

# 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. IX ♦ MILFORD PA ♦ JUNE 09, 2017 ♦ NO. 24



© COPYRIGHT BRUCE FRANK

## UPCOMING EVENTS:

Pike County Bar Association Meeting  
MONDAY, JUNE 26, 2017 • Noon ~ Apple Valley Restaurant, Milford, PA

Wills for Heroes  
SATURDAY, NOVEMBER 18, 2017 • 9:00 a.m. - 4:00 p.m.  
8:30 a.m. Registration ~ Hampton Inn at Westfall

 PA LEGAL ADS



COURT OF COMMON PLEAS 60TH JUDICIAL DISTRICT:  
Joseph F. Kameen, *President Judge*; Gregory H. Chelak, *Judge*;  
Harold A. Thomson, Jr., *Senior Judge retired*

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

© Copyright 2016 Pike County Legal Journal

POST OFFICE BOX 183 ♦ MILFORD, PA 18337 ♦ 570-296-5102



© 2006 PCBA

**OFFICERS**

*President*  
**Elizabeth A. Erickson Kameen, Esq.**

*Vice-President*  
**Arthur K. Ridley, Esq.**

*Treasurer*  
**James P. Baron, Esq.**

*Secretary*  
**Kelly Anne Gaughan, Esq.**

*Founding CLE Coordinator*  
**William G. Rice, Esq.** ⚔

*Editor*

Elizabeth A. Erickson Kameen

P.O. Box 183, Milford, PA 18337

P: 570-296-5102

F: 570-296-5105

www.pikecountylegaljournal.com  
info@pikecountylegaljournal.com

**Submit advertisements to  
ads@pikecountylegaljournal.com**

**IN THIS ISSUE**

EVENTS .....	4
COURT CALENDAR .....	5
LEGAL NOTICES .....	12
CIVIL ACTIONS .....	15
MORTGAGES & DEEDS .....	16
CLASSIFIEDS .....	25

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

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

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

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

\*Cover illustration by Bruce Frank, a renowned local artist commissioned by the United States Military Academy at West Point. He has achieved success for his pen and ink illustrations of local and historic structures. See Bruce Frank's ad on page 4 for more details.

**MESSAGE FROM THE PIKE COUNTY BAR ASSOCIATION  
PRESIDENT, ELIZABETH A. ERICKSON KAMEEN**



Please check our calendar on page 4 for upcoming events and meetings, including the Pike County Bar Association Meeting on Monday, June 26, 2017.

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$5 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**

Joseph F. Kameen, *President Judge*  
Gregory H. Chelak, *Judge*  
Harold A. Thomson, Jr., *Senior Judge, Retired*

**Magisterial District Judges**

Alan B. Cooper, *Esq.*  
Deborah Fischer  
Paul Menditto  
Shannon Muir, *Esq.*  
Stephen A. McBride, *Esq., Retired*  
Jay Rose, *Esq., Senior Judge, Retired* ✕  
Charles F. Lieberman, *Esq., Senior Judge, Retired*

**Sheriff**

Phil Bueki

**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*  
Richard A. Caridi, *Vice-Chairman*  
Steve Guccini, *Esq.*

**Treasurer**

John Gilpin

**Recorder of Deeds, Register of Wills**

Sharon Schroeder

**Coroner**

Christopher Brighton

**Auditors**

Thomas Foran  
Gail Sebring  
Missi Strub

**PEMA**

Tim Knapp

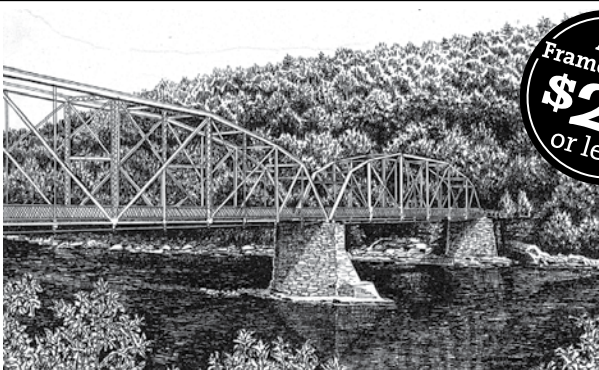
---

EVENTS

---

**Pike County Bar Association Meeting** Monday, June 26, 2017  
Noon  
Apple Valley Restaurant  
Milford, PA 18337

**Wills For Heroes** Saturday, November 18, 2017  
8:30am Registration  
9:00am-11:00am Training  
11:00am-4:00pm Volunteers needed  
Hampton Inn,  
122 Westfall Town Drive  
Matamoras, PA



ALL  
Framed Prints  
**\$20**  
or less!

For a complete catalogue of prints & prices, send a self-addressed, stamped envelope to:

Bruce Frank's  
Pike County Mini Prints  
P.O. Box 32  
Milford, PA 18337

# *Pike County Mini Prints*

---

**NOW AVAILABLE AT  
REDUCED  
PRICES**

---

Available in black & white or full color, prints are double matted and framed in either hardwood or gold in an 8"x10" frame. Hang a group of them together in your office or study for under \$100 – priced during these hard times at below wholesale to Pike County residents. *Collect all of the scenes of local historical subjects or local picturesque landscapes!*

---

## 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, JUNE 12, 2017

- 09:00 AM Docket #: 716-2016  
**Commonwealth of PA vs. Deborah Falcone**  
Omnibus Pre-Trial Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq.*
- 01:30 PM Docket #: 623-2016  
**Commonwealth of PA vs. Anthony Abreu**  
Omnibus Pre-Trial Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*

### TUESDAY, JUNE 13, 2017

- 09:00 AM Docket #: 614-2016  
**Sergio Correa vs. Rosario Correa**  
Hearing - Defendants Petition for writ of NE Exeat  
*Plaintiff Attorney: James P. Baron, Esq.*  
*Defense Attorney: John A. Poka, Esq.*
- 09:00 AM Docket #: 200-2016  
**Commonwealth of PA vs. Jeffrey Hugh ODonnell**  
Omnibus Pre-Trial Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Brian C. Jordan, Esq.*
- 09:00 AM Docket #: 1426-2012  
**Leonard Glamann vs. Fran Stoveken**  
Hearing - Def Obj to Plaintiff Praecept for Civil Trial Listing  
*Plaintiff Attorney: Charles Kammebecker, Esq.*  
*Defense Attorney: Sean P. Buggy, Esq.*
- 09:00 AM Docket #: 45146-2015  
**Pocono Mountain Lake Forest Community Association vs. Keith K. Venery and Christina Venery**  
Hearing - Pl Mtn Make Rule Absolute and Issue Bench Warrant  
*Plaintiff Attorney: Kevin A. Hardy, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 45743-2016  
**Pocono Mountain Lake Forest Community Association vs.**

