

# 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. XII ♦ MILFORD, PA ♦ APRIL 3, 2020 ♦ NO. 14



Judicial emergency declared in the 60th Judicial District  
for the following period:

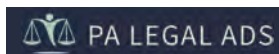
March 17, 2020 to April 14, 2020

<http://court.pikepa.org/docs/Declaration.pdf>

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

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

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

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

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

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

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

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Sharon Schroeder

**Coroner**

Christopher Brighton

**Auditors**

Thomas Foran  
 Gail Sebring  
 Judy Leary-Wagner

**PEMA**

Tim Knapp



## COURT CALENDAR

The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>

## MONDAY, APRIL 6, 2020

- 9:00 AM Docket #: 1126-2010  
**Keyes Bonds, Jr. vs. Leslie Bonds**  
Hearing - Def Mtn for Contempt  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
- 9:00 AM Docket #: 114-2020  
**In Re: Name Change of Brantley Walter Martin, a Minor Child vs. Name Change Hearing**  
*Plaintiff Attorney: Leatrice A. Anderson, Esq.*  
*Defense Attorney:*
- 9:00 AM Docket #: 119-2020  
**In the Matter of Petition for Change of Name of Nicole Yvonne Ficker vs. Name Change Hearing**  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 286-2020  
**Sherry Rowe vs. Matthew Rowe & Mandy Randall**  
Hearing - Standing for Custody  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 284-2020  
**In Re: Appointment of Inspector of Elections Lackawaxen Township (Susan E. Lee)**  
Hearing - Appoint Minority Inspector of Elections  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 283-2020  
**In Re: Appointment of Inspector of Elections Lackawaxen Township (June Carrozza)**  
Hearing - Appoint Majority Inspector of Elections  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 282-2020  
**In Re: Appointment of Judge of Elections Lackawaxen Township (Ann Connor-Robb)**  
Hearing - Appoint Judge of Elections  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 312-2020  
**In Re: Joint Petition of J.G. Wentworth Originations, LLC, and Darren James, Sr. vs. Hearing - Joint Pet Transfer Structured Settlement**  
*Plaintiff Attorney: Robert A. Maro, Esq.*  
*Defense Attorney:*
- 9:00 AM Docket #: 770-2019  
**Adam Farrugia and Delilah Mandes vs. Cory Taylor, Sr. and Delilah Lydia Santos, Fred Taylor and Donna S. Taylor**  
Hearing - Plaintiff Pet for Civil Contempt  
*Plaintiff Attorney: Erik Conrad, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
- 9:00 AM Docket #: 319-2020  
**In Re: Appointment of School Police Officers for The East Stroudsburg Area School District vs. Hearing**  
*Plaintiff Attorney: Christopher S. Brown, Esq.*  
*Defense Attorney:*
- 11:00 AM Docket #: 405-2018  
**Commonwealth of PA vs. Michael Romel**  
Hearing - Def Affidavit of Status  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 1359-2017  
**Sandra Rothberg Vos vs. Hemlock Farms Community Association**  
Pre-Trial Conference  
*Plaintiff Attorney: Jeffrey G. Velander, Esq.*  
*Defense Attorney: Lauren E. Dobrowalski, Esq.*
- 1:30 PM Docket #: 1249-2014  
**Michele Vealey vs. Peter Thompson**  
Pre-Trial Conference  
*Plaintiff Attorney: Jason Obliger, Esq.*  
*Defense Attorney: Sean Buggy, Esq.*

- 1:30 PM Docket #: 1453-2015  
**Konstantinos Ferousis vs. Tom Bowers, d/b/a Port Jervis Paving**  
Non-Jury Trial  
*Plaintiff Attorney: James Baron, Esq*  
*Defense Attorney: Mark Zimmer, Esq*

