

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 29, 2022 ♦ NO. 18



STAY SAFE GET VACCINATED.

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

Stay out of crowded places.

Wear a cloth face covering.

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

Wash hands often, for 20 seconds or more.


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

COURT OF COMMON PLEAS
60TH JUDICIAL DISTRICT:

Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

Joseph F. Kameen, *President Judge retired* 

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

PIKE COUNTY LEGAL JOURNAL
is published every Friday by the
Pike County Bar Association

© Copyright 2022 Pike County Legal Journal





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

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Oressa Campbell, Esq.

Vice-President
Lindsay Collins, Esq.

Treasurer
Jason Ohliger, Esq.

Secretary
John Campo, Esq.

Founding CLE Coordinator
William G. Rice, Esq. ✂

IN THIS ISSUE

PIKE COUNTY BAR ASSOCIATION UPDATE	4
CLE CLASS OFFERED	5
COURT CALENDAR	6
LEGAL NOTICES	16
SHERIFF'S SALES.....	21
CIVIL ACTIONS	31
MORTGAGES & DEEDS	33

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

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

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

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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year


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


PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

Joseph F. Kameen, *President Judge, Retired* 

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

Magisterial District Judges


Alan B. Cooper, Esq.

Deborah Fischer

Paul Menditto

Randy Schmalzle

Stephen A. McBride, Esq., *Retired*

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

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

Sheriff

Kerry Welsh

District Attorney

Raymond Tonkin, Esq.

Prothonotary, Clerk of the Court,

Clerk of the Orphans' Court

Denise Fitzpatrick

Court Administrator

Samantha Venditti, Esq.

Chief Public Defender

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

Commissioners

Matthew M. Osterberg, Chairman

Steve Guccini, Esq.

Ronald Schmalzle

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran

Gail Sebring

Judy Leary-Wagner

PEMA

Tim Knapp



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337
 (570) 500-2954 • www.pikecountypalawyers.com

PIKE COUNTY BAR ASSOCIATION UPDATE

Pike County Bar Association Meeting



SAVE THE DATE

A SPECIAL Meeting of the Pike County Bar Association regarding the Amendment of the Bylaws will be held on

Wednesday, May 4, 2022

beginning at 3:30 p.m. at the
Tom Quick Inn.

SAVE THE DATE!

CLE

Continuing
Legal
Education

A CLE will be held on
THURSDAY, MAY 12, 2022
in the Commissioner's Meeting
Room from 12:30 p.m. to 3:00 p.m.



This 2.5
credit-hour
event will
consist of

Autism Training for Justice
System Professionals, presented
by the Autism Services,
Education, Resources &
Training (ASERT) Collaborative
and the Philadelphia Autism
Project.



PHILADELPHIA
AUTISM PROJECT
Guided by the
Autism Community



Contact Bailey
Design &
Advertising to
feature
YOUR FIRM
in the Pike County
Legal Journal!
570-251-1512

Please be sure to R.S.V.P. to:
lcollins@ptd.net or
PikeCountyBar@gmail.com
to reserve your place!

REMEMBER

There is no cost for this CLE Event
for Pike County Bar Association
Members! We will not be providing
lunch for this event, but light
refreshment will be available.

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, MAY 2, 2022

- 9:00 AM Docket #: 1233-2021
Islandcap, LLC. vs. Michael Capurso, Patricia Capurso
Mortgage Diversion Conference
Plaintiff Attorney: Stephanie A. Walczak, Esq.
Defense Attorney:
- 9:30 AM Docket #: 642-2018
Daniel Vito vs. Jennifer Olejnik
Status Conferencere - Custody
Plaintiff Attorney: Christie Bower, Esq.
Defense Attorney: James Butz, Esq.
- 9:30 AM Docket #: 575-2021
Jennifer Schmalz vs. Anthony Berretta
Custody Conference
Plaintiff Attorney: John Lalley, Esq
Defense Attorney:
- 9:30 AM Docket #: 162-2020
Commonwealth of PA vs. Clarisa Otway
Plea
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 9:45 AM Docket #: 196-2022
Daniel Hofmann, Sr. vs. Jacquelyn Hofmann
Status Conferencere - Custody
Plaintiff Attorney: Justin Pfaff, Esq.
Defense Attorney: Matthew J. Galasso, Esq.
- 9:45 AM Docket #: 146-2022
Jacquelyn Hofmann vs. Daniel W. Hofmann, Sr.
Status Conferencere - Custody
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Justin Pfaff, Esq.
- 10:00 AM Docket #: 1222-2019
Carlos Sevilla vs. Sharon Sevilla
Divorce Master Hearing
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: Joseph OBrien, Esq
- 10:00 AM Docket #: 559-2021 & 85-2022
Commonwealth of PA vs. Timothy Mitchell
Plea
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:15 AM Docket #: 1253-2021
Michael Reuter vs. Elisa Lenox
Status Conferencere - Custody
Plaintiff Attorney: Ashley Zimmerman, Esq.
Defense Attorney: Shannon Muir, Esq.
- 10:30 AM Docket #: 96-2022
Patrick Dickson vs. Treina Dickson
Status Conferencere - Custody
Plaintiff Attorney: Ashley Zimmerman, Esq.
Defense Attorney: Shannon Muir, Esq.
- 11:00 AM Docket #: 1-2022 OA
In Re: In the Interest of Meagan O'Connor vs.
Adoption Hearing
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney:
- 1:30 PM Docket #: 987-2014
Lisa Voightman, Jeffrey Edwards & The Estate of Patricia Edwards vs. Jonathan Woodruff
Pre-Trial Conference
Plaintiff Attorney: Charles Kannebecker, Esq
Defense Attorney: Michael Gianetta, Esq
- 1:30 PM Docket #: 52 & 53-2021
Commonwealth of PA vs. Ricky Land
Hearing - Habeas Corpus
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq
- 1:45 PM Docket #: 1185-2017
Michelle & John Brinkers vs. The Alpine Wurst & Meat House and the Alpine Inc.
Pre-Trial Conference
Plaintiff Attorney: Charles Kannebecker, Esq.
Defense Attorney: Mark Sheridan, Esq.

- 2:00 PM Docket #: 707-2018
Eleanor Vassel-Decarlo vs. Smoker's Paradise, et al.
Pre-Trial Conference
Plaintiff Attorney: James Harris, Esq
Defense Attorney: Normal Namey, Esq & Joseph T. Murphy, Esq
 - 2:30 PM Docket #: 21-2022 MD
In Re: Appointment of Robert John Degraw, Constable vs.
Hearing - Appoint Constable
Plaintiff Attorney:
Defense Attorney:
 - 9:00 AM Docket #: 656-2021
Scott Spinucci vs. Christopher P. Spinucci, John N. Metzler, Kathleen M. Metzler, and David Holub
Hearing - Plaintiff Mtn Def Judgment
Plaintiff Attorney:
Defense Attorney: Thomas Mincer, Esq.
 - 9:00 AM Docket #: 63-2017
Judy Mary Cooper vs. Randall James Cooper
Hearing - Plaintiff Mtn to Enforce/Special Relief
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Lindsey Collins, Esq.
 - 9:00 AM Docket #: 353-2019
Jesenia Coca, individually and as Parent and Natural Guardian of K.C., a minor in her individual capacity, and R.C., a minor in his individual capacity vs. William Pipolo
Hearing - Pet for Compromise & Settlement of Minors Action KC
Plaintiff Attorney: Paul T. Owen, Esq.
Defense Attorney: James V. Pyrah, Esq.
 - 9:00 AM Docket #: 353-2019
Jesenia Coca, individually and as Parent and Natural Guardian of K.C., a minor in her individual capacity, and R.C., a minor in his individual capacity vs. William Pipolo
Hearing - Pet for Compromise & Settlement of Minors Action RC
Plaintiff Attorney: Paul T. Owen, Esq.
Defense Attorney: James V. Pyrah, Esq.
 - 9:00 AM Docket #: 999-2020
Bonnie A. Villa vs. Andre E. Villa
Hearing - Plaintiff Mtn Contempt
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Brian J. Cali, Esq.
 - 9:00 AM Docket #: 1260-2019
Tamara Szabo vs. Ronald Szabo
Hearing - Def Pet for Contempt
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Jennifer McCambridge, Esq.
- TUESDAY, MAY 3, 2022**
- 9:00 AM Docket #: 266-2020
Audra L. Powell vs. Russell T. Powell
Hearing - Plaintiff Pet Contempt
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Ronald Bugaj, Esq.
 - 9:00 AM Docket #: 73-2022
In the Matter of Petition for Change of Name of Melissa Solae Cruz vs.
Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
 - 9:00 AM Docket #: 134-2022
In Re: Change of Name of Rachel Jump Moskowitz vs.
Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
 - 9:00 AM Docket #: 67-2022
In the Matter of Petition for Change of Name of Skyler R. Stone vs.
Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
 - 9:00 AM Docket #: 222-2022
Sean Kiermaier vs. Kimberly Nine
Hearing - Venue
Plaintiff Attorney:
Defense Attorney:
 - 9:00 AM Docket #: 81-2021
Sean O'Brien vs. Hemlock Farms Community Association
Hearing - Def Mtn Sanctions and Preclude Testimony
Plaintiff Attorney: Thomas F. Farley, Esq.
Defense Attorney: Brian M. Perez, Esq.