### Chris Wanamaker

- Hearing - Pl Mtn for Discovery Sanctions  
*Plaintiff Attorney: Kevin A. Hardy, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 45741-2016  
**Pocono Mountain Lake Forest Community Association vs. Ronald Nelson and Natalie Grant**  
Hearing - Pl Mtn for Discovery Sanctions  
*Plaintiff Attorney: Kevin A. Hardy, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 45144-2015  
**Pocono Mountain Lake Forest Community Association vs. Angelo Zaffuto**  
Hearing -  
*Plaintiff Attorney: Kevin A. Hardy, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 27-2017 OC  
**In Re: Naima A. Walker**  
Hearing - Pet for Appt of Guardian of a Minor over 14  
*Plaintiff Attorney: James A. Butz, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 572-15,40287-15  
**Michael Zyara vs. Barbara Zyara**  
Hearing - Pl Mtn Discontinue Alimony Pendente Lite  
*Plaintiff Attorney: Eric Hamill, Esq.*  
*Defense Attorney: Matthew J. Galasso, Esq.*
- 09:00 AM Docket #: 1872-2010  
**Brianna L. Bickmann Administratrix of the Estate of Harold E. Bickmann, Jr. vs. April Stanton**  
Hearing - Pl Pet for Leave of Court to Proceed  
*Plaintiff Attorney: Marshall E. Anders, Esq.*  
*Defense Attorney: John J. Klemeyer, Esq.*
- 10:15 AM Docket #: 13-2017 OA  
**In Re: CA**  
Termination of Parental Rights - Voluntary  
*Plaintiff Attorney: Jason R. Obliger, Esq.*

- *Defense Attorney: Amanda Chesar, Esq.*  
11:00 AM Docket #: 568-2012  
**James Carpenter vs. Victoria Carpenter**  
Custody Conference -  
*Plaintiff Attorney:*  
*Defense Attorney: Christian Weed, Esq.*
- 11:00 AM Docket #: 1556-2014  
**Philip Polizzotto vs. Wells Fargo Bank, N.A. as Trustee for, Option One Mortgage Loan Trust 2007-2 Asset-Backed Certificates. Series 2007-2 c/o Ocwen Loan Servicing LLC Altisource and Field Connections, LLC**  
Other - Case Management Conference  
*Plaintiff Attorney: James P. Baron, Esq.*  
*Defense Attorney: Stuart I. Seiden, Esq., Mark T. Sheridan, Esq.*
- 01:30 PM Docket #: 250-201, 134-2016 & 95-2017  
**Commonwealth of PA vs. Brandon Davon Hightower**  
Omnibus Pre-Trial Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Lindsey Collins, Esq.*
- 01:30 PM Docket #: 403-2017  
**Corina Woody vs. Zebbelin Standish**  
Custody Conference -  
*Plaintiff Attorney:*  
*Defense Attorney: Thomas Mincer, Esq.*
- 01:30 PM Docket #: 1530-2016  
**William Roth vs. Pike County Board of Assessment Appeal, Pike County, Milford Borough, and Delaware Valley School District**  
Hearing - Petition for Appeal to Board of Assessment  
*Plaintiff Attorney: Eric Hamill, Esq.*  
*Defense Attorney: Stacey Beecher, Esq., Thomas Farley, Esq., R. Anthony Waldron, Esq., Weinstein & Zimmerman Attorneys at Law*
- *Defense Attorney: James Baron, Esq.*  
09:00 AM Docket #: 16-2016  
**In Re: MM**  
Placement Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 09:00 AM Docket #: 17-2016  
**In Re: BW**  
Placement Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael Weinstein, Esq.*
- 09:00 AM Docket #: 27-2016  
**In Re: LH**  
Placement Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 09:00 AM Docket #: 1, 2 & 27-2016  
**In Re: SJ**  
Placement Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 09:00 AM Docket #: 71-2016  
**In Re: IG**  
Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 09:00 AM Docket #: 550-2016  
**Lori A. Just vs. Leon Just, Jr.**  
Hearing - Withdraw PFA  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
- 09:30 AM Docket #: 787-2015  
**Donna Marie Guadagni vs. Allan Guadagni**  
Review Hearing -  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
- 10:00 AM Docket #: 107-2017  
**Denise Bryant vs. Toni Mari Stoner MacLean**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:30 AM Docket #: 1409-2015  
**Patricia C. Nagy vs. James F. Nagy**  
Hearing - Plaintiff Petition for Special Relief  
*Plaintiff Attorney: Steven Guccini, Esq.*  
*Defense Attorney: Kelly A. Gaughan, Esq.*
- 10:30 AM Docket #: 1409-2015  
**Patricia C. Nagy vs. James F. Nagy**  
Hearing - Plaintiffs Pet. to Share

**WEDNESDAY, JUNE 14, 2017**

- 09:00 AM Docket #: 15-2016  
**In Re: KA**  
Placement Review Hearing -  
*Plaintiff Attorney: District Attorney*

- Postsecondary Ed. Expense  
*Plaintiff Attorney: Steven Guccini, Esq.*  
*Defense Attorney: Kelly A. Gaughan, Esq.*
- 10:30 AM Docket #: 1409-2015  
**Patricia C. Nagy vs. James F. Nagy**  
Hearing - Defendants Petition for Special Relief  
*Plaintiff Attorney: Steven Guccini, Esq.*  
*Defense Attorney: Kelly A. Gaughan, Esq.*
- 01:30 PM Docket #: 19-2017  
**Commonwealth of PA vs. Lawrence Pierce**  
Hearing - Def Mtn Quash Criminal Info - Pet Writ Hab Corp  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Chesar, Esq.*

**THURSDAY, JUNE 15, 2017**

- 09:00 AM Docket #: 392-2016  
**Commonwealth of PA vs. Kevin ORourke**  
Sentencing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Lindsey Collins, Esq.*
- 09:00 AM Docket #: 37-2017  
**Commonwealth of PA vs. Monica Garcia**  
Sentencing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael Ventrella, Esq.*
- 10:00 AM Docket #: 638-2016  
**Commonwealth of PA vs. Ricky Jeanmarie**  
Plea - & Sentencing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Lindsey Collins, Esq.*
- 10:00 AM Docket #: 557-2016  
**Commonwealth of PA vs. Morris Beverly**  
Hearing - Def Motion for Discovery  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael Weinstein, Esq.*
- 10:00 AM Docket #: 15-2017  
**Commonwealth of PA vs. Michael Smith**  
Plea - & Sentencing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Joseph Toczylowski, Esq.*
- 10:00 AM Docket #: 123-2017  
**Commonwealth of PA vs. Scott Koch**

- Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Ashley Zimmerman, Esq.*
- 10:00 AM Docket #: 122-2017  
**Commonwealth of PA vs. Bruce Shahrabani**  
Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Ashley Zimmerman, Esq.*
- 10:00 AM Docket #: 475-2016  
**Commonwealth of PA vs. Solomon Gyimah**  
Hearing - Defendants Writ of Habeus Corpus  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael Weinstein, Esq.*
- 10:00 AM Docket #: 466-2015  
**Commonwealth of PA vs. William Shann**  
Hearing - Def Motion for Modification of Restitution  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael Weinstein, Esq.*
- 10:00 AM Docket #: 84-2017  
**Commonwealth of PA vs. Christopher Parachinni**  
Hearing - Def Motion for Discovery  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq.*
- 10:00 AM Docket #: 45-2017  
**Commonwealth of PA vs. Anthony Evichin**  
Hearing - Def Motion for Discovery  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq.*
- 10:00 AM Docket #: 90-2017  
**Commonwealth of PA vs. Desiree Fenin**  
Hearing - Def Mtn Extension of Time to File Omnibus  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq.*
- 10:00 AM Docket #: 611-2016  
**Commonwealth of PA vs. Benjamin James Horton**  
Hearing - Commonwealth Mtn for Bail Revocation  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 10:00 AM Docket #: 61 & 61-2017

**Commonwealth of PA vs.**

**Lasyah Palmer**

Hearing - Petition to Set Bail

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Robert Bernathy, Esq.*

- 10:00 AM Docket #: 28 & 121-2017

**Commonwealth of PA vs.**

**George Huber**

Plea - & Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Christian E. Weed, Esq.*

- 10:00 AM Docket #: 77-2015

**Commonwealth of PA vs.**

**Heather Mihalichko**

Hearing - Commonwealth Motion

to Revoke/Increase Bail

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Lindsey Collins, Esq.*

- 10:00 AM Docket #: 480-2016

**Commonwealth of PA vs.**

**William Joseph Trub**

Expungement Hearing -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Kelly A. Gaughan, Esq.*

- 10:00 AM Docket #: 47-2017

**Commonwealth of PA vs.**

**Nicolee Gyurasz**

Hearing - Def Motion for

Discovery

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Robert Reno, Esq.*

- 10:00 AM Docket #: 107-2017

**Commonwealth of PA vs.**

**Courtney Randolph**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Thomas Mincer, Esq.*

- 10:00 AM Docket #: 35-2017

**Commonwealth of PA vs.**

**Tabatha Thornton**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Thomas Mincer, Esq.*

- 10:00 AM Docket #: 684-2016

**Commonwealth of PA vs.**

**Jonathan Swift**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Thomas Mincer, Esq.*

- 10:00 AM Docket #: 503-2016

**Commonwealth of PA vs.**

**Katie Sladicka**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Christian E. Weed, Esq.*

- 10:00 AM Docket #: 120-2017

**Commonwealth of PA vs.**

**Nicole Miller**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Christian E. Weed, Esq.*

- 10:00 AM Docket #: 686-2016

**Commonwealth of PA vs.**

**Jennifer Hogan**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Christian E. Weed, Esq.*

- 10:00 AM Docket #: 57-2017

**Commonwealth of PA vs.**

**Shawnia Faherty**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Christian E. Weed, Esq.*

- 10:00 AM Docket #: 165-2016

**Commonwealth of PA vs.**

**Christina Boyce**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Christian E. Weed, Esq.*

- 10:00 AM Docket #: 50 & 52-2017

**Commonwealth of PA vs.**

**Kevin ORourke**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Lindsey Collins, Esq.*

- 10:00 AM Docket #: 60 & 61-2017

**Commonwealth of PA vs.**

**Lasyah Palmer**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Robert Bernathy, Esq.*

- 10:00 AM Docket #: 122-2016

**Commonwealth of PA vs.**

**Joseph Oliva, Jr.**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Robert Bernathy, Esq.*

- 10:00 AM Docket #: 393-2016, 49 & 53-2017

**Commonwealth of PA vs.**

**Richard M. Ohaus**

Plea -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Robert Bernathy, Esq.*



- 10:00 AM Docket #: 30 & 32-2017  
**Commonwealth of PA vs. James E. Bowser**  
Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 01:30 PM Docket #: 683-2016  
**Commonwealth of PA vs. Kevin Burris**  
Violation of Parole -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
- 01:30 PM Docket #: 356-2016  
**Commonwealth of PA vs. Scott Ryan Blink**  
Violation of Parole -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Jason Obliger, Esq.*
- 01:30 PM Docket #: 13-2016  
**Commonwealth of PA vs. Paula Vogel**  
Parole Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Lindsey Collins, Esq.*
- 01:30 PM Docket #: 722-2016  
**Commonwealth of PA vs. Dawn Marie Cherry**  
Violation of Parole -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 01:30 PM Docket #: 283-2016  
**Commonwealth of PA vs. Ronald Scott Robinson**  
Violation of Probation -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Mark Moulton, Esq.*
- 01:30 PM Docket #: 695-2014  
**Commonwealth of PA vs. Camara Chatham-Rodriguez**  
Violation of Parole -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Chesar, Esq.*
- 01:30 PM Docket #: 498-2016  
**Commonwealth of PA vs. Arkadiusz Mierzejewski**  
Parole Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Chesar, Esq.*
- 09:00 AM Docket #: 262-2013  
**Joseph R. Biondo vs. Gregory Lutfy**  
Argument on Preliminary Objections - Plaintiffs PO to Def Mtn for Summ Judgment  
*Plaintiff Attorney: John T. Stieb, Esq.*  
*Defense Attorney: John J. Klemeyer, Esq.*
- 09:00 AM Docket #: 1292-2013  
**Dawn Cholewka and Ronald Cholewka, husband and wife vs. Aldo Gelso and Ingeberg Gelso, husband and wife and Richard Neidkowski and Little Richies Landscaping, LLC**  
Argument on Motion for Summary Judgment - Other Def Motion (R. Neidkowski)  
*Plaintiff Attorney: Amil M. Minora, Esq.*  
*Defense Attorney: Jason Banonis, Esq. and James V. Pyrab, Esq.*
- 09:00 AM Docket #: 195-2017  
**Mortgage Equity Conversion Asset Trust 2011-1 (aka Mortgage Equity Conversion Asset Trust 2011-1, Mortgage Backed Securities 2011-1) by U.S. Bank National Association, As Co-Trustee vs. Anna Vanderdrift and Occupants**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Christine L. Graham, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 1634-2016  
**OCWEN Loan Servicing, LLC vs. Patricia Cordero, Pedro Cordero**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Edward J. McKee, Esq.*  
*Defense Attorney: Vern S. Lazaroff, Esq.*
- 09:00 AM Docket #: 337-2017  
**MTGLQ Investors, L.P. vs. The Estate of Frances Wunder or Occupants**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Martha E. Von Rosentiel, Esq.*  
*Defense Attorney: Tullio DeLuca, Esq.*
- 09:00 AM Docket #: 316-2017  
**Bank of America, N.A. vs. Sylvia Sirin, any/all Tenants/ Occupants**  
Argument on Motion for Summary Judgment - Plaintiffs Motion