**TUESDAY, APRIL 7, 2020**

- 9:00 AM Docket #: 711-2019  
**Ryan Kuhn vs. Molly Kuhn**  
Custody Trial  
*Plaintiff Attorney: Thomas Farley, Esq*  
*Defense Attorney: Pamela Wilson, Esq*
- 9:30 AM Docket #: 246-2020  
**Mark Ferguson vs. Tammy Ferguson**  
Custody Conference  
*Plaintiff Attorney: Thomas Mincer, Esq*  
*Defense Attorney:*
- 10:30 AM Docket #: 616-2016  
**Cassandra & Susan Marro vs. Michael Ray**  
Custody Conference  
*Plaintiff Attorney: Thomas Farley, Esq*  
*Defense Attorney:*
- 11:30 AM Docket #: 1346-2018  
**Christina Uhelsky vs. Joshua Trumbull**  
Custody Conference  
*Plaintiff Attorney: James Butz, Esq*  
*Defense Attorney:*
- 2:00 PM Docket #: 125-2018  
**Howard McElnea and Carole McElnea, h/w, and Reginald Worthington and Julie Worthington, h/w vs. Estate of Jeffrey Van Slyke, Indra Van Slyke, A. Khillawan, Indra Van Slyke and Jeffrey Van Slyke, Trustees of the Indra C. Van Slyke Irrevocable Trust Dated February 2, 2017**  
Status Conferencere - Additional Status Conference  
*Plaintiff Attorney: Noreen P. Kemether, Esq.*  
*Defense Attorney: John T. McGrath, Esq., Mark T. Sheridan, Esq., Jeffrey H. Quinn, Esq., Eric L. Hamill, Esq., Ronald M. Metcho, Esq.*

**WEDNESDAY, APRIL 8, 2020**

- 9:00 AM Docket #: 2-2020  
**In Re: HFCR**  
Adjudication  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 9:00 AM Docket #: 4-2020  
**In Re: JMW**  
Adjudication  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 9:00 AM Docket #: 27-2019  
**In Re: DP**  
Adjudication  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Oressa P. Campbell, Esq.*
- 9:00 AM Docket #: 6-2020  
**In Re: DS**  
Adjudication  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 9:00 AM Docket #: 5-2020  
**In Re: KG**  
Adjudication  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 9:00 AM Docket #: 41-2018  
**In Re: TB**  
Dispositional Review Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 9:00 AM Docket #: 34 & 43-2017  
**In Re: JW**  
Dispositional Review Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 9:00 AM Docket #: 334-2020  
**Crystal Behan vs. Alexander Palyo**  
PFA Hearing  
*Plaintiff Attorney: Jeffrey Earlin, Esq.*  
*Defense Attorney:*
- 9:00 AM Docket #: 315-2020  
**Dana Cohen, on behalf of Kimberly Cohen vs. Justin Solis, a minor**  
PFA Hearing  
*Plaintiff Attorney:*  
*Defense Attorney:*