- 9:00 AM Docket #: 296-2022
In Re: AB, a minor vs.
 Hearing - Pet Approval of Minors
 Compromise
Plaintiff Attorney: Edwin A. Abrahamson, Esq.
Defense Attorney:
 - 9:00 AM Docket #: 376-2015
David & Barbara Banasiak vs. James Robinson, et al.
 Hearing
Plaintiff Attorney: Charles Kannebecker, Esq.
Defense Attorney: Douglas Marcello, Esq.
 - 9:00 AM Docket #: 40149-2020
Mmichelle J. Santasine vs. Andrew T. Santasine
 Hearing - Plaint Mtn Reconsideration
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Tammy Lee Clause, Esq.
 - 9:00 AM Docket #: 1160-2021
In Re: Samuel Leslie Wurtzel vs.
 Name Change Hearing
Plaintiff Attorney: Christopher R. Kimler, Esq.
Defense Attorney:
 - 9:00 AM Docket #: 1055-2018
Ian Zimmerman vs. Vanessa Keating
 Custody Trial
Plaintiff Attorney: Brian J. Cali, Esq.
Defense Attorney: Thomas Mincer, Esq.
 - 9:00 AM Docket #: 17-2022 OC
In Re: Kali Miller, an Alleged Incapacitated Person vs.
 Hearing - Pet for Adj of Incap & Appt of Guardian
Plaintiff Attorney: Mark Zimmer, Esq.
Defense Attorney:
 - 9:30 AM Docket #: 1231-2021
Ghada Chalhoub vs. Michel Chalhoub
 Custody Conference
Plaintiff Attorney:
Defense Attorney: Marshall Anders, Esq
 - 9:30 AM Docket #: 326-2020
Juan Guevera & Diana Guevera vs. Duo-Safety Ladder Corporation and Maria Guevara
 Other - Case Conference. Oral Argument if Necessary
Plaintiff Attorney: Derek Smith, Esq.
Defense Attorney: Margaret Jenks, Esq., Edward Neyhart, Esq., John Stieb, Esq.
 - 10:30 AM Docket #: 500-2018
Maranda Perry vs. Damion Lacosta
 Custody Conference
Plaintiff Attorney:
Defense Attorney:
 - 11:00 AM Docket #: 135-2020
Samara Sheikowitz vs. Eric T. Barlow, Mako Transport Inc., Javier Magallon & Garcia Cantu Trucking, LLC
 Settlement Conference
Plaintiff Attorney: Charles Kannebecker, Esq
Defense Attorney: John Lemonick, Esq & Mark Sheridan, Esq
 - 11:30 AM Docket #: 218-2022
Shaekwon Grant-Wheeler vs. Ladia Hairston
 Custody Conference
Plaintiff Attorney:
Defense Attorney:
 - 1:30 PM Docket #: 31-2018 OC
In Re: Gary W. Thomson vs.
 Hearing - Amended Pet for Civil Contempt
Plaintiff Attorney: Tammy Lee Clause, Esq.
Defense Attorney: Glen H. Ridenour, III, Esq.
- WEDNESDAY, MAY 4, 2022**
- 9:00 AM Docket #: 812-2021
Tia VanLueven vs. Jimmy Cabrera
 PFA Hearing
Plaintiff Attorney: Jeffrey Earlin, Esq.
Defense Attorney:
 - 9:00 AM Docket #: 1050-2021
Dori Dennard vs. Matthew Berry
 PFA Hearing
Plaintiff Attorney: Jeffrey Earlin, Esq.
Defense Attorney:

- 9:00 AM Docket #: 396-2019
Christine Port vs. Richard Port
Divorce Master Hearing
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: Thomas Mincer, Esq
- 9:00 AM Docket #: 184-2021
Commonwealth of PA vs. Stephen McKean
Non-Jury Trial
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 9:00 AM Docket #: 19-2022 MD
Commonwealth of PA vs. Justin Solis
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:00 AM Docket #: 403-2022
Alessandra Larson vs. Robert Larson
PFA Hearing
Plaintiff Attorney: Ashley Zimmerman, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 9:00 AM Docket #: 1111-2021
Blacktoba E. Shabazz vs. Joette Colon Shabazz
Hearing - Plaintiff Mtn WD PFA
Plaintiff Attorney: Jeffrey Earlin, Esq.
Defense Attorney:
- 9:00 AM Docket #: 449-2022
Lauren R. Herguiz vs. Christian R. Herguiz
Hearing - PFA - No Temp
Plaintiff Attorney:
Defense Attorney:
- 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
- 10:00 AM Docket #: 1427-2017
Heather Sonvico vs. Paul Sonvico
Divorce Master Hearing
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: Matthew Galasso, Esq
- 10:00 AM Docket #: 810-2021
James Xavier Vizuete vs. Oksana Vizuete
Custody Trial
Plaintiff Attorney: James Baron, Esq.
Defense Attorney: Michelle Farley, Esq.
- 11:30 AM Docket #: 121-2016
Anthony McCole vs. Kelly Flaherty
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 23-2020
Commonwealth of PA vs. Marshall Moore
Hearing - Def Mtn to Suppress
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 1:30 PM Docket #: 1017-2017
Ann Mannazza vs. Joseph Mannazza
Divorce Master Hearing - Settlement Conference
Plaintiff Attorney: Tammy Lee Clause, Esq
Defense Attorney: Eric Hamill, Esq.
- 2:30 PM Docket #: 529 & 530-2021
Commonwealth of PA vs. Chester Matlock, Jr.
Omnibus Pre-Trial Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 2:30 PM Docket #: 544-2021
Linda Calhoun vs. Quincy Calhoun, Jr.
Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Christopher Farrell, Esq
Defense Attorney:

THURSDAY, MAY 5, 2022

- 9:00 AM Docket #: 685-2019
Commonwealth of PA vs. Ryan Thomas Bowers
Hearing - Def Mtn WD Guilty Plea
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:00 AM Docket #: 970-2013
Ilya Marder vs. Pocono Homes R Us, LLC, et al.
Non-Jury Trial
Plaintiff Attorney: Matthew J. Galasso, Esq.
Defense Attorney: Jason Obliger, Esq.