**FRIDAY, JUNE 16, 2017**

- 09:00 AM Docket #: 262-2013  
**Joseph R. Biondo vs.**

- Plaintiff Attorney: Bradley J. Osborne, Esq.*  
*Defense Attorney: Robert J. Kidwell, Esq.*
- 09:00 AM Docket #: 149-2016  
**Federal Home Loan Mortgage Corporation vs. John Doe and/or Tenant/Occupant**  
 Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Joseph A. Dessoye, Esq.*  
*Defense Attorney:*
  - 09:00 AM Docket #: 875-2016  
**Nationstar Mortgage, LLC vs. Vincent Paul Reuter**  
 Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: David Fein, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 09:00 AM Docket #: 380-2015  
**Portfolio Recovery Associates, LLC vs. Maureen A. Brown**  
 Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Carrie A. Brown, Esq.*  
*Defense Attorney: Mark Moulton, Esq.*
  - 09:00 AM Docket #: 495-2016  
**Commonwealth of PA vs. Christopher Roundtree**  
 Hearing - Def Mtn Determine Competency of Complainant  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq.*
  - 09:00 AM Docket #: 495-2016  
**Commonwealth of PA vs. Christopher Roundtree**  
 Hearing - "TAINT" Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq.*
  - 09:00 AM Docket #: 495-2016  
**Commonwealth of PA vs. Christopher Roundtree**  
 Hearing - Def Motion for Discovery  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq.*
  - 09:00 AM Docket #: 1080-2013  
**Deborah A. Morholt vs. Richard Morholt**  
 Argument on Exceptions - Defendants Exceptions  
*Plaintiff Attorney: Matthew J. Galasso, Esq.*  
*Defense Attorney: James Baron, Esq.*
  - 09:00 AM Docket #: 1080-2013  
**Deborah A. Morholt vs. Richard Morholt**  
 Argument on Exceptions - Plaintiffs Exceptions  
*Plaintiff Attorney: Matthew J. Galasso, Esq.*  
*Defense Attorney: James Baron, Esq.*
  - 09:00 AM Docket #: 1367-2016  
**OCWEN Loan Servicing, LLC vs. John Joseph Visone a/k/a John J. Visone**  
 Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Elizabeth Wassall, Esq.*  
*Defense Attorney: Thomas P. Sundmaker, Esq.*
  - 09:00 AM Docket #: 262-2013  
**Joseph R. Biondo vs. Gregory Lutfy**  
 Argument on Preliminary Objections - Def PO to Plaint PO to Def Mtn SJ  
*Plaintiff Attorney: John T. Stieb, Esq.*  
*Defense Attorney: Ronnie J. Fischer, Esq.*
  - 09:00 AM Docket #: 990-2016  
**Kyle Stoughton vs. Mitchel Starr**  
 Argument - Def Pet Strk Cert Ready, Cvl Trial List, Prae Tria  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Alan S. Battisti, Esq.*
  - 09:00 AM Docket #: 990-2016  
**Kyle Stoughton vs. Mitchel Starr**  
 Argument - Def Pet Open/Strike Def Judgment  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Alan S. Battisti, Esq.*
  - 09:00 AM Docket #: 32-2017  
**Cavalry SPV I, LLC, As Assignee vs. Jessica M. Cohen**  
 Argument on Preliminary Objections - PO to Plaint 1st Amended Compl  
*Plaintiff Attorney: David J. Apothaker, Esq.*  
*Defense Attorney: Mark Moulton, Esq.*
  - 09:00 AM Docket #: 121-2017  
**Cavalry SPV I, LLC, As Assignee vs. Jessica M. Cohen**  
 Argument on Preliminary Objections -  
*Plaintiff Attorney: David J. Apothaker, Esq.*  
*Defense Attorney: Mark Moulton, Esq.*
  - 09:00 AM Docket #: 122-2017  
**Cavalry SPV I, LLC, As Assignee vs. Jessica M. Cohen**

Argument on Preliminary  
Objections - PO to Plaintiff 1st  
Amended Compl

*Plaintiff Attorney: David J. Apothaker, Esq.*

*Defense Attorney: Mark Moulton, Esq.*

- 09:00 AM Docket #: 262-2013

**Joseph R. Biondo vs.**

**Gregory Lutfy**

Argument on Motion for Summary  
Judgment - Defendants Motion for  
SJ

*Plaintiff Attorney: John T. Stieb, Esq.*

*Defense Attorney: Ronald M. Bugaj, Esq.*

- 09:00 AM Docket #: 1486-2014

**Ernest A. Strunck, Jr. and**

**Susan Strunck, his wife vs.**

**Joshua Borer, as Administrator of  
the Estate of**

**Joseph Anthony Cluxton**

Argument - Def Mtn to Strike  
Plaint Cert of Trial Readiness

*Plaintiff Attorney: Kevin M. Conaboy, Esq.*

*Defense Attorney: Victoria C. Scanlon, Esq.*

- 09:30 AM Docket #: 1126-2010

**Keys Bonds Jr vs. Leslie Bonds**

Divorce Master Hearing -

*Plaintiff Attorney: Thomas Mincer, Esq.*

*Defense Attorney: Matthew Galasso, Esq.*

- 09:30 AM Docket #: 1440-2016

**Robert Cron vs.**

**Wells Fargo Bank, N.A.**

Argument on Preliminary  
Objections -

*Plaintiff Attorney: Charles Kannebecker, Esq.*

*Defense Attorney: Matthew G. Brushwood, Esq.*

- 01:30 PM Docket #: 335-2014

**Commonwealth of PA vs.**

**Roseanne Simeone**

Omnibus Pre-Trial Hearing -

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Andrew J. Katsock, III, Esq.*

- 01:30 PM Docket #: 525-2017

**Tara Rhoades vs. Joseph Hadden**

Mediation -

*Plaintiff Attorney:*

*Defense Attorney:*

- 01:30 PM Docket #: 335-2014

**Commonwealth of PA vs.**

**Roseanne Simeone**

Hearing - Comm. Mtn to Dismiss

Def Omnibus Mtn

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Andrew J. Katsock, III, Esq.*

