

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR'S NOTICE

ESTATE OF Grace Jean Doll, late of Dingmans Ferry, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to Dennis W. Doll
71 Wintergreen Dr.
Manalapan, NJ 07726
Executor
06/08/18 • 06/15/18 • **06/22/18**

EXECUTOR'S NOTICE

Estate of Jean Marguerite Cullinan, late of Matamoras Borough, Pike County, Pennsylvania, deceased. Letters testamentary 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 same, without delay to Brian J Gallagher
124 Orange Blossom Rd
Milford, Pennsylvania, 18337
Executor
06/08/18 • 06/15/18 • **06/22/18**

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE of BARBARA FUREY, late of Palmyra Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, James Furey of 112 Heavenly Valley Road, Tafton, Pennsylvania 18464 or John F. Spall, Esquire of 2573 Route 6, Hawley, Pennsylvania 18428.
JOHN F. SPALL, ESQUIRE
06/15/18 • **06/22/18** • 06/29/18

EXECUTRIX NOTICE

ESTATE OF WILLIE P. SMALLWOOD, late of Delaware Township, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to EUNICE TAYLOR, 116 Indian Run

Court, Milford, PA 18337,
or to her attorneys, FARLEY
& BERNATHY, LLC, 2523
Route 6, Suite 1, Hawley, PA
18428.

06/15/18 • 06/22/18 • 06/29/18

EXECUTORS NOTICE

Estate of EVA H. MUEHTER
a/k/a EVA MUEHTER, late
of Palmyra Township, Pike
County, PA. Any person or
persons having claim against or
indebted to estate present same
to EXECUTOR: Manfred
Muehter, Jr., 118 N Colony
Cove Rd, Tafton, PA 18464;
ATTORNEY for ESTATE:
Nicholas A. Barna, Esq., 831
Court Street, Honesdale, PA
18431.

06/22/18 • 06/29/18 • 07/06/18

EXECUTOR'S NOTICE

ESTATE OF PHILIP
INGRASSIA, late of
Matamoras, Pike County,
Pennsylvania, deceased.
Letters testamentary on the
above estate having been granted
to the undersigned, all persons
indebted to the said estate are
requested to make payment
and those having claims to
present same, without delay to
JAMES OGDONICK, 1327
Saint Julien Street, Charlotte,
NC 28205, or to his attorneys,
FARLEY & BERNATHY,
LLC, 406 Broad Street, Milford,
PA 18337.

06/22/18 • 06/29/18 • 07/06/18

ESTATE NOTICE

Joseph Gaynor, of 102 Mountain
Springs Road, Milford,

Pennsylvania, 18337, deceased.
Trust administration has been
open.

All persons indebted to Joseph
Gaynor are hereby requested
to make immediate payment,
and those having claims are
directed to present the same
without delay to his attorney
within four months from the
date hereof and to file with the
Clerk 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.

Andrea R. Capita, Esq.
The Murray Firm, LLC
150 Morristown Road, Suite 125
Bernardsville, New Jersey 07924
908-204-3477

06/22/18 • 06/29/18 • 07/06/18

**In The Court of Common Pleas
of Pike County, Pennsylvania
Civil Action-Law
No. 2017-00362**

**Notice of Action in
Mortgage Foreclosure**

Nationstar Mortgage LLC,
Plaintiff vs. Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest
From or Under Patrick V.
Maloney, deceased, Anthony
E. Stieb, Kimberlie Stieb,
Individually and as Known Heir
of Patrick V. Maloney, deceased
and Lavenia Maloney, Known
Heir of Patrick V. Maloney,
deceased, Defendants

NOTICE OF SHERIFF'S

SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Patrick V. Maloney, deceased, Defendant(s), whose last known address is 141 Ledgeway Drive, Dingmans Ferry, PA 18328. Your house (real estate) at: 141 Ledgeway Drive, Dingmans Ferry, PA 18328, 172.02-10-18, is scheduled to be sold at Sheriff's Sale on 7/25/18, at 11:00 AM, at Pike County Admin. Bldg., 506 Broad St., Milford, PA 18337, to enforce the court judgment of \$220,029.15, obtained by Nationstar Mortgage LLC (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert

your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.296.6459. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with

this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Pike County Lawyer Referral Service, PA Bar Assn., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. **PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610.278.6800.