- 9:00 AM Docket #: 398-2020  
**Jeremy Kelly vs. Samantha Kelly**  
PFA Hearing  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 418-2020  
**Crystal R. Orben vs. Jerold Alex Ungerer**  
PFA Hearing  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 430-2020  
**Teresa Martin vs. Jacob Ahaus-Kaplan**  
PFA Hearing  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 432-2020  
**Bharath Raghukulatilak vs. Dorota Okejarska**  
PFA Hearing  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:30 AM Docket #: 26-2017 OC  
**Kenneth Rindos and Margaret Rindos vs. Masthope Mountain Community Property Owners Council**  
Pre-Trial Conference - Scheduling  
Order Conference  
*Plaintiff Attorney: Ronnie J. Fischer, Esq.*  
*Defense Attorney: Tamara Grimm, Esq.*
- 10:30 AM Docket #: 1821-2014  
**Erin A. Apostolico vs. Frederic D. Apostolico**  
Hearing - Def Pet for Contempt  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: James Baron, Esq.*
- 10:45 AM Docket #: 1354-2019  
**Pike County Tax Claim Bureau vs. The Internal Revenue Service and the Owners, Lienholders, and other Parties in Interest as set forth on the Lien Sheets previously filed**  
Hearing - Pet for Hearing  
*Plaintiff Attorney: Stacey Beecher, Esq.*  
*Defense Attorney:*
- 1:30 PM Docket #: 963-2017  
**Susan Hoch vs. Benjamin Hess, CB Electric, LLC and Erie Insurance Company**  
Hearing - Mtns in Limine  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Mark T. Sheridan, Esq.*
- 1:30 PM Docket #: 33-2019 DP  
**In Re: ESD vs.**  
Dependency Hearing  
*Plaintiff Attorney: Lindsey M. Collins, Esq.*  
*Defense Attorney: Mark Moulton, Esq., GAL, James Baron, Esq., Christian Weed, Esq.*
- 1:30 PM Docket #: 4-2017 DP  
**In Re: AW**  
Dependency Hearing  
*Plaintiff Attorney: Jason R. Obliger, Esq.*  
*Defense Attorney: Justin Pfaff, Esq., GAL, James Baron, Esq., Mark Moulton, Esq.*
- 1:30 PM Docket #: 13-2019 DP  
**In Re: EB vs.**  
Permanency Review  
*Plaintiff Attorney: Lindsey M. Collins, Esq.*  
*Defense Attorney: Leatrice Anderson, Esq., GAL, James Baron, Esq.*
- 1:30 PM Docket #: 14-2019 DP  
**In Re: JF vs.**  
Permanency Review  
*Plaintiff Attorney: Lindsey M. Collins, Esq.*  
*Defense Attorney: Leatrice Anderson, Esq., GAL, James Baron, Esq.*
- 1:30 PM Docket #: 16-2019 DP  
**In Re: GF vs.**  
Permanency Review  
*Plaintiff Attorney: Jason R. Obliger, Esq.*  
*Defense Attorney: Christine Rechner, Esq., GAL, Mark Moulton, Esq., James Baron, Esq.*
- 1:30 PM Docket #: 15-2019 DP  
**In Re: EF vs.**  
Permanency Review  
*Plaintiff Attorney: Jason R. Obliger, Esq.*  
*Defense Attorney: Christine Rechner, Esq., GAL, Mark Moulton, Esq.*
- 1:30 PM Docket #: 26-2019 DP  
**In Re: CS vs.**  
Permanency Review  
*Plaintiff Attorney: Jason R. Obliger, Esq.*

*Defense Attorney: Christian Weed, Esq., GAL, Mark Mouton, Esq., James Baron, Esq.*

- 1:30 PM Docket #: 27-2019 DP

**In Re: RS vs.**

Permanency Review

*Plaintiff Attorney: Jason R. Obliger, Esq.*

*Defense Attorney: Christian Weed, Esq., GAL, Mark Mouton, Esq., James Baron, Esq.*