- 02:30 PM Docket #: 572-2015

**Michael Zyara vs. Barbara Zyara**

Divorce Master

Hearing - Pre-Hearing Conference

*Plaintiff Attorney: Eric Hamill, Esq.*

*Defense Attorney: Matthew Galasso, Esq.*

---

Pike County Bar Association



---

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

(570) 296-5102 · [www.pikebar.com](http://www.pikebar.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

ESTATE OF HENRY HAROLD REICHNER, JR., late of 131 Edgemere Road, Dingmans Ferry, Delaware Township, Pike County, Pennsylvania. Letters Testamentary having been granted in said estate, all persons indebted to the decedent are requested to make immediate payment, and those having claims against the estate of the decedent to present the same, without delay, to the Executor of the decedent's estate: Henry F. Reichner, 4 Tohopeka Lane, Philadelphia, PA 19118.  
05/26/17 • 06/02/17 • **06/09/17**

---

### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF JOHN S. ROHULICH late of 113 Al Wa Da Circle,

Greentown, Pike County, Pennsylvania (died April 4, 2017), to Daniel W. White, as Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.  
05/26/17 • 06/02/17 • **06/09/17**

---

### EXECUTRIX'S NOTICE

ESTATE OF Julia J. Fenkner, late of Milford, 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 Jeanette J. Decker  
116 Indian Trail Road  
Milford, PA 18337  
Executrix  
05/26/17 • 06/02/17 • **06/09/17**

---

### CO-ADMINISTRATORS' NOTICE

ESTATE OF ROBERT K. McGRATH, late of Pike County, Pennsylvania, deceased. Letters of administration 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 ROBERT McGRATH, 337 Biltmore Lane, Somerset, NJ 08873 and ELAINE P. McGRATH, 26 Kilmer Drive, Hillsborough, NJ 08844, or to their attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

05/26/17 • 06/02/17 • 06/09/17

---

**EXECUTRIX NOTICE**

ESTATE OF JAMES AGUSTUS ASKEY, late of DINGMAN 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

KAREN CALU  
5 CAMBRIA COURT  
TRENTON, NJ 08690  
EXECUTRIX

06/02/17 • 06/09/17 • 06/16/17

---

**Executor's Notice**

Estate of John H. Doerr, late of Blooming Grove 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 the same without delay to: Harry Doerr, Executor

PO Box 285  
Rowland, PA 18457

06/02/17 • 06/09/17 • 06/16/17

---

**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
FEDERAL NATIONAL  
MORTGAGE**

ASSOCIATION (“FANNIE MAE”), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
Plaintiff

vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER VIRGINIA R.  
GRIECO, DECEASED

Defendant

COURT OF COMMON  
PLEAS

CIVIL DIVISION  
PIKE COUNTY

No. 451-2016

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER VIRGINIA R.  
GRIECO, DECEASED

You are hereby notified that on March 18, 2016, Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”), A CORPORATION

ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PIKE County Pennsylvania, docketed to No. 451-2016. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 724 WILD ACRES DRIVE, DINGMANS FERRY, PA 18328 whereupon your property would be sold by the Sheriff of PIKE County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

Notice to Defend:  
Pike County  
Commissioner's Office  
Pike County  
Administration Building  
506 Broad Street  
Milford, PA 18337  
Telephone (570) 296-7613  
Lawyer Referral Service:  
Pennsylvania Lawyer  
Referral Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

---

**NOTICE**

Notice is hereby given that I myself, Angelica Marie Hernandez have filed with the Secretary of the Commonwealth of Pennsylvania on May 24, 2017 a petition for name change to Angelica Marie Bennett. The Hearing is scheduled for the 27th day of June, 2017 at 9:00 a.m., Pike County John Street Complex Courtroom, Milford, Pennsylvania.

---

---

**CIVIL ACTIONS FILED**


---

*From May 25, 2017 to May 31, 2017  
Accuracy of the entries is not guaranteed.*

---

**COMMENCEMENT OF ACTION: WRIT OF SUMMONS CIVIL**

Christina Knapp and Douglas Knapp v.  
Eileen Arenson, CRNP and Pike County  
Family Health Center No. 00692-2017 05/26/17

**CONTRACT – BUYER PLAINTIFF**

Cavalry SPV I LLC v. Helena Wood No. 00682-2017 05/25/17

**CONTRACT – DEBT COLLECTION: CREDIT CARD**

Barclays Bank Delaware v. Craig V. Lemoncelli No. 00693-2017 05/26/17  
Wolds Foremost Bank v. James M. Miller and  
Diane V. Miller No. 00699-2017 05/30/17  
Worlds Foremost Bank v. Lee R. Colon No. 00702-2017 05/30/17

**CONTRACT – DEBT COLLECTION: OTHER**

Pocono Mountain Lake Forest Community Association v.  
Deszo J. Nagyfy, III and Linda J. Nagyfy No. 00688-2017 05/26/17  
Acar Leasing Ltd. And GM Financial Leasing v.  
Melanie Kathleen Taglieri No. 00696-2017 05/30/17

**REAL PROPERTY – MORTGAGE FORCLOSURE: RESIDENTIAL**

Pennymac Loan Services LLC v. Martin DeCarolis No. 00684-2017 05/25/17  
Nationstar Mortgage LLC v. William J. Fitzgerald,  
William Fitzgerald, Edith M. Fitzgerald, and  
Edith Fitzgerald No. 00685-2017 05/25/17  
HSBC Bank USA, National Association v.  
Frederick Kelly and Kristine Kelly No. 00686-2017 05/25/17  
Midfirst Bank v. Sara L. Mulzet, Sara L. Gray,  
Daniel W. Mulzet, Daniel Mulzet, and Secretary of  
Housing & Urban Development No. 00687-2017 05/26/17  
Nationstar Mortgage LLC v. Edith Fleischman,  
Unknown Heirs of Helen N. Grookett, and Karen Freese No. 00689-2017 05/26/17  
JPMorgan Chase Bank, National Association v.  
Jennifer Manheim, Michael W. Manheim, and  
Michael Manheim No. 00691-2017 05/26/17  
Federal National Mortgage Association (“Fannie Mae”) v.  
Joseph C. DiCandia No. 00697-2017 05/30/17  
Branch Banking & Trust Company v.  
Christopher Keith O’Brien No. 00698-2017 05/30/17  
Ditech Financial LLC and Green Tree Servicing LLC v.  
Lisa A. Koch, Lisa Koch, and Lisa A. Hogan No. 00703-2017 05/30/17

