Mortgage Electronic Registration System Inc		
Menduni Janice	Summit Mortgage Corporation	135920.00	Delaware Twp
Hind Robert C	Wayne Bank	130000.00	Lehman Twp

Sciascia Shelly	Wayne Bank		
Sciascia Salvatore		100000.00	Milford Borough
Sciascia Shelly	Dime Bank	375000.00	Milford Twp
Craige Richard Tyler	Visions Federal Credit Union		
Craig Chloe			
Craige Chloe		20000.00	Matamoras Borough
Mirochnik Ilia	Mortgage Electronic Registration System Inc		
Nikolaevna Newhart Antonina	Family First Funding LLC		
Newhart Antonina Nikolaevna		337250.00	Dingman Twp
Campbell James	Wells Fargo Bank NA		
Campbell Joellen		100000.00	Dingman Twp

## DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Mitchell Marlene G	Mitchell Todd Mitchell Cody	1.00	Milford Borough
Oizumi KeIchi	Diaczuk Richard T Diaczuk Caroline	260000.00	Dingman Twp
Erikawa Yasue	Gennaro Thomas		
Kyoukai Ippan Shadan Houjin Nihon Sankuchua	Gennaro Christina		
Kyoukai Ippan Shadan Houjin Nihon Sankchari			
Tardy Pierre Agent		435000.00	Dingman Twp
Passarelli Victor	Clark Richard		
Passarelli Patricia	Clark Irene E	440000.00	Palmyra Twp
Con321 LLC	Caridi Richard J Caridi Giselle	135000.00	Blooming Grove Twp
Barwick Jeffrey	Vansolkema David J Butcher Morgan J	600000.00	Greene Twp
Evans Geraldine A	Evans Geraldine A Stillwell Ann Marie	1.00	Lehman Twp
Sybesma Kellen	Shirey Craig		
Sybesma Joy	Zwaryczuk Catherine	545000.00	Lackawaxen Twp
Wells Helen L	Wells Trust 03/02/2022	1.00	Lehman Twp
Green Harry R	Danesi Brian Michael	75000.00	Lehman Twp
Edwards Edward A	Edwards Edward A	1.00	Shohola Twp
Edwards Edward A	Edwards Edward A	1.00	Shohola Twp
Edwards Edward A	Edwards Edward A	1.00	Shohola Twp

Pustarfi Robin J	Pustarfi Robin J		
Freehold Enterprises LLC	Morillo Jenna J	1.00	Delaware Twp
	Budhi Shivnarin		
	Budhi Beena	37500.00	Lehman Twp
Zottola Drew P	Edwards William		
Zottola Margaret A	Edwards Kathleen	55000.00	Dingman Twp
Furst Beatrice M	Conforti Angelo		
	Conforti Vincenza		
	Conforti Anthony	6500.00	Palmyra Twp
Haxton Kenneth	Mozeeto LLC		
Haxton Donna B		25000.00	Dingman Twp
Winterbottom William B	Winterbottom William B		
Gelb Erica J	Winterbottom Erica J		
Winterbottom Erica J		1.00	Shohola Twp
Herring Trust 11/12/1998	Palazzolo Christine	1.00	Dingman Twp
Blyman Chester G	Chester George Blyman		
	Family Trust		
	Kathleen Ann Blyman		
	Family Trust	1.00	Delaware Twp
Kotar Lawrence J	Kaftan Chantal	249500.00	Milford Twp
Burns Lancy O	Madorsky Victor		
	Arita Yuko	320000.00	Lehman Twp
Richards Diana P	Emerson Jason James		
	Emersib Kelly Ann	100000.00	Shohola Twp
Guensch Albert R	Tanglwood Resort Master		
	Association Inc		
Crawford Scott		1395.68	Palmyra Twp
Ibrahim Sameh G	Curnal Logan Paul		
Ibrahim Linda	Santo Julia Victoria	460000.00	Lackawaxen Twp
Kinder Stuart C	Althin Shannon		
Kinder Stuart	Althin Eric		
Kinder Sharon H			
Kinder Sharon		970000.00	Delaware Twp
Powell Ginger Lee	Rosella Stephen	28000.00	Lackawaxen Twp
Henn Lauren	Zambrano Daniel		
Zambrano Daisy		300000.00	Westfall Twp
Esqueu Brigitte	Brigitte Esqueu Irrevocable		
	Trust 03/15/21	1.00	Delaware Twp
Palombit Emilia	Pulakos Christopher M		
	Goulovitch Angela V	150000.00	Delaware Twp
Johnson Joshua W	Martin John J Tr		
	Johnson Residential LLC Est	25699.30	Palmyra Twp
Len Bogumila	Woods Samuel D		
	Woods Jandis C	139000.00	Blooming Grove Twp