- 9:00 AM Docket #: 134 & 369-2021
Commonwealth of PA vs. Sunny Beehler
 Bail Reduction Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq
- 9:00 AM Docket #: 520-2020
Commonwealth of PA vs. Kevin Riffard
 Hearing - Def Petition Modification of Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 9:00 AM Docket #: 550-2021
Commonwealth of PA vs. Jennifer Dean
 Hearing - Def Petition for Modification of Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 9:30 AM Docket #: 351-2020
Commonwealth of PA vs. Brian Altomare
 Hearing - Def Mtn for Permission to Travel
Plaintiff Attorney: District Attorney
Defense Attorney: Ashley Zimmerman, Esq.
- 9:30 AM Docket #: 640-2021
Commonwealth of PA vs. Ana Mateo CAPS
Plaintiff Attorney: District Attorney
Defense Attorney: Matthew J. Galasso, Esq.
- 10:00 AM Docket #: 233-2021
Commonwealth of PA vs. Anakin Tyler Barrett
 Hearing - Bail Piece
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 233-2021
Commonwealth of PA vs. Anakin Tyler Barrett
 Hearing - Comm Mtn Sanctions
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 1245-2018
John Heck vs. Diane Johns-Heck
 Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: John Lalley, Esq
- 10:00 AM Docket #: 485-2020
Commonwealth of PA vs. Idrissa Samake
 Plea
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Saurman, Esq.
- 10:00 AM Docket #: 253-2021
Commonwealth of PA vs. Ashton Joseph
 Plea
Plaintiff Attorney: District Attorney
Defense Attorney: Andrew Katsock, Esq.
- 10:30 AM Docket #: 238-2021
Commonwealth of PA vs. Michelle Elizabeth Kinlen
 Violation of Parole
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:30 AM Docket #: 490-2018
Commonwealth of PA vs. Christian Mark Turner
 Violation of Parole
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:30 AM Docket #: 476-2021
Commonwealth of PA vs. Jacquelyn Marie Barrett
 Violation of Probation
Plaintiff Attorney: District Attorney
Defense Attorney: Kathleen Martin, Esq.
- 10:30 AM Docket #: 216-2020
Commonwealth of PA vs. Patrice Clinton
 Violation of Probation
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Saurman, Esq.
- 10:30 AM Docket #: 1412-2017
Mary Ann Seese vs. Jerry Seese
 Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Ronald Bugaj, Esq
Defense Attorney: Matthew Galasso, Esq
- 10:30 AM Docket #: 133-2020
Commonwealth of PA vs. Nicholas Bradley Zoeller
 Violation of Parole - sanctions
Plaintiff Attorney: District Attorney
Defense Attorney: Justin Pfaff, Esq.

- 10:30 AM Docket #: 469-2020
Commonwealth of PA vs. Scott Thomas Gill
 Violation of Parole
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:30 AM Docket #: 70-2021
Commonwealth of PA vs. Adrienne Lee Karr
 Violation of Probation
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:30 AM Docket #: 291 & 292-2021
Commonwealth of PA vs. Paul Joseph Balestriere
 Violation Hearing - Viol of Parole/Probation
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 11:00 AM Docket #: 345-2018, 308-2019
Commonwealth of PA vs. John Latini
 Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 11:00 AM Docket #: 547-2015
Commonwealth of PA vs. John Zurlo
 Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 11:00 AM Docket #: 237-2018
Commonwealth of PA vs. Christian Caliente
 Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 11:00 AM Docket #: 394-2021
Commonwealth of PA vs. Alan David Lapidus
 Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney:
- 1:00 PM Docket #: 88-2021
Commonwealth of PA vs. Dillon Toma
 Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 1:00 PM Docket #: 164-2020 & 172-2021
Commonwealth of PA vs. Brittany Cambria
 Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 1:00 PM Docket #: 552-2021
Commonwealth of PA vs. Shaun Wuchter
 Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 1:00 PM Docket #: 166-2018
Commonwealth of PA vs. Joseph G. Saragusa
 Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 1:00 PM Docket #: 116-2022
Commonwealth of PA vs. Salvatore Lomonico Jones
 Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney:
- 1:00 PM Docket #: 119-2022
Commonwealth of PA vs. Jeanette Ulvila
 Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney:
- 1:00 PM Docket #: 121-2022
Commonwealth of PA vs. Nicole Parks
 Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney:
- 1:00 PM Docket #: 120-2022
Commonwealth of PA vs. Gillian Hyde
 Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney:
- 1:00 PM Docket #: 80-2022
Commonwealth of PA vs. James Potter
 Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Brett Riegel, Esq.

- 1:00 PM Docket #: 71-2022
Commonwealth of PA vs. Anthony Armanini
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: George E. Gretz, Esq.
- 1:00 PM Docket #: 154-2022
Commonwealth of PA vs. Erika Sherlock
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Gerald R. Brunell, Esq.
- 1:00 PM Docket #: 164-2022
Commonwealth of PA vs. Melissa Spearing
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 1:00 PM Docket #: 151-2022
Commonwealth of PA vs. Patrick Loria
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 1:00 PM Docket #: 170-2022
Commonwealth of PA vs. Marlin Perez-Miranda
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 1:00 PM Docket #: 139 & 150-2022
Commonwealth of PA vs. Norman Highburger
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Marshall E. Anders, Esq.
- 1:00 PM Docket #: 117-2022
Commonwealth of PA vs. Carrie Ackerman
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 1:00 PM Docket #: 159-2022
Commonwealth of PA vs. Angel Cabrera
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Sundmaker, Esq.
- 1:00 PM Docket #: 144-2022
Commonwealth of PA vs. Maxim Trifonov
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 1:00 PM Docket #: 115-2022
Commonwealth of PA vs. Michelle McNair
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 1:00 PM Docket #: 122-2022
Commonwealth of PA vs. Frank Pagano
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 1:00 PM Docket #: 79-2022
Commonwealth of PA vs. Derek Thomas
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 1:00 PM Docket #: 474-2021
Commonwealth of PA vs. Oscar Montalvo
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 1:00 PM Docket #: 108-2022
Commonwealth of PA vs. Austin Duva
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 1:00 PM Docket #: 145-2022
Commonwealth of PA vs. Frank Williams
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 1:00 PM Docket #: 168-2022
Commonwealth of PA vs. Donald Delade
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.

- 1:00 PM Docket #: 157 & 163-2022
Commonwealth of PA vs. Mahire Hill
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
 - 1:00 PM Docket #: 146-2022
Commonwealth of PA vs. Barry Steele
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
 - 1:00 PM Docket #: 173-2022
Commonwealth of PA vs. Julia Kent
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: James P. Baron, Esq.
 - 1:00 PM Docket #: 143 & 169-2022
Commonwealth of PA vs. Lloyd Swisher
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
 - 1:00 PM Docket #: 180-2022
Commonwealth of PA vs. Steven Gurliacci
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Matthew J. Galasso, Esq.
 - 1:00 PM Docket #: 176-2022
Commonwealth of PA vs. James Briggs
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Eric Hamill, Esq.
 - 1:00 PM Docket #: 149-2022
Commonwealth of PA vs. Michael Goodrich
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Eric Hamill, Esq.
 - 1:00 PM Docket #: 152-2022
Commonwealth of PA vs. Louis Mazzariello
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: James P. Baron, Esq.
 - 1:00 PM Docket #: 182-2022
Commonwealth of PA vs. Dimitry Slesarev
Arraignment
Plaintiff Attorney: District Attorney
Defense Attorney: Justin Pfaff, Esq.
 - 1:00 PM Docket #: 327 & 444-2021
Commonwealth of PA vs. Brian Messenger
Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
 - 1:30 PM Docket #: 405-2018
Commonwealth of PA vs. Michael Romel
Hearing - Mtn to Suppress Evid and Mtn Bill of Particulars
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 2:30 PM Docket #: 182-2020
Commonwealth of PA vs. Nicholas Ogarra
Hearing - Omnibus Mtn & Pet for Habeas Corpus
Plaintiff Attorney: District Attorney
Defense Attorney: Eric Hamill, Esq.
- FRIDAY, MAY 6, 2022**
- 9:00 AM Docket #: 1760-2015
Douglas Twaits, d/b/a Lloyds Landscaping vs. Pocono Mountain Water Forest Community Association
Non-Jury Trial
Plaintiff Attorney: Thomas Farley, Esq
Defense Attorney: Marshall Anders, Esq
 - 9:00 AM Docket #: 389-2020
Commonwealth of PA vs. Susan Beam
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq
 - 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 #: 140-2021
Commonwealth of PA vs. Allen Eaton
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.

- 9:00 AM Docket #: 563-2020
Commonwealth of PA vs. Kevin Lee Pingitore
 Hearing - Comm Mtn
 Revoke/Increase Bail and ICC
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:00 AM Docket #: 612-2020
Commonwealth of PA vs. Stephanie Bruno
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 9:00 AM Docket #: 441-2020
Commonwealth of PA vs. Tyler James Ford
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
- 9:00 AM Docket #: 502-2018 & 38-2021
Commonwealth of PA vs. David Myers
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Nicholas McIntyre, Esq.
- 9:00 AM Docket #: 563-2020
Commonwealth of PA vs. Kevin Pingitore
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:00 AM Docket #: 405-2021
Commonwealth of PA vs. Axdiel Mauras-Rodriguez
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:00 AM Docket #: 65-2021
Commonwealth of PA vs. Breasia Coleman
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 9:30 AM Docket #: 580-2020
Commonwealth of PA vs. Samuel Mittelmark
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Eric Hamill, Esq.
- 9:30 AM Docket #: 285-2021
Commonwealth of PA vs. Eugene Powell
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Mark Moulton, Esq.
- 9:30 AM Docket #: 24-2020
Commonwealth of PA vs. Juan Cuebas
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: James P. Baron, 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 #: 350-2021
Commonwealth of PA vs. Jonathan Perras
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Kathleen Martin, Esq.
- 10:00 AM Docket #: 537-2021
Commonwealth of PA vs. Dianna Deshler
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Ryan C. Barrett, 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 #: 287-2020
Commonwealth of PA vs. Tyler Waszczak
 Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Brett Riegel, 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.