**CIVIL ACTION LAW
COURT OF COMMON
PLEAS**

**PIKE COUNTY
Number 170-2018**

Village Capital & Investment,
LLC

v.

Patricia Steele, Known Surviving
Heir of Eileen Kelly, Sarah
Steele, Known Surviving Heir
of Eileen Kelly, and Unknown
Surviving Heirs of Eileen Kelly

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
TO: Unknown Surviving Heirs
of Eileen Kelly**

Your house (real estate) at
702 2nd Street, Matamoras,
Pennsylvania 18336 is scheduled
to be sold at Sheriff's Sale on
August 22, 2018 at 11:00 a.m.
at Pike County Administration
Building, 506 Broad Street,
Milford, Pennsylvania 18337 to
enforce the court judgment of
\$150,012.23 obtained by Village
Capital & Investment, LLC
against the above premises.

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

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

1. The sale will be canceled if
you pay to Village Capital &
Investment, LLC the back
payments, late charges, costs,
and reasonable attorney's fees
due. To find out how much you
must pay, you may call McCabe,
Weisberg and Conway, LLC,
Esquire at (215) 790-1010.
2. You may be able to stop the

sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

LAWYER REFERRAL SERVICE

ASSOCIATION DE LICENCIADOS

Commissioners Office

Pike County

Administration Building

506 Broad Street

Milford, Pennsylvania 18337

(570) 296-7613

McCABE, WEISBERG & CONWAY, LLC

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400,

Phila., PA 19109, 215-790-1010

CIVIL ACTION LAW

COURT OF

COMMON PLEAS

PIKE COUNTY

Number 966-2016

Homestead Funding Corp.

v.

Donna Bordogna, Known

Surviving Heir of Mary E.

Bordogna, Theresa Elliot,

Known Surviving Heir of Mary

E. Bordogna, and Unknown

Surviving Heirs of Mary E.

Bordogna

NOTICE OF SHERIFF'S

SALE OF REAL PROPERTY

TO: Theresa Elliot, Known

Surviving Heir of Mary E.

Bordogna and Unknown

Surviving Heirs of Mary E.

Bordogna

Your house (real estate) at 4152

Blueberry Hill Road, Bushkill,

Pennsylvania 18324 is scheduled

to be sold at Sheriff's Sale on

July 25, 2018 at 11:00 a.m. at

Pike County Administration

Building, 506 Broad Street,

Milford, Pennsylvania 18337 to enforce the court judgment of \$83,169.93 obtained by Homestead Funding Corp. against the above premises.

NOTICE OF

OWNER'S RIGHTS

YOU MAY BE ABLE TO

PREVENT THIS

SHERIFF'S SALE

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

1. The sale will be canceled if you pay to Homestead Funding Corp. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be

sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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.

**LAWYER REFERRAL
SERVICE**

**ASSOCIATION DE
LICENCIADOS**

Commissioners Office

Pike County

Administration Building

506 Broad Street

Milford, Pennsylvania 18337

(570) 296-7613

**McCABE, WEISBERG &
CONWAY, LLC**

Attorneys for Plaintiff

123 S. Broad St., Ste.1400,

Phila., PA 19109, 215-790-1010

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

**Civil Action-Law
In Mortgage Foreclosure
No. 1133 of 2017**

CNB REALTY TRUST,
Plaintiff

vs.

RICHARD TOMA and
DONNA TOMA, now known
as DONNA DIGENNARO,
Defendants

NOTICE OF SHERIFF'S
SALE OF REAL ESTATE

TO: Donna T. Toma, also
known as Donna J. Toma, also
known as Donna DiGennaro,
184 Lakewood Drive, Milford,
PA 18337

Donna Toma, now known
as Donna DiGennaro, 184
Lakewood Drive, Milford, PA
18337

IF YOU HAVE PREVIOUSLY
RECEIVED A DISCHARGE
IN BANKRUPTCY, THIS
IS NOT AND SHOULD
NOT BE CONSTRUED
TO BE AN ATTEMPT TO
COLLECT A DEBT, BUT
ONLY ENFORCEMENT
OF A LIEN AGAINST
PROPERTY.