**REAL PROPERTY – QUIET TITLE**

Philip Bueki, Jr. and Kristen A. Bueki v. Unknown Heirs  
of Nicholas Chubay and Unknown Heirs of Mary Chubay No. 00704-2017 05/30/17

**MARRIAGE LICENSE FILINGS**

Robert Scott Sanborn and Sydni Patricia Terwilliger	No. 00085-2017	05/25/17
Christopher Joseph Charles Hoehmann and Valerie Joan Eurich	No. 00086-2017	05/26/17
David Thomas Litak and Robert Edward Jones	No. 00087-2017	05/30/17
Matthew John Lacy and Noelle Marie Powell	No. 00088-2017	05/31/17
Aaron Michael West and Sarah Elizabeth Bova	No. 00089-2017	05/31/17

**DIVORCES FILED**

Joni L. Pannhorst v. Charles W. Pannhorst	No. 00705-2017	05/31/17
John A. Traver v. Hope A. Traver	No. 00706-2017	05/31/17

**DIVORCES GRANTED**

Lisa McKenzie v. William A. McKenzie	No. 01268-2015	06/01/17
--------------------------------------	----------------	----------

**CHANGE OF NAME**

Alexander John Steward	No. 00700-2017	05/30/17
Benjamin Erik Stewart	No. 00701-2017	05/30/17

**WAIVER OF LIENS**

Excell Homes, Inc. v. Michael Cianfaro and Danielle Cianfaro	No. 50013-2017	05/26/17
Excell Homes, Inc. v. Michael Russo and Jennifer A. Russo	No. 50014-2017	05/30/17

---

**MORTGAGES AND DEEDS**

---

*Recorded from May 25, 2017 to May 31, 2017  
Accuracy of the entries is not guaranteed.*

---

**MORTGAGES**

BORROWER	LENDER	AMOUNT	LOCATION
Montgomery, Colleen A. Montgomery, John	PSECU	184,500	Matamoras Borough
Washington, Andre L. Washington, Lecann	MERS Mortgage Electronic Registration System, Inc. Contour Mortgage Corporation	102,000	Saw Creek Estates Lehman Township
Murania, Sergio Kim, Helen E.	Citizens Bank NA Green, Leonard W. Green, Linda A.	133,916 110,000	Milford Township Greene Township
Skea, Douglas D.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	157,920	PMWF Delaware Township



Pisani, Raffaele B. Pisani, Rosemarie	Dime Bank	40,000	Hunters Ridge Lackawaxen Township
Feldman, Adam B.	MERS Mortgage Electronic Registration System, Inc. Home Point Financial Corporation	90,000	Sunrise Lake Dingman Township
Garnier, Gregory A. Garnier, Rose Mary	Dime Bank	40,000	Tanglwood Lakes Palmyra Township
Bartleson, Donald L.	MERS Mortgage Electronic Registration System, Inc. USAA Federal Savings Bank	294,900	Top of the Mountain Estates Greene Township
Cawley, Jason Iardi, Michelle, Agent	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	303,181	Hinkel Estates Shohola Township
Abrumov, Sergey Abrumova, Lydmila	Citizens Bank NA	124,000	Wild Acres Delaware Township
Maceri, Maria Maceri, Antonio	Citizens Bank of Pennsylvania	105,000	Sagamore Estates Shohola Township
Perlaza, Luis Perlaza, Yanneth	Citizens Bank of Pennsylvania	36,700	The Glen at Tamiment Lehman Township
Furman, Roger Furman, Michele	Wells Fargo Bank NA	87,500	Tanglwood Lakes Palmyra Township
Lacagnina, John Lacagnina, Krsti	NBT Bank NA	108,800	Gold Key Estates Dingman Township
Tetor, Paul L. Tetor, Karen L.	NBT Bank NA	200,000	Lakeview Acres Palmyra Township
Cole, Evan J. Cole, Catherine C.	Dime Bank	208,000	Catchall Landing Estates Lackawaxen Township
Smith Damiano, Rebecca E. Damiano, Rebecca E. Smith Damiano, Anthony	Smith, Jeffrey L. Smith, Arlene S.	150,000	Hemlock Farms Blooming Grove Township
Cianfaro, Edward Michael Cianfaro, Danielle	Citizens Savings Bank	235,000	Falling Waters at Masthope Lackawaxen Township

Warren, Jeffrey R. Warren, Jeanne M.	Wells Fargo Bank NA	75,920	Hemlock Farms Blooming Grove Township
Focella, Salvatore Focella, Mary Focella, Salvatore, Agent	Dime Bank	400,000	Woodloch Springs Lackawaxen Township
Labarbera, Gary Labarbera, Carolyn	Dime Bank	140,000	Woodloch Springs Lackawaxen Township
Horvath, James	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	59,959	Birchwood Lakes Delaware Township
Peritore, Joseph W. Peritore, Janet A.	Wayne Bank	49,300	Pine Ridge Lehman Township
Walsh, Brooks	Wayne Bank	40,000	Wild Acres Delaware Township
Reiss, Owen F. Reiss, Heleen P.	Wayne Bank	134,400	Blooming Grove Township
Lawlor, Francis J.	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	139,875	Fawn Lake Forest Lackawaxen Township
Codichini, John Codichini, Richard Codichini, Mary	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	81,200	Matamoras Borough
Stopczyk, Marek Stopczyk, Ewa	PNC Mortgage PNC Bank NA	200,000	Sunrise Lake Dingman Township
Williams, Drew Michael	MERS Mortgage Electronic Registration System, Inc. Home Point Financial Corporation	151,701	PMWL Dingman Township
Petrowski, Brian Lee Petrowski, Diane Lee	Dime Bank	120,000	White Sands Spring Palmyra Township
Ross, Judy	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	154,666	Milford Borough