- 1:30 PM Docket #: 441 & 442-2021
**Commonwealth of PA vs. Joseph
Defebo**
Hearing - Def Mtn for Habeas Corpus
Plaintiff Attorney: District Attorney
Defense Attorney: Matthew T. Muckler, Esq.

SATURDAY, MAY 7, 2022
* No Events Listed.

Pike County Bar Association



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337
(570) 500-2954 • pikecountybar@gmail.com

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

IN RE: ESTATE OF RICHARD G. HOHN, Deceased, late of Westfall Township, Pike County, Pennsylvania, who died February 3, 2022. Letters Testamentary been granted in said Estate, all persons indebted thereto shall make payment and all creditors shall present their claims without delay to Walker & Walker, P.C., Michael D. Walker, Esquire, Attorney for the Estate, P.O. Box 747, Hamlin, Pennsylvania 18427

4/29/2022 • 5/6/2022 • 5/13/2022

ESTATE NOTICE

ESTATE OF CLIFFORD F. WAGNER, late of Lackawaxen Township, Pike County Pennsylvania.

LETTERS TESTAMENTARY

in the above-named estate having been granted to Joan M. Wagner.

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 attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, 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.

Joan M. Wagner
Executrix
2581 S. Sepulveda Blvd Apt.6
Los Angeles, CA 90064

JOSEPH P. McDONALD, JR.,
ESQUIRE
1651 West Main Street
Stroudsburg, PA 18360

4/29/2022 • 5/6/2022 • 5/13/2022

LETTERS OF ADMINISTRATION

The Estate of Samuel Roselle deceased late of 130 Mountain Ave., Matamoras, PA 18336, was raised in the Pike County Registry of Wills on March 7, 2022.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to

present the same without delay to:

Amy Roselle Administrator of
the Estate of Samuel Roselle
130 Mountain Ave.
Matamoras, PA 18336

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

4/29/2022 • 5/6/2022 • 5/13/2022

NOTICE

THE ESTATE OF JOHN
BETTY LANE PHELPS a/k/a
BETTY B LANE, deceased, late of
Lackawaxen Township, Pike
County, Pennsylvania.

LETTERS TESTAMENTARY
in the above named estate having
been granted on April 12, 2022, all
persons and/or entities indebted to
the estate are requested to make
immediate payment, and all those
having claims against the estate are
directed to present the same without
delay to the undersigned or their
attorney within four months from
the date of this notice. Direct all
payments or claims to:

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

4/29/2022 • 5/6/2022 • 5/13/2022



ESTATE NOTICE

Estate of CATHERINE
BRETHEL, whose primary
residence was 143 MIDLAKE
DRIVE, MILFORD,
PENNSYLVANIA, PIKE
COUNTY, 18337, deceased.

RICHARD BRETHEL has been
appointed THE 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.COM
is the attorney of record.

All persons indebted to the Estate
are hereby requested to make
immediate payment, and those

SPACE FOR RENT IN HONESDALE

WBM & JPC

ENTERPRISE, LLC
SEEKING TENANT FOR
PROFESSIONAL SPACE

On-site Parking | Negotiable Terms

Five (5) minutes to

Wayne County Courthouse

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

Suite A occupied by tax and accounting firm.

Suite B available for right tenant.



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.

4/29/2022 • 5/6/2022 • 5/13/2022

EXECUTOR'S NOTICE

Estate of Allen Rudd Hendee, Deceased, late of Blooming Grove Township, Pike County, Pennsylvania. Letters Testamentary on the above estate have been granted to Sally B. Hendee. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Sally B. Hendee of 1335 Hemlock Farms, Hawley, PA 18428, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C.

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

4/22/2022 • 4/29/2022 • 5/6/2022

EXECUTOR'S NOTICE

Estate of Roy H. Borgfeld, deceased, late of Lehman Township, Pike County, Pennsylvania. Letters Testamentary on the above estate

have been granted to Linda Kennedy. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Linda Kennedy, Executor, at 228 Oak Hill Drive. New Braunfels, TX 78132, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C.

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

4/15/2022 • 4/22/2022 • 4/29/2022

ADMINISTRATRIX NOTICE

Estate of Ralf Walter Schulz AKA Ralph Schulz
Late of Greeley
ADMINISTRATRIX
Wonja Schulz
19 Central Ave.
East Brunswick, NJ 08816

4/22/2022 • 4/29/2022 • 5/6/2022

ADMINISTRATOR NOTICE

Estate of Raymond J Carosi
Late of Dingmans Township
ADMINISTRATOR
Matthew Carosi
31 54 Hemlock Farms
Hawley, PA 18428

4/15/2022 • 4/22/2022 • 4/29/2022

EXECUTOR NOTICE

Estate of Gayle Theesfeld
Late of Blooming Grove Township,
Pike County
EXECUTOR
Chad Theesfeld
4 Shull Farm Rd.
Erwinna, PA 18920

4/15/2022 • 4/22/2022 • 4/29/2022

ESTATE NOTICE

ESTATE OF BETTY ANN
TEEHAN a/k/a Bettyann Teehan,
late of Milford, PA, Letters of
Administration in the above estate
having been granted, all persons
having claims or demands against the
Estate of the decedent shall make
them known and present them, and

all persons indebted to said decedent
shall make payment thereof without
delay to: Patrick T. Teehan,
Administrator, c/o Geff Blake, Esq.,
436 Jefferson Avenue, Scranton, PA
18510, Attorney for the Estate.

4/15/2022 • 4/22/2022 • 4/29/2022

LETTERS OF ADMINISTRATION

The Estate of Nicholas Latronico
deceased late of 122 Robin Ln,
Dingmans Ferry, PA 18328, was
raised in the Pike County Registry
of Wills on September 13, 2021..

Letters of Administration on the
above estate have been granted to
the undersigned. All persons
indebted to the said estate are

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Small Business with

AFFORDABLE

COMMERCIAL INSURANCE



OLSOMMER-CLARKE
INSURANCE GROUP, INC.

Service that shines above the rest

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

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

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

www.OlsommerClarke.com

requested to make payment, and those having claims to present the same without delay to:

Nancy Marquart
as Administrator of the Estate of
Nicholas Latronico
410 Broad St.
Milford PA, 18337

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

4/15/2022 • 4/22/2022 • 4/29/2022

ESTATE NOTICE

NOTICE is hereby given that Letters of Administration have been granted in the Estate of **CAROL ANN KIRCHNER**, late, of Pike County, who died October 31, 2020.

All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administratrix, **HOLLY M. FIFE**, and her Attorneys.

**SAPORITO, FALCONE &
WATT**
48 SOUTH MAIN STREET
PITTSTON, PA 18640

4/15/2022 • 4/22/2022 • 4/29/2022

OTHER NOTICES

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 7th day of February, 2022, for the purpose of obtaining a Certificate of Incorporation for a Nonprofit Corporation to be incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the nonprofit corporation is: Pocono Riders, Inc.

The purpose for which it is to be or has been organized is: The pursuit of motorcycling interests in participating in local charities, and any and all lawful acts for which corporations may be incorporated under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 Ninth Street, P.O. Box 390
Honesdale, PA 18431

4/29/2022



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
MAY 18, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 733-2019 SUR JUDGEMENT NO._733-2019_AT THE SUIT OF JPMorgan Chase Bank, National Association vs Megan Worzel 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 May 18, 2022 at 11 :00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Greene, County of Pike, and State of Pennsylvania, described as follows, to wit:
LOT 31, Maple Circle, as shown on a Plan of Lots, Lake Wallenpaupack Estates, dated January 15, 1970, by Harry F. Schoenage1 R.S., Scale 1" = 100', as recorded in the Office of the Recorder of Deeds in and for Pike County, PA, in Plat Book 7, at

Page 215 on March 12, 1970 said map being incorporated by reference herewith as if attached hereto.