## THURSDAY, APRIL 9, 2020

- 9:00 AM Docket #: 535-2018

**Commonwealth of PA vs. Nicolas Clemente**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Mark Moulton, Esq.*

- 9:00 AM Docket #: 536-2018

**Commonwealth of PA vs. Sherry Desmond**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Mark Moulton, Esq.*

- 9:00 AM Docket #: 252-2019

**Commonwealth of PA vs. Jose Ramos**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Donald Gual, Esq.*

- 9:00 AM Docket #: 408-2019

**Commonwealth of PA vs. Reginald Bapiste**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Donald Gual, Esq.*

- 9:00 AM Docket #: 432-2019

**Commonwealth of PA vs. Thomas Maute**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Thomas Mincer, Esq.*

- 9:00 AM Docket #: 354-2019

**Commonwealth of PA vs. Richard Saylor**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Thomas Mincer, Esq.*

- 9:00 AM Docket #: 682-2019

**Commonwealth of PA vs. Alex**

**Roxburgh**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Robert Bernathy, Esq.*

- 9:00 AM Docket #: 655-2019

**Commonwealth of PA vs. Ashley Bezzina**

Sentencing

*Plaintiff Attorney: District Attorney*

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

- 9:00 AM Docket #: 685-2019

**Commonwealth of PA vs. Ryan Bowers**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Amanda Gumble, Esq.*

- 9:00 AM Docket #: 705-2019

**Commonwealth of PA vs. Robert Gregorvich**

Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Amanda Gumble, Esq.*

- 9:30 AM Docket #: 1245-2010

**Phillip Favale vs. Krystal Favale**

Custody Conference

*Plaintiff Attorney: Thomas Mincer, Esq.*

*Defense Attorney: Matthew Galasso, Esq.*

- 10:00 AM Docket #: 134-2020

**Commonwealth of PA vs. Zachary Simmons**

CAPS

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Amanda Gumble, Esq.*

- 10:00 AM Docket #: 39-2020

**Commonwealth of PA vs. Philip Leslie**

Hearing - Def Mtn for Reconsideration of Sentencing

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Amanda Gumble, Esq.*

- 10:00 AM Docket #: 692-2019

**Commonwealth of PA vs. Adam Abdur-Rahim**

Hearing - Def Amend Mtn to Reinstate Bond

*Plaintiff Attorney: District Attorney*

*Defense Attorney: Amber L. Owens, Esq.*

- 10:00 AM Docket #: 344-2017

**Commonwealth of PA vs. Gabriel Pastrana**

- Hearing - Def Mtn for Reconsideration  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
- 10:00 AM Docket #: 32-2020  
**Commonwealth of PA vs. Andrew Lee Siegfried**  
 Hearing - Def Petition for Bail Modification  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
  - 10:00 AM Docket #: 154-2020  
**Commonwealth of PA vs. Arthur Foster**  
 CAPS  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
  - 10:00 AM Docket #: 14-2020  
**Commonwealth of PA vs. Charles Davis**  
 Plea  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Justin Pfaff, Esq.*
  - 10:00 AM Docket #: 609-2019  
**Commonwealth of PA vs. Gerald McGoldrick**  
 Plea - & Sentencing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq*
  - 10:00 AM Docket #: 95, 153-2018 & 253-2019  
**Commonwealth of PA vs. Kyle Piekenbrock**  
 Hearing - Motion to Sever  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Sundmaker, Esq*
  - 10:00 AM Docket #: 643-2019  
**Commonwealth of PA vs. Bethellen Egan**  
 Hearing - Petition for Permission to Travel  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Ashley Zimmerman, Esq*
  - 10:00 AM Docket #: 492-2017  
**Commonwealth of PA vs. Sade Phifer**  
 Hearing - Def Mtn for Reconsideration  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
  - 10:00 AM Docket #: 314, 479, 514, 516-2019, 38-20  
**Commonwealth of PA vs. Bethany Decker**  
 Hearing - Def Mtn for Resitution Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
  - 10:00 AM Docket #: 118-2020  
**Commonwealth of PA vs. Christopher Pannella**  
 CAPS  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
  - 10:00 AM Docket #: 112-2020  
**Commonwealth of PA vs. Kim McHale**  
 Arraignment & Plea  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
  - 10:00 AM Docket #: 110 & 113-2020  
**Commonwealth of PA vs. Matthew Williams**  
 Arraignment & Plea  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Andrew J. Katsock, Esq.*
  - 10:00 AM Docket #: 419-2019  
**Commonwealth of PA vs. James Dupree Bryan**  
 Hearing - Termination of ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
  - 10:00 AM Docket #: 249-2019  
**Commonwealth of PA vs. Erik C. Cordova**  
 Hearing - Comm Mtn to Modify Bail & ICC  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
  - 10:00 AM Docket #: 598-2019  
**Commonwealth of PA vs. Andrew Powell**  
 Hearing - Def Mtn for Return of Property  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
  - 10:00 AM Docket #: 366-2019  
**Commonwealth of PA vs. Kathryn Rose Scarlata**