Kotowski, Henry Brendon	MERS Mortgage Electronic Registration System, Inc. GMH Mortgage Services LLC	146,464	The Glen at Tamiment Lehman Township
Stalbert, Picasso	MERS Mortgage Electronic Registration System, Inc. Cityworth Mortgage LLC	216,015	PMWF Dingman Township
Jorgenson, John F. Jorgenson, Dawn M.	Unity Bank	488,000	Borough of Milford Map Milford Borough
Jorgenson, John F. Jorgenson, Dawn M. Jorgenson, Dawn Marie	Unity Bank	488,000	Bradlee Map Dingman Township
O'Sullivan, Keith	MERS Mortgage Electronic Registration System, Inc. Peoples Bank	63,000	Masthope Rapids Lackawaxen Township
Cammarano, Antonio Cammarano, Katijo	MERS Mortgage Electronic Registration System, Inc. Intercontinental Capital Group, Inc.	135,000	Twin Lakes Woods Shohola Township
Deaza, Delacruz Carlos Manuel Delacruz, Carlos Manuel Deaza Camacho, Ventura Jeanny Victoria Ventura, Jeanny Victoria Camacho	MERS Mortgage Electronic Registration System, Inc. First Choice Loan Services, Inc.	169,866	Saw Creek Estates Lehman Township
Hansen, Virginia Hansen, Kirk Richard Hansen, Vaughne Lee	Citizens Bank NA	125,000	Westfall Township
Lentoni, Carl Lentoni, Jaclyn	US Bank NA	114,000	PMWL Dingman Township
Chatman, Kristin D. Chatman, Bhimawatee Sally	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	125,152	Pine Ridge Lehman Township
Berestko, Andrzej Berestko, Jolanta	MERS Mortgage Electronic Registration System, Inc. Atlantic Home Loans, Inc.	48,727	Pine Ridge Lehman Township

Garbrecht, Walter F., Jr.	MERS Mortgage Electronic Registration System, Inc. Intercontinental Capital Group, Inc.	119,413	Sunrise Lake Dingman Township
Waizenegger, John W. Waizenegger, Robin D.	Manufacturers & Traders Trust Company	47,500	Fieldstone Ridge Map Westfall Township
Abbott, Jason	MERS Mortgage Electronic Registration System, Inc. Nations Lending Corporation	113,752	The Escape Palmyra Township
Finkle, Brenda A.	Pennsylvania Housing Finance Agency	8,500	PMWL Dingman Township
Kovler, Janet L.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	194,750	PMLE Delaware Township
Barnes, Joseph E. Barnes, Abigail L.	Dime Bank	112,000	Lackawaxen Township

## DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Washington, Andre L. Washington, Leeann	Padilla, Jose S. Mendoza, Leeann	10.00	Saw Creek Estates Lehman Township
Parr, Steven M., Jr. Parr, Rachel M.	Gross, David R. Gross, Jill M.	1.00	Forest Homes Palmyra Township
Burzon, James J.	Burzon, James J. Burzon, Alice G., Est.	1.00	Greene Township
Wild Acres Acquisitions LLC	Druzhinsky, Dmitriy Druzhinsky, Dmitry Oruzhinsky, Leonid	119,110	Wild Acres Delaware Township
Reichert, Monika Dabrowska, Ewa	Reichert, Monika Dabrowska, Ewa	1.00	Tafton View Palmyra Township
Petrovskaya, Olga	Temer, Isaak Temer, Svyatoslav	6,000	Shohola Falls Trails End Shohola Township
Kim, Helen E.	Green, Leonard W. Green, Linda A.	100,000	Greene Township
Skea, Douglas D.	Haag, William, Jr.	197,400	PMWF Delaware Township

Feldman, Adam B.	Wilmington Savings Fund Society FSB, Tr. Christiana Trust, Tr. Carlsbad Funding Mortgage Trust Rushmore Loan Management Services LLC, Agent	130,000	Sunrise Lake Dingman Township
Bartleson, Donald L.	Dziuba, John E. Dziuba, Betty Ann	294,900	Top of the Mountain Estates Greene Township
Cawley, Jason	Burke, Thomas F. Burke, Maureen	296,800	Hinkel Estates Shohola Township
Abrumov, Sergey Abrumova, Lydmila	Vertuozova, Natalia Vertuozov, Nikolay	155,000	Wild Acres Delaware Township
Furman, Roger Furman, Michele	C2P LLC	187,500	Tanglwood Lakes Palmyra Township
Brentano, Valerie Finucane, Stephanie	Brentano, Valerie Finucane, Stephanie Colello, Anthony	1.00	Shohola Falls Trails End Shohola Township
Columbia Gas Transmission LLC	Snyder, Justin K. Snyder, Stephanie	300,000	Schocopee Crossing Map Milford Township
Rowe, Anthony C. Rowe, Darlene O. Rowe, Timothy Elmer	Rowe, Anthony C. Rowe, Darlene O.	1.00	Saw Creek Estates Lehman Township
Federal Home Loan Mortgage Corporation	Bueki, Philip Shrrf. Hinck, Donald R. Hinck, Patricia	1.00	Birchwood Lakes Delaware Township
Simon, Donald	Hogan, Maryanne K.	72,000	Gold Key Estates Dingman Township
Fields, Michael Fields, Cheryl	Prudente, Michael Prudente, Grace	140,000	Falling Waters at Masthope Lackawaxen Township
Carrigan, James W. Carrigan, Elizabeth E.	Collins, Brian J. Collins, Margie A.	129,000	Circle Green Condominium Palmyra Township
Tigue, William J.	Bank of America NA	38,000	PMWF Dingman Township
Mangino, Gina C.	Mangino, Joseph R., III. Mangino, Gina C.	1.00	Bluestone Ridge Subdivision Dingman Township
Kolodziej, Ireneusz J. Kolodziej, Barbara	Lazzara, John Lazzara, Josephine	6,500	Hemlock Farms Blooming Grove Township

Spindler, Karen B. Spindler, Frederick J.	Depol, Michael J. Depol, Christine	130,000	Tanglwood Lakes Palmyra Township
Warren, Jeanne M. Warren, Jeffrey R.	Fannie Mae Federal National Mortgage Association KML Law Group PC, Agent	94,900	Hemlock Farms Blooming Grove Township
Boyer, Leonard Calvin, Jr.	Ellingsen, Kenneth A. Ellingsen, Barbara, Est.	35,000	Lackawaxen Township
Focella, Salvatore Focella, Mary	Brigandi, Douglas CJ	562,000	Woodloch Springs Lackawaxen Township
Labarbera, Gary Labarbera, Carolyn	Levy, Stuart Levy, Pamela	380,000	Woodloch Springs Lackawaxen Township
Horvath, James	Hull, Roy B.	59,360	Birchwood Lakes Delaware Township
Bartholomew, Tyler B.	Smith, Clayton Eugene, Jr. Smith, Betty Jean	75,000	Big Woods Palmyra Township
Pannachio, Joseph Pannachio, Bettina	Shah, Parin	139,500	Saw Creek Estates Lehman Township
Lawlor, Francis J.	Kolmykov, Sergey Kolmykov, Natalia	186,500	Fawn Lake Forest Lackawaxen Township
Stopczyk, Marek Stopczyk, Ewa	Rappa, Roy Rappa, Constance A., Est.	250,000	Sunrise Lake Dingman Township
Paupack Property Management LLC	Fullmer, Florence L. Fuller, William D., Est.	100,000	Dirk Lands Palmyra Township
Amato, Donna E.	Amato, Donna E., Exrx. Deweese, Donald E., Est. Deweese, Amelia R., Est.	1.00	Marcel Lake Estates Delaware Township
Williams, Drew Michael	Garver, Brian G. Garver, Dayna C.	154,500	PMWL Dingman Township
Wakeling, Daniel Wakeling, Sharon	Perry, John Perry, Tracy Perry, John, Agent	177,900	Wild Acres Delaware Township
Petrowski, Brian Lee Petrowski, Diane Lee	Irish, Sandra K.	1.00	White Sands Spring Palmyra Township
Binder, Yuriy Binder, Polina	Mtg Equity Conversion Asset Trust 2011-1 Mortgage Backed Securities Series 2011-1 US Bank NA, Tr. Reverse Mortgage Solutions, Inc., Agent	159,600	Hemlock Farms Blooming Grove Township