TOGETHER with all rights, rights of way and privileges and UNDER AND SUBJECT to all the covenants, restrictions, reservations, easements, exceptions and conditions as may be found in the chain of title of the premises herein conveyed.

Parcel #084.02-08-26 (Control: 012914)

BEING the same premises which Robert 1. Kuchinsky and Christine M. Kuchinsky, granted and conveyed unto Megan Worze1 by deed dated August 18,2010 and recorded in the Office of the Recorder of Deeds of Pike County on November 10, 2010 in Book 2350, Page 335.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Megan Worzel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$142,901.54 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 Megan Worzel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,901.54 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Hill Wallack LLP
777 Twp Line Rd., Ste. 250
Yardley, PA 19067

4/22/2022 • 4/29/2022 • 5/6/2022

**SHERIFF SALE
MAY 18, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NOI093-2021r SUR JUDGEMENT NO. _I093-2021_ AT THE SUIT OF Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F vs Irma Segal-Gebbski a/k/a Irma Segal and Marius Segal-Gebbski aka Marius Gebbski 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 May 18, 2022 at 11:00 AM PREVAILING

TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in Dingman Township, Pike County, Pennsylvania, more particularly described as follows:

BEGINNING at a point for corner on the northerly line of Canoe Brook Drive at the common corner between lots 87 and 88 and running, thence; along the common line of lots 87 and 88, North 75 degrees 00 minutes 14 seconds East, a distance of 330.82 feet to a point for corner on the southerly side of a 15 foot wide reserved strip which runs parallel to the Pennsylvania State Forest, thence; along the southerly line of said 15 foot wide reserved strip, South 22 degrees 07 minutes 30 seconds East, a distance of 102.36 feet to a point for corner, thence; again following the southerly line of a 15 foot wide reserved strip, South 21 degrees 29 minutes 24 seconds West, a distance of 121.60 feet to a point for corner on the line of lot 89; thence, cutting through the middle of lot 89, South 86 degrees 37 minutes 24 seconds West, a distance of 303.27 feet to a point for corner on the northerly line of the aforesaid Canoe Brook Drive, thence; along same, North 04 degrees 24 minutes 29 seconds West, a distance of 140.65 feet to the point of BEGINNING.

CONTAINING 1.345 acres of land, more or less.

THE herein described New Lot 88A consists all of lot 88 and westerly half of lot 89 and cannot be subdivided,

conveyed or sold apart therefrom without Township approval.

TOGETHER WITH AND SUBJECT TO covenants, easements, rights-of-way and restrictions as may be recorded in the Public Records of Pike County, Pennsylvania.

New Lot 88A. Block 12, Stage 57 at Hemlock Farms Community.
133.02-01-01

Parcel #133.02-01-01 (Control: 020866)

BEING the same premises which The Montanti Family Trust, dated October 2, 2000, Vincent L. Montanti and Monique L. Montanti, trustors and/or trustee, granted and conveyed unto Marius Segal-Gebski and Irma Segal-Gebski by deed dated June 7, 2012 and recorded in the Office of the Recorder of Deeds of Pike County on August 29, 2012 in Instrument No. 201200008285.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Irma Segal-Gebski a/k/a Irma Segal and Marius Segal-Gebski aka Marius Gebski

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,250.05 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 Irma Segal-Gebski a/k/a Irma Segal and Marius Segal-Gebski aka Marius Gebski

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,250.02 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Hill Wallack LLP
777 Twp Line Rd., Ste. 250
Yardley, PA 19067

4/22/2022 • 4/29/2022 • 5/6/2022

**SHERIFF SALE
MAY 18, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1048-2021r SUR

JUDGEMENT NO. I048-2021_AT THE SUIT OF TOWD Point Master Funding Trust 2021-PMI vs Douglas J. Fischgrund and Jennifer F. Pante
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 May 18, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL ONE:

ALL THAT CERTAIN 1ot, parcel or piece of ground situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania., being Lot No. 781, Section No. 11 as shown on map entitled subdivision of Section 11, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania in Plat Book No. 10, page 5. UNDER AND SUBJECT to conditions, restrictions, reservations and exception in Pike County, Pennsylvania Deed Book Volume 346 page 143.

PARCEL TWO:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania., being Lot No. 782, Section No. 11 as shown on map entitled subdivision of Section 11, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania in Plat Book No. 10, page 5. UNDER AND SUBJECT to

conditions, restrictions and reservations and exception in Pike County Pennsylvania Deed Book Volume 317 page 229.

Parcel #162.03-01-45 (Control: 030240) & 162.03-01-46 (Control: 031904)

BEING the same premises which Douglas J. Fischgrund and Jennifer F. Pante, granted and conveyed unto Douglas J. Fischgrund by deed dated January 18, 2019 and recorded in the Office of the Recorder of Deeds of Pike County on April 1, 2019 in Instrument No. 201900002227.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Douglas J. Fischgrund and Jennifer F. Pante DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 219,539.18 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 Douglas J. Fischgrund and Jennifer F. Pante DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 219,539.18 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Hill Wallack LLP
777 Twp Line Rd., Ste. 250
Yardley, PA 19067

4/22/2022 • 4/29/2022 • 5/6/2022

**SHERIFF SALE
MAY 18, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 88-2022r SUR JUDGEMENT NO. 88-2022_AT THE SUIT OF M & T Bank vs Walter P. Gerety 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 May 18, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Plaintiff: M&T Bank
Defendant: Walter P. Gerety
Attorney for Plaintiff: Orlans PC
200 Eagle Road, Suite 120
Wayne, P A 19087

(484) 367-4191
Judgment Amount: \$65,994.22
DESCRIPTION

All that certain piece, parcel and tract of land situate, lying and being in the Township of Porter, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

Being Lot 39, Block XXV, Hemlock Farms Community, Stage LXVI, as shown on plat of Hemlock Farms Community, Hemlock Hills, Stage LXVI, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 8, Page 140, of the 8th day of March, 1971.

Under and subject to the conditions, exceptions, reservations as are contained in prior deeds forming the chain of tide.

Subject to all restrictions, exceptions, reservations, stipulations, conditions, rights of way and easements of record.

TITLE TO SAID PREMISES VESTED IN Walter P. Gerety by Deed from Walter P. Gerety and Michelle L. Dinho, dated February 28, 2011 and recorded March 8, 2011 in Book 2358 at page 2457.

Tax Parcel No: 133.03-03-45

Premises known as: 108 Roosevelt Drive, Hawley, PA 18428

To Be Sold as the property of Walter P. Gerety

Docket No.: 88-2022

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Walter P. Gerety DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$65,994.22 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 Walter P. Gerety DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$65,994.22 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Orlans, PC
Strafford Offc Bldg, Ste. 120
200 Eagle Road
Wayne, PA 19087

4/22/2022 • 4/29/2022 • 5/6/2022

**SHERIFF SALE
MAY 18, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 825-2018r SUR JUDGEMENT NO. 825-2018_AT THE SUIT OF Bayview Loan Servicing, LLC vs James E. Grogan and Jacqueline Grogan 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 May 18, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot Number 40, Section Number 15, of Sunrise Lake as shown on plat or map of Sunrise Lake Section 15, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 26 at pages 3.