NOTICE IS HEREBY
GIVEN that by virtue of the
Writ of Execution issued under
the above-captioned Judgment
entered on March 16, 2018
against RICHARD TOMA and
DONNA TOMA, now known
as DONNA DIGENNARO, in
the amount of \$65,848.94 plus
continuing interest and costs, as
well as for foreclosure and sale
of the Mortgaged Premises (as
defined in Plaintiff's Complaint),
directed to the Sheriff of Pike
County, there will be exposed to
public sale, by vendue or outcry
to the highest and best bidders,
for cash, in the Commissioners

Meeting Room, 506 Broad
Street, Milford, Pennsylvania
18337, on the 25th day of July,
2018, at 11:00 a.m., in the
forenoon of the said day, all your
right, title and interest in and to
the following real property which
includes a residential dwelling:
175 Lakewood Drive, Dingman
Township, Pike County,
Pennsylvania 18337, identified
as having PIN Number
136.01-01-21 and Assessment
Number 03-0-018639 and
being more particularly
described in that certain Deed
dated September 28, 2005 and
recorded on September 28, 2005
in the office of the Recorder of
Deeds in and for Pike County in
Book 2135, Page 139.

NOTICE IS HEREBY
GIVEN to all claimants and
parties in interest, that the
Sheriff will within thirty (30)
days thereafter file a schedule of
distribution in his office, where
the same will be available for
inspection and that distribution
will be made in accordance with
this schedule unless exceptions
are filed thereto within ten (10)
days thereafter.

LAWYER REFERRAL
SERVICE, IF NEEDED, IS
AVAILABLE AT:

Commissioners Office

Pike County

Administration Building

506 Broad Street

Milford, PA 18337

(570) 296-7613

North Penn Legal Services -

Stroudsburg

10 North 10th Street

Stroudsburg, Pennsylvania 18360

(877) 953-4250
ROSENN, JENKINS &
GREENWALD, L.L.P.
THOMAS J. MacNEELY,
ESQUIRE
Attorney I.D. No.: 78044
DANIEL A. TAROLI,
ESQUIRE
Attorney I.D. No.: 323695
15 South Franklin Street
Wilkes-Barre, PA 18711
(570) 826-5678
Attorneys for Plaintiff,
CNB Realty Trust

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

WILLIAM P. JAEGER and
HEATHER ANN JAEGER,
his wife,
Plaintiff,

v.
KIM GRAVELY,
Defendant.

867-2017 CIVIL
ACTION TO QUIET TITLE
ORDER

AND NOW, this 30th day of
May, 2018, upon consideration
of Plaintiff's Motion for Default
Judgment, and the fact that the
Defendant has not answered the
Complaint or taken any action to
defend this matter, said Motion
is hereby GRANTED. It is
further DECREED that:

1. Defendant, Kim Gravelly, shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter;
2. If such action is not taken within the thirty (30) day period,

Defendant, Kim Gravelly, shall be forever barred from asserting any right, lien, title or interest in:

- a. the land situate in the Township of Shohola, County of Pike, and Commonwealth of Pennsylvania, being Lot 13, Block 12, Unit 2, as recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Mortgage Book 1464 at page 148 and Deed Book 1955, pages 1358-1361.

- b. the land situate in the Township of Shohola, County of Pike, and Commonwealth of Pennsylvania, being Lot 10 and 12, Block 12, Unit 2, as recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Mortgage Book 1464 at page 148 and Deed Book 1955, pages 1362-1365; and

- c. the land situate in the Township of Shohola, County of Pike, and Commonwealth of Pennsylvania, being Lot 14, Block 12, Unit 2, as recorded in the Office of Recorder of Deeds in and for Pike County, Pennsylvania, in Mortgage Book 1464 at page 148 and Deed Book 1955, pages 1366-1369.

3. If such action is not taken within the thirty (30) day period, the Prothonotary, on Praecipe of Plaintiff, shall enter final judgment and the Plaintiff is thereby authorized to record the same, at their expense, as a conveyance from Defendant, Kim Gravelly, to Plaintiff with the Recorder of Deeds of Pike County, Pennsylvania.

4. Plaintiff is hereby
ORDERED to serve a copy
of this Order upon the named
Defendant, Kim Gravely.
BY THE COURT:

HON. GREGORY H.
CHELAK
ACTING PRESIDENT
JUDGE