Gayden, Marshall G. Gayden, Leslie	McGuire, Maureen A. McGuire, Richard E., Est.	340,000	Palmyra Township
Ross, Judy	Dantoni, Vincent	153,120	Milford Borough
Hannan, Michael	Carter, Daniel Carter, Maureen	6,000	Shohola Falls Trails End Shohola Township
Whateley Family Trust 05/17/2017	Whateley, Mary Jo	1.00	Twin Lakes Park Shohola Township
Dierberger, Ralph Dierberger, Gloria	Desantis, Joseph Desantis, Gregg, Agent Desantis, Gregg Desantis, Janice	21,000	Pennwood Development Palmyra Township
Kotowski, Henry Brendon	Kraminskiy, Innesa Kraminskiy, Vladimir	145,000	The Glen at Tamiment Lehman Township
Stalbert, Picasso	HSBC Bank USA NA PHH, Agent	220,000	PMWF Dingman Township
Kruize, Kimberly	Bocaletti, Luis Cordova, Patrick D.	101,000	St. Johns Map Matamoros Borough
Martinez, Manuel A.	Fanie Mae Federal National Mortgage Association Servicelink LLC, Agent	30,000	Saw Creek Estates Lehman Township
Cammarano, Antonio Cammarano, Katijo	Yalango, Peter E., Exr. Yalango, Gregory, Est. Yalango, Gregory Joseph, Est.	270,000	Twin Lakes Woods Shohola Township
Deaza, Delacruz Carlos Manuel Delacruz, Carlos Manuel Deaza Camacho, Ventura Jeanny Victoria Ventura, Jeanny Victoria Camacho	Golbert, David	173,000	Saw Creek Estates Lehman Township
Cummings, James Francis Jordan, Julia Marie	Cummings, Thomas P., Jr., Admr. Cummings, Patrick J., Admr. Cummings, Thomas P., Est. Cummings, Thomas, Est.	500,000	Palmyra Township

Cummings, James Francis Jordan, Julia Marie	Cummings, Thomas P., Jr., Admr. Cummings, Patrick J., Admr. Cummings, Thomas P., Est. Cummings, Thomas, Est.	36,000	Palmyra Township
Lentoni, Carl Lentoni, Jaclyn	Fannie Mae Federal National Mortgage Association KML Law Group PC, Agent	120,000	PMWL Dingman Township
Chatman, Kristin D. Chatman, Bhimawatee Sally	Pena, Edgar A. Lui, Diane	130,000	Pine Ridge Lehman Township
Berestko, Andrzej Berestko, Jolanta	HSBC Bank USA NA, Tr. Ace Securities Corporation Home Equity Loan Trust Asset Backed Pass Thru Series 2007-ASAP2 Ocwen Loan Servicing LLC, Agent	60,909	Pine Ridge Lehman Township
Garbrecht, Walter F.	Fannie Mae Federal National Mortgage Association Phelan Hallinan LLP, Agent Phelan Hallinan Diamond & Jones LLP, Agent	116,900	Sunrise Lake Dingman Township
Golden Brothers Investment Group LLC Serene Getaways LLC	Ondris, Dusan Ondris, Tereza	153,000	Palmyra Township
Second Pennsylvania Corporation	Dingmans Ferry DG LLC	1,455,600	Valley Resources LLC Map Delaware Township
Abbott, Jason	Abbott, Jason Abott, Jason	1.00	The Escape Palmyra Township
Kovler, Janet L.	Stumpf, Robert J. Stumpf, Mary H.	205,000	PMLE Delaware Township
Ely, Samuel M. Ely, Monica L., Guard. Ely, Molly	Bank of Clarke County, Tr. Ely, Geraldine, Est. Ely, Bruce M., Benf. Ely, Bruce M., Est.	1.00	Wild Acres Delaware Township



Barnes, Joseph E. Barnes, Abigail L.	Barnes, Joseph E. Barnes, Abigail L. Barnes, Teresa L., Est.	1.00	Lackawaxen Township
Lakeview Loan Servicing LLC	Bueki, Philip, Shrff. Spadoni, Jack Spadoni, Marjorie L.	1.00	Riverdrive Estates Westfall Township
US Bank NA, Tr. Terwin Mortgage Trust 2006-1 Asset Backed Securities TMTS Series 2006-1	Bueki, Philip, Shrff. Santiago, Leslie	1.00	Pine Ridge Lehman Township
Conenna, Frank Conenna, Patricia R.	Skarulis, Olga Skarulis, Sergey	20,000	Lackawaxen Township
GA Homes, Inc.	Brady-Rodriguez, Maureen A. Rodriguez, Maureen A. Brady	5,500	Lackawaxen Township
Ferretti, Anthony Fahy, Colleen	Wells Fargo Bank NA, Tr. Carrington Mortgage Loan Trust Asset Backed Pass Thru Certs Series 2006-NC4 Carrington Mortgage Services LLC, Agent	74,500	Pocono Ranchlands Lehman Township
Federal National Mortgage Association	Bueki, Philip, Shrff. King, Lorraine P.	1.00	Crescent Lake Development Dingman Township

---

**CLASSIFIED ADS**

---

**MILFORD GARAGE FOR RENT FOR STORAGE USE**  
 Spray foam insulated, \$125 a month  
 570-828-6317

---



# Pike County Bar Association

---



for advertising details call

P: 570 • 296 • 5102

F: 570 • 296 • 5105

[pikecountylegaljournal.com](http://pikecountylegaljournal.com)



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





© 2006 PCBA

*2013 CHILDREN'S CHAMPION AWARD HONOREES*

---

**THE PIKE COUNTY LEGAL JOURNAL**

P.O. BOX 183  
MILFORD, PA 18337

POSTAGE  
HERE