Premises Being: 3736 Sunrise Lake, Milford, PA 18337

Parcel No. 108.00-02-31

Control Number 108760

BEING the same premises which Sunrise Ventures, Inc. by Deed dated December 14, 1993 and

recorded in the Office of Recorder of Deeds of Pike County on December 30, 1993 at Book 830, Page 173 granted and conveyed unto James E. Grogan and Jacqueline M. Grogan.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James E. Grogan and Jacqueline Grogan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$230,149.95 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 James E. Grogan and Jacqueline Grogan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$230,149.95 PLUS

COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Stern & Eisenberg
1681 Main Street, Ste. 200
Warrington, PA 18976

4/22/2022 • 4/29/2022 • 5/6/2022

**SHERIFF SALE
MAY 18, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 515-2021r SUR JUDGEMENT NO. 515-2021_AT THE SUIT OF M & T Bank s/b/m M&T Mortgage Corporation vs Daniel Cahill, JR solely in His Capacity as Heir of Frances Cahill, Deceased, the Unknown Heirs of Frances Cahill Deceased, Frances Peters aka Frances Cahill Solely in His Capacity as Heir of Frances Cahill, 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 May 18, 2022 at 11:00 AM 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 Lackawaxen, County of Pike and State of Pennsylvania, more particularly

described as follows:
 Lot Number 156 in the Subdivision of Oak Hills Division, Section III, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 7 at page 186, on December 22, 1969, being Part of the same pieces, parcels and tracts of land conveyed to prior Grantor by those certain deeds -given by the following-named person on the dates indicated: Bjorn Skisland and Gerd Skisland, husband and wife, dated May 7 1969, recorded in Volume 223, page 1101. UNDER AND SUBJECT, nevertheless, to the covenants and restrictions set forth in Deed Book 225, at page 332 dated July 10, 1969, which recorded covenants, easements and restrictions are hereby incorporated herein and made a part hereof, which the Grantee(s) by acceptance of this deed agrees to observe and perform; AND ALSO excepting and reserving unto Grantor, its successors and assigns, all rights to oil, gases, and minerals upon or under said land without, however, reserving unto Grantor any rights in the surface of the above described lots for purpose of exploration or extraction. TOGETHER with the right to use the private roadways as shown on said recorded plat for purposes of ingress, egress and regress in common with the Grantor, its successors and assigns, and other purchasers or real property from the Grantor, its successors and assigns. The granting of this right by the Grantor to the Grantee does not constitute a dedication of such private roadways to the public, and is subject to the reservations, covenants, restrictions, easements and conditions

as set forth in said recorded declaration thereof Grantor, however, reserved the right at anytime make any dedication of such roadways or any portion thereof to the public. BEING KNOWN AS: 102 BUCKHORN DRIVE FKA LOT 156 FAWN LAKE FOREST, HAWLEY, PA 18428 PROPERTY ID NUMBER: TAX MAP NO: / CONTROL NO: 009.03-01-71/ 063188 BEING THE SAME PREMISES WHICH HAROLD J. STEWART AND VERONICA A. STEWART, HUSBAND AND WIFE, AND ANTHONY J. STEWART AND SANDRA L. STEWART, HUSBAND AND WIFE BY DEED DATED 2/25/1992 AND RECORDED 4/22/1992 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 532 AT PAGE 124, GRANTED AND CONVEYED UNTO DANIEL CAHILL, NOW DECEASED AND FRANCES CAHILL, NOW DECEASED, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel Cahill, JR solely in His Capacity as Heir of Frances Cahill, Deceased, the Unknown Heirs of Frances Cahill Deceased, Frances Peters aka Frances Cahill Solely in His Capacity as Heir of Frances Cahill, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$35,294.27 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 Daniel Cahill, JR solely in His Capacity as Heir of Frances Cahill, Deceased, the Unknown Heirs of Frances Cahill Deceased, Frances Peters aka Frances Cahill Solely in His Capacity as Heir of Frances Cahill, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 35,294.27 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532

4/22/2022 • 4/29/2022 • 5/6/2022

**SHERIFF SALE
MAY 18, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 106-2022r SUR JUDGEMENT NO. _106-2022 _AT THE SUIT OF The Money Source, Inc. vs Steven Schultz 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 May 18, 2022 at 11 :00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution
No. 106-2022-CIVIL

THE MONEY SOURCE INC.
v.
STEVEN SCHULTZ

owner(s) of property situate in the
BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
813 HILLVIEW PLACE, LORDS
VALLEY, PA 18428
Tax ID No. 01-0-107.02-05-19
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$135,567.28

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 Steven Schultz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,567.28 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven Schultz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 135,567.28 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Brock & Scott
302 Fellowship Road, Ste. 130
Mount Laurel, NJ 08054

4/22/2022 • 4/29/2022 • 5/6/2022



CIVIL ACTIONS FILED

*From April 14, 2022 to April 21, 2022
Accuracy of the entries is not guaranteed.*

CONTRACT — DEBT COLLECTION: CREDIT CARD

2022-00417	US Bank National Association Elan Financial Services Matrafailo John Matrafailo Karen	Plaintiff Plaintiff Defendant Defendant	4/18/2022
------------	--	--	-----------

CONTRACT — DEBT COLLECTION: OTHER

2022-00420	Portfolio Recovery Associates LLC Mabee Nicole	Plaintiff Defendant	4/18/2022
2022-00421	Portfolio Recovery Associates LLC Dubee Marissa	Plaintiff Defendant	4/18/2022
2022-00422	Portfolio Recovery Associates LLC Soro Faron	Plaintiff Defendant	4/18/2022

DIVORCES FILED

2022-00426	ONeill William K Bochman Renee F	Plaintiff Defendant	4/18/2022
------------	-------------------------------------	------------------------	-----------

MARRIAGE LICENSE FILINGS

2022-00048	Ettinger William Maxwell Marsillo Linda Rose		4/14/2022
2022-00049	Weissleder Allyn Muller Ginter Kevin Michael		4/18/2022
2022-00050	Fuller Brittany Ann Grogan Kyle William		4/19/2022
2022-00051	Solorzano Gianella Alexandra Brautigam Richard Anthony		4/20/2022
2022-00052	Strub Sean O Morales Racmel Javier		4/20/2022



REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2022-00415	Pentagon Federal Credit Union Ufret Adam Ufret Peter A Unknown Heirs Ufret Janet	Plaintiff Defendant Defendant Defendant	4/14/2022
2022-00418	Pennymac Loan Services LLC Bryan Valerie Propaga Landis	Plaintiff Defendant Defendant	4/18/2022
2022-00419	Pennymac Loan Services LLC Ramos Jeanette Ramos Solano Jeanette Ramos Miguel Unknown Ramos Virginia Ramos Miguel A Jr	Plaintiff Defendant Defendant Defendant Defendant Defendant	4/18/2022

WAIVER OF LIENS

2022-50014	Pine Tree Homes Inc Builders Inc Pine Tree Homes Inc Builders Inc Prestigiacom Peter Prestigiacom Peter Prestigiacom Immaculate M Prestigiacom Immaculate M Prestigiacom Marie Prestigiacom Marie	Contractor Owner Contractor Owner Contractor Owner Contractor Owner	4/14/2022
2022-50015	Timbercrest Builders Timbercrest Builders Szostak Pawel Szostak Pawel	Contractor Owner Contractor Owner	4/19/2022
2022-50016	Timbercrest Builders Timbercrest Builders Szostak Pawel Szostak Pawel	Contractor Owner Contractor Owner	4/19/2022
2022-50017	Timbercrest Builders Timbercrest Builders Carrera Thomas M Carrera Thomas M	Contractor Owner Contractor Owner	4/19/2022



MORTGAGES AND DEEDS

*Recorded from April 14, 2022 to April 20, 2022
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Pepin Jeffery	Mortgage Electronic Registration System Inc		
Pepin Josephine A	Amerisave Mortgage Corporation		
Frank Josephine		180600.00	Blooming Grove Twp
Pearce David Richard	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	100000.00	Westfall Twp
Kirichansky Dmitry	Mortgage Electronic Registration System Inc		
Olefir Iryna	Bond Street Mortgage LLC	161500.00	Lackawaxen Twp
Ball Keith	Heritage Financial Credit Union	57200.00	Dingman Twp
Johnson Brett	Mortgage Electronic Registration System Inc		
Johnson Patricia	Rocket Mortgage LLC	190313.00	Lehman Twp
Shapsis Alexander Khrom Tatiana	JPMorgan Chase Bank NA		
Shapsis Alexander Agent		650000.00	Dingman Twp
Eddy Raymond J Jr	Mortgage Electronic Registration System Inc		
Decker Debra A	Rocket Mortgage LLC Quicken Loans LLC	80000.00	Lehman Twp
Prestigiacomio Peter Prestigiacomio Immaculate M	Wayne Bank		
Prestigiacomio Marie		256400.00	Lackawaxen Twp
Isaza Elizabeth	Peoples Alliance Federal Credit Union		
Isaza Herman A		300000.00	Milford Twp
Raymond Stephanie	Secretary Of Housing & Urban Development	54851.95	Lehman Twp
Herington Maegan A	Mortgage Electronic Registration System Inc		
Ranello Alexander	Summit Mortgage Corporation	300000.00	Lackawaxen Twp