Krokha Anastasiya Gelfand Ian	Krokha Anastasiya Gelfand Ian	1.00	Lehman Twp
Norkaitis George	Smith Leigh Norkaitis Karen Guydos Jennifer	15000.00	Greene Twp
Konstantopoulos Constantine	Edwards Tennille		
Konstantopoulos Metaxia	Gillespie Michael		
Konstantopoulos Adam	Vargas Melissa		
Konstantopoulos Nectarios		464000.00	Lehman Twp
Odim Evan	Inferri Robert A		
Odim Sarah	Black Stacie M	370000.00	Blooming Grove Twp
Travis Francis	Cicci Marro Anthony C II		
Masias Kelly	Cicci Marro Sabrina L	6000.00	Shohola Twp
Rizzie Steven G	Shvartsman Gregory		
Rizzie Nancy J	Shvartsman Irina	239900.00	Lackawaxen Twp
Williams Living Trust	Simone Charles	237000.00	Palmyra Twp
Lashutka Mark W	Lashutka Annie Helene	1.00	Palmyra Twp
Marcum Mary	Simine Charles	225000.00	Palmyra Twp
Valentine Pedro	Ademovic Admir E	508000.00	Lehman Twp
Evcimen Atalay	Julie Ruth Waldo-Evcimen Liv Trust 02/11/22		
Waldo-Evcimen Julie	Atalay Evcimen Living Trust 02/11/2022		
Evcimen Julie Waldo			
Waldo Evcimen Julie		1.00	Delaware Twp
Delia Roberta	Roberta Colleen Delia Living Trust 02/18/22	1.00	Lackawaxen Twp
Burke Edna J	Bartlett Patricia A		
Burke Francis Est		1.00	Lackawaxen Twp
Gonzalez Ernesto III	Udugampola Kishani A Ratnayake PanchAKA	5000.00	Lehman Twp
Fern C Harper Irrevocable Trust 04/26/2016	Harper John D Harper Frederick E	1.00	Palmyra Twp
Mather Ix Dorothy Ix Dorothy Mather	Mather Ix Dorothy Ix Dorothy Mather		
Mather Charles E IV		1.00	Delaware Twp
Morenzi Ronald Guilbert Morenzi Kim Frances	Morenzi Ronald Guilbert Morenzi Kim Frances		
Morenzi Kim Frances Guilbert	Morenzi Kim Frances Guilbert	1.00	Lackawaxen Twp

Valenti Joseph	Valenti Joseph		
Valenti Joseph P	Valenti Irene		
Valenti Irene	Valenti Frank J		
Valenti Irene A		1.00	Greene Twp
Wuestenhoefer Harold S	Wuestenhoefer Harold S		
Wuestenhoefer Mary Ann	Wuestenhoefer Mary Ann	1.00	Lackawaxen Twp
Allen Jacquelyn	Marino Thomas		
Allen William Sr	Marino Lucy	15000.00	Milford Twp
Dalfol Nilo Est	Dalfol Jeffrey Anthony		
Dalfol Eda			
Dalfol Jeffrey Anthony			
Agent			
Dalfol Alex Michael Agent		1.00	Lehman Twp
Wielgus Anna M	Villota Angela		
MacLaren Douglas B	Martinez Jummy	6000.00	Dingman Twp
Welsh Kerry Shrff	Preferred Realty Holdings Inc		
Lehman Theresa Est		206668.00	Dingman Twp
Tashlik Stanley	Gavitt Noelle		
Tashlik Jesse		214900.00	Delaware Twp
Nestor Susan	Nester Susan		
Gould Susan J	Gould Susan J		
	Gould Richard M	1.00	Lehman Twp
Maruart Nancy Admrx	Decker Lisa Marie		
Latronico Nicholas Est		179900.00	Delaware Twp
Finkelstein Allen L	Boritz Richard		
Finkelstein Shelley	Boritz Susan		
	Boritz Eli A		
	Boritz Jessica Dawn	265000.00	Blooming Grove Twp
Tashlik Jesse	Bolmgren Justin K		
Tashlik Stan	Bolmgren Nichole H	408000.00	Dingman Twp
Mazzoni Larry D Exr	Delorenzo Kelly A		
Mazzoni Lawrence D Sr			
Exr	Delorenzo Raymond F		
Mazzoni Marion H Est			
Mazzoni Marion Est		147500.00	Delaware Twp
Deep Hollow Realty LLC	Moeller Timothy		
	Moeller Rachel	332000.00	Delaware Twp
Richards Nicole	Richards Nicole		
	Richards Rhonan	1.00	Lehman Twp
Goorahoo Brian A	Goorahoo Brian A		
	Goorahoo Reshma	1.00	Lehman Twp
Ashlee Investments LLC	Menduni Michael		
	Menduni Janice	169900.00	Delaware Twp

Feldhamer Janet	Feldhamer Janet	1.00	Blooming Grove Twp
Feldhamer Janet	Gelfand Mark		
	Gelfand Bella	4227.30	Blooming Grove Twp
Geland Mark	Geland Mark		
Gelfand Bella	Gelfand Bella	1.00	Blooming Grove Twp
Feldhamer Janet	Feldhamer Janet	1.00	Blooming Grove Twp
Wetzel Daniel P Exr	Wetzel Daniel P		
Wetzel Daniel P			
Wetzel Paul West		1.00	Porter Twp
Boyer Janel	Vilas Alfredo S		
	Vilas Victoria J	7000.00	Dingman Twp
Savage Leach Marie J	Commonwealth Of Pennsylvania		
Leach Marie J Savage	Department Of Transportation		
Savage Selfrid Virginia E			
Est			
Selfrid Virginia E Savage			
Est			
Savage Francis L Sr Est		1.00	Blooming Grove Twp
Smith Karole	Kalinowski Karole		
Kalinowski Karole		1.00	Lackawaxen Twp
Welsh Kerry Shrff	Preferred Realty Holdings Inc		
Flood Ramona			
Flood Ramona A		121786.50	Dingman Twp
Lopez John N Jr	Ahearn Thomas P		
Hults Cheryl	Ahearn Eileen M	1.00	Westfall Twp
Kretzmer Robert	Kretzmer Robert		
Kretzmer Kacey	Kretzmer Kacey	1.00	Lackawaxen Twp
Depue Page Barbara	Vigit LLC		
Page Barbara Depue		326500.00	Lehman Twp
Jinselli Loretta	Loretta L Jinselli Rev		
	Trust 03/24/2022	1.00	Dingman Twp
Weingart Christopher	Yankelevich Eduard		
Weingart Jennifer	Yankelevich Nataliya	175000.00	Blooming Grove Twp

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# Pike County Bar Association

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