Smitchel Harry E Jr	Wayne Bank		
Smitchel Marie L		52500.00	Palmyra Twp
Kirschner Jon Michael	Mortgage Electronic Registration System Inc Goodleap LLC	203500.00	Delaware Twp
Lucente Matthew T	Mortgage Electronic Registration System Inc Semper Home Loans Inc	128001.00	Delaware Twp
Pendzich Paul	Mortgage Electronic Registration System Inc		
Pendzich Jacqueline Mortgage Electronic	Summit Mortgage Corporation Registration System Inc Mejia Jose M	305661.00	Lackawaxen Twp
Fairway Independent Mortgage Corporation	Terrero Pen Maria A Pen Maria A Terrero	270019.00	Lehman Twp
Day David	Heritage Financial Credit Union	100000.00	Dingman Twp
Devries Rosemarie	Heritage Financial Credit Union	60000.00	Shohola Twp
Caban Monique	Mortgage Electronic Registration System Inc		
Caban Benjamin Jr	Hometown Lenders Inc	333000.00	Dingman Twp
Roslund Erik	Manufacturers & Traders Trust Company	145000.00	Blooming Grove Twp
Berdan Ronald R Berdan Denise C	Wells Fargo Bank NA	93900.00	Delaware Twp
McCloud Missmer Jody Missmer Jody McCloud McCloud-Missmer Jody Ellen Missmer Jody Ellen McCloud McCloud Missmer Jody Ellen Missmer Michael Stephen Missmer Michael S	PSECU	40000.00	Greene Twp
Anderson David	Citizens Bank NA	137000.00	Lehman Twp
Mcclean Maddox Mary Maddox Mary Mcclean	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	145444.00	Lehman Twp

Miranda Nephi J	Mortgage Electronic Registration System Inc Carrington Mortgage Services LLC	272964.00	Delaware Twp
Will Carl	Mortgage Electronic Registration System Inc Cardinal Financial Company LP	603860.00	Dingman Twp
Sarasin Michael	Mortgage Electronic Registration System Inc		
Sarasin Stuart Samuel	Network Capital Funding Corporation	107300.00	Shohola Twp
Periu Anthony T	Mortgage Electronic Registration System Inc Loandepot.Com LLC	272650.00	Dingman Twp
Wakanda Properties LLC	Mortgage Electronic Registration System Inc		
Page Randy D	Angel Oak Mortgage Solutions LLC	357000.00	Lehman Twp
Fishman Rebecca	Empower Federal Credit Union		
Horowitz Zachary		279360.00	Dingman Twp
Shea Daniel Thomas	Mortgage Electronic Registration System Inc Hometown Lenders Inc	464000.00	Palmyra Twp
Rucci Peter	Wells Fargo Bank NA	99000.00	Blooming Grove Twp
Galasso Kristie N	ESSA Bank & Trust	12600.00	Porter Twp
Hartmann Virginia	Northeastern Operating Engineers FCU	250000.00	Greene Twp
Yeager Robert	Peoples Security Bank & Trust Company		
Yeager Debra		50000.00	Palmyra Twp
McCabe Lisa-Ann	Mortgage Electronic Registration System Inc		
McCabe James P	Homespire Mortgage Corporation	275405.00	Blooming Grove Twp
Rohrbach Donna	Mortgage Electronic Registration System Inc		
Donna Yagle Clark	Rocket Mortgage LLC Quicken Loans LLC	76000.00	Greene Twp
Dumlao Lovely	Mortgage Electronic Registration System Inc		
Erwin Niurca	NBKC Bank	235000.00	Greene Twp
Erichsen Karl	Wayne Bank	105000.00	Lehman Twp

Ritchie Jared	Mortgage Electronic Registration System Inc Rocket Mortgage LLC	241530.00	Dingman Twp
Lacorazza John S Lacorazza Donna V	ESSA Bank & Trust	30000.00	Blooming Grove Twp
Ray-Blaede Jessica	Mortgage Electronic Registration System Inc Quicken Loans LLC	161600.00	Dingman Twp
Blaede Jessica Ray Ray Blaede Jessica Blaede Jessica	Franklin Mint Federal Credit Union	150000.00	Lackawaxen Twp
Cherny Mikhail	Cherny Alla	150000.00	Lackawaxen Twp
Santoro Daniel S	Santoro Dennis Santoro Denise	509600.00	Palmyra Twp
Bernathy Barry R	Pennsylvania State Employees Credit Union	185000.00	Lackawaxen Twp
Andryshak Richard	Heritage Financial Credit Union	75000.00	Dingman Twp
Andryshak Kathleen Ann	Adorno Samuel	50000.00	Delaware Twp
Adorno Robert	Heritage Financial Credit Union	30000.00	Delaware Twp
Santarsiere Anthony	Heritage Financial Credit Union	40000.00	Matamoras Borough
Totten Erica	Heritage Financial Credit Union	46500.00	Westfall Twp
Vinueza Jose Alvarez	Heritage Financial Credit Union	40700.00	Lackawaxen Twp
Vinueza Jose Alexander Alvarez Antoinette C	Heritage Financial Credit Union	60000.00	Lehman Twp
Orkin James S	Heritage Financial Credit Union	50000.00	Dingman Twp
Orkin Rose Ann	Heritage Financial Credit Union	48000.00	Delaware Twp
Valentin Felix	Heritage Financial Credit Union	54000.00	Dingman Twp
Gutierrez Milka	Warren Mark Jr	50000.00	Dingman Twp
Warren Mark Jr	Heritage Financial Credit Union	50000.00	Dingman Twp
Warren Melissa	Heritage Financial Credit Union	48000.00	Delaware Twp
Stewart Robert J	Heritage Financial Credit Union	54000.00	Dingman Twp
Stewart Jeanne M	Citizens Bank NA		
Darring Danielle			

Mecca James F	Citizens Bank NA		
Mecca June		60000.00	Westfall Twp
Black Jessica A	Citizens Bank NA	100000.00	Palmyra Twp
Schille Elizabeth	TD Bank NA		
Henry Jonathan		45000.00	Dingman Twp
Kladakis Anthony J	Citizens Bank NA		
Bakertcy Anna		150000.00	Milford Twp
Krenitsky Peter	First National Bank Of Pennsylvania		
Sebastianelli Susan		65000.00	Palmyra Twp
Doto Rocco J	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	129426.00	Blooming Grove Twp
Clauss William P	Honesdale National Bank		
Pittenger-Clauss Abbigale			
Clauss Abbigale Pittenger			
Pittenger Clauss Abbigale		100000.00	Blooming Grove Twp
Martin Thomas	Mortgage Electronic Registration System Inc		
Anderson Martin Kelly	Summit Mortgage Corporation		
Martin Kelly Anderson		151701.00	Dingman Twp
Parliament Donald V	Mortgage Electronic Registration System Inc Pennymac Loan Services LLC	114000.00	Delaware Twp
Leisenheimer Adam	Wells Fargo Bank NA		
Leisenheimer Patricia		250000.00	Dingman Twp
Moran Patrick	Secretary Of Housing & Urban Development		
Moran Arthur			Dingman Twp
Harris Linda	Wells Fargo Bank NA	111000.00	Palmyra Twp
Conklin Dennis Jr	Mortgage Electronic Registration System Inc		
Conklin Jaclyn	Keystone Funding Group	313650.00	Delaware Twp
Fierro Francesco E	Mortgage Electronic Registration System Inc		
Fierro Erika L	Equity Prime Mortgage LLC	334157.00	Dingman Twp
Burger Quinn Douglas	Mortgage Electronic Registration System Inc Summit Mortgage Corporation	118400.00	Matamoras Borough
Dabney Jennie	Mortgage Electronic Registration System Inc		
Dabney Mathew	Quontic Bank	372000.00	Lackawaxen Twp

DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Sturgeon Joseph A	Kirichansky Dmitry Olefir Iryna	190000.00	Lackawaxen Twp
Sobotka Patricia	Johnson Brett Johnson Patricia	1.00	Lehman Twp
Malamas Peter	Malamas Peter		
Malamas Jennifer	Malamas Jennifer	1.00	Greene Twp
Westerfer Robert D	Shapsis Alexander		
Nealon Corey T	Khrom Tatiana	790000.00	Dingman Twp
Conte Michael John	Bartels Andrew	1610000.00	Palmyra Twp
Haque Yasmine C Exrx	Eltech Development Trust		
Haque Gloria C Est		18000.00	Blooming Grove Twp
Williams Peter	Isaza Elizabeth		
Williams Carmen	Isaza Herman A		
Rosado-Williams Carmen Maria			
Williams Carmen Maria Rosado			
Rosado Williams Carmen Maria		575000.00	Milford Twp
Kong Clara	Krawiec Milena Krawiec Przemyslaw	4000.00	Delaware Twp
Horan Madeline	Horan Liam	1.00	Palmyra Twp
Bakhshian Maria Louis	Herington Maegan A Ranello Alexander	375000.00	Lackawaxen Twp
Rayas Hilda M	Hilda Rayas Living Trust 03/23/2022	329326.80	Dingman Twp
Kirschner Jon Michael	Kirschner Jon Michael	1.00	Delaware Twp
Lucente Jeanette	Lucente Matthew T	1.00	Delaware Twp
Labato Anthony	Yu Suger Angela		
Labato Doris		250000.00	Delaware Twp
Sestito John D	Fescina Joseph P		
Sestito Samantha D	Dailey Nant Darpinojessica A Breen Phyllis M	36000.00	Lackawaxen Twp
Tigue Thomas	Pendzich Paul Pendzich Jacqueline	311300.00	Lackawaxen Twp
Tschopp Warner Sr	Zolotar Martin Zolotarova Silvia	115000.00	Matamoras Borough
Troche Jose	Mejia Jose M Terrero Pen Maria A Pen Maria A Terrero	275000.00	Lehman Twp

Hilltop Homes LLC	Caban Benjamin Jr		
	Caban Monique	370000.00	Dingman Twp
Benzkofer Carolyn J	Miranda Nephi J	278000.00	Delaware Twp
Wilbert Christian W	Will Carl		
Wilbert Shelley		615000.00	Dingman Twp
Sarasin Michael	Sarasin Michael		
	Sarasin Stuart Samuel	10.00	Shohola Twp
Devereaux Nicholas Edward	Croce Frank		
	Diver Michael		
	Leonard Robert E Jr	1000.00	Lackawaxen Twp
Buteau Francis D	Periu Anthony T		
Buteau Lorraine R		287000.00	Dingman Twp
White Michael D	Wakanda Properties LLC		
White Rachael J		525000.00	Lehman Twp
Kistle Joseph	Fishman Rebecca		
Kistle Jeffrey Agent	Horowitz Zachary	288000.00	Dingman Twp
Gleason David	Shea Daniel		
Gleason Yolanda R		580000.00	Palmyra Twp
Dobrzynski Stanley M Jr	Dobrzynski Stanley M Jr		
Dobrzynski Stanley M Est		38000.00	Dingman Twp
Dobrzynski Stanley M Jr	Dobrzynski Family LLC	1.00	Dingman Twp
Wylie Warren J	Wylie Warren J Jr		
	Wylie Sharon V	1.00	Dingman Twp
Batista Jorge H	Castillo Edwin Raul		
	Angamarca	11500.00	Dingman Twp
Beyers Catherine M Agent	Decarlo Catherine M		
Decarlo Catherine M	Decarlo Catherine		
Decarlo Catherine M Exrx			
Decarlo Joseph Est		1.00	Lehman Twp
Stenzler Diane Y Exrx	El Rio Realty Inc		
Stenzler Anton M Est		415000.00	Westfall Twp
Tigue Sarah E	Hartmann Virginia	370000.00	Greene Twp
Rodriguez Joann	Joann Rodriguez Trust		
Casciano Rosemary	Rosemary Casciano Trust	1.00	Dingman Twp
Drake Robert V	Drake Robert V		
Drake Carol S	Drake Carol S		
Drake Carol A		1.00	Blooming Grove Twp
Pachnicki Tadeusz	Tadeusz & Grazyna Pachnicki Trust		
Pachnicki Grazyna		1.00	Palmyra Twp
Stayton George Hili	Stayton Kathy L		
Stayton Kathy L	Stayton Rachael L		
	Tew Victoria A	3361.71	Dingman Twp

Mandel Klara	Mandel Yelena		
	Mandel Irina	1.00	Delaware Twp
Dempsey Jared	Schettina Salvatore		
Barhight Lisa		260000.00	Matamoras Borough
Gonzalez Luis A	McCabe James P		
Gonzalez Ashley Y	McCabe Lisa Ann		
Orlando Ashley Y		289900.00	Blooming Grove Twp
Hill Robert J	Dumlao Lovely		
Hill Susan A	Erwin Niu Rca	235000.00	Greene Twp
Dexter Norman C Exr	Dexter Norman C		
Dexter Theresa A Exr			
Dexter-Conklin Theresa A Exr			
Conklin Theresa A Dexter Exr			
Dexter Beverly A Est		1.00	Matamoras Borough
Mcquillan Joan L	Tripaldi Michael		
	Tripaldi Pamela	760000.00	Blooming Grove Twp
Anderson Eugene	Ritchie Jared		
Anderson Colleen		249000.00	Dingman Twp
Blaede Nathan L	Ray-Blaede Jessica		
Ray-Blaede Jessica	Ray-Blaede Jessica		
Blaede Jessica Ray	Ray-Blaede Jessica		
Ray Blaede Jessica	Ray-Blaede Jessica		
Blaede Jessica		1.00	Dingman Twp
Joco Insurance Inc	Caetano Relifronio		
	Desouza Edina	2000.00	Dingman Twp
Alea Ramon M	Ingulli Maria		
Racuya Ruth O			
Alea Ruth O		197500.00	Delaware Twp
Santoro Dennis	Santoro Daniel S		
Santoro Denise		1.00	Palmyra Twp
Lanza Michael	Recine Anthony		
Rinkus Tara			
Lanza Tara L		12000.00	Lackawaxen Twp
Messerschmidt Kathryn J	Morgan Ralph Eldon		
Morgan Katheryn J	Morgan Katheryn J	1.00	Delaware Twp
Siedlik Katarzyna	Zareba Zbigniew		
	Zareba Edyta Beata	60000.00	Lehman Twp
EMR Family Trust 04/12/2001	Butz Greg L		
Lopez Douglas			
Lopez Gail A		95000.00	Lackawaxen Twp

Finegan James Christopher	Finegan James Christopher		
Finegan James	Finegan James		
Finegan Rita Ann	Finegan Rita Ann		
Finegan Rita		1.00	Dingman Twp
Morgan Ralph E	Morgan Ralph E		
	Morgan Pamela P	1.00	Porter Twp
Smialko Oleg	Skelton Mark E		
	Skelton Colleen M	6000.00	Shohola Twp
Summers Victoria L	Martin Thomas		
	Anderson Martin Kelly		
	Martin Kelly Anderson	154500.00	Dingman Twp
Pike County Tax Claim			
Bureau Tr	Joshua Tree Associates LLC		
Corchado Carlos			Delaware Twp
Pike County Tax Claim			
Bureau Tr	Joshua Tree Associates LLC		
Corchado Carlos			Delaware Twp
Chamberlin Thomas P	Bascom Virginia		
Chamberlin Justine		119500.00	Lackawaxen Twp
Lehman Township	Lehman Township	1.00	Lehman Twp
Lee Kristine L	Sandoval Triney A		
Lee-Bucknam Kristine L	Sandoval Mhari		
Bucknam Kristine L Lee			
Lee Bucknam Kristine L		175000.00	Palmyra Twp
Marian French Irrevocable			
Trust 01/17/2022	Niemeyer Ronald	205000.00	Dingman Twp
Collins James	Benson Eric Reynold		
	Pauling Felicia A		
	Benson Jennifer	6000.00	Delaware Twp
Pavelchak Patricia C	Conklin Dennis Jr		
	Conklin Jaclyn	369000.00	Delaware Twp
Niemeyer Ronald	Fierro Francesco E		
Niemeyer Tina	Fierro Erika L	364900.00	Dingman Twp
Torres Jose M	Burger Quinn Douglas		
Torres Betsy L		148000.00	Matamoras Borough
Bergen Avenue Realty			
Pa LLC	Cambridge Rentals LLC		
	Ohaus Randall	100000.00	Dingman Twp
Sannes Paul S	Sannes Paul S		
Sannes Mary K	Sannes Mary K	1.00	Palmyra Twp
Krt Family Irrevocable			
Trust 07/24/2019	Dabney Mathew		
	Dabney Jennie	465000.00	Lackawaxen Twp

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



Pike County Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

www.pikecountypalawyers.com



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337
(570) 500-2954 • pikecountybar@gmail.com



© 2006 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431

POSTAGE
HERE