- Hearing - Termination of ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
- 10:00 AM Docket #: 674-2019  
**Commonwealth of PA vs. Casey E. Olsen**  
 Hearing - Comm Mtn to Modify Bail & ICC  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
  - 10:00 AM Docket #: 41-2019  
**Commonwealth of PA vs. Erik Levens**  
 Plea  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: William Watkins, Esq.*
  - 10:00 AM Docket #: 627-2019  
**Commonwealth of PA vs. Jennifer Keegan**  
 Plea  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Corey Kolcharno, Esq.*
  - 10:00 AM Docket #: 334-2019  
**Commonwealth of PA vs. Patrick Scott**  
 Plea  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 10:00 AM Docket #: 12-2016  
**Commonwealth of PA vs. Ricky Albert Haldaman, Jr.**  
 Contempt Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
  - 10:00 AM Docket #: 585-2019  
**Commonwealth of PA vs. Anastasia Jablowski**  
 Plea - & Sentencing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Mark W. Bufalino, Esq.*
  - 10:00 AM Docket #: 89-2016  
**Commonwealth of PA vs. TJ Mann**  
 Contempt Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
  - 10:00 AM Docket #: 151-2016  
**Commonwealth of PA vs. Harry Morgan**  
 Contempt Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
  - 10:00 AM Docket #: 423-2011  
**Commonwealth of PA vs. Joel Vidot**  
 Contempt Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
  - 10:00 AM Docket #: 534-2015  
**Commonwealth of PA vs. Marcus Jackman**  
 Contempt Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
  - 10:00 AM Docket #: 613-2013  
**Commonwealth of PA vs. Tracy Crown**  
 Contempt Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
  - 10:00 AM Docket #: 422-2019  
**Commonwealth of PA vs. Alexis Lennon**  
 Plea  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
  - 10:30 AM Docket #: 824-2015  
**Lauren Snook vs. Jason Snook**  
 Custody Conference  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: Christopher Farrell, Esq*
  - 11:30 AM Docket #: 329-2018  
**Ashley Lovelace vs. Westley Ostrout**  
 Custody Conference  
*Plaintiff Attorney: Thomas Mincer, Esq*  
*Defense Attorney: Matthew Galasso, Esq*
  - 1:00 PM Docket #: 440 & 441-2017  
**Commonwealth of PA vs. Nicholaus Mills**  
 Arraignment  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
  - 1:00 PM Docket #: 114-2020  
**Commonwealth of PA vs. Jayde Lyons**  
 Arraignment  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
  - 1:00 PM Docket #: 54-2020  
**Commonwealth of PA vs. Brian Moran**  
 Arraignment  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*

- 1:30 PM Docket #: 47-2017  
**Commonwealth of PA vs. Nicole Lynn Gyurasz**  
Parole Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
- 1:30 PM Docket #: 434-2019  
**Commonwealth of PA vs. Erick Joel Oliver**  
Parole Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 1:30 PM Docket #: 427-2019  
**Commonwealth of PA vs. William Eisenbach**  
Parole Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 1:30 PM Docket #: 80-2019  
**Commonwealth of PA vs. Janine Ann DiBenedetto**  
Violation of Probation  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
- 1:30 PM Docket #: 283-2019  
**Commonwealth of PA vs. Delilah Santos**  
Parole Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
- 1:30 PM Docket #: 365-2019  
**Commonwealth of PA vs. Dorene Ann Petrillo**  
Violation Hearing - Viol of Intermediate Punishment  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
- 1:30 PM Docket #: 365-2016  
**Commonwealth of PA vs. Joshua James Helwig**  
Parole Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*

## FRIDAY, APRIL 10, 2020

- No Events Listed

## SATURDAY, APRIL 11, 2020

- 9:00 AM Docket #: 40-2012  
**In Re: AMS**  
Expungement Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 9:00 AM Docket #: 68-2019  
**In Re: SN**  
Disposition Hearing  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 9:00 AM Docket #: 44-2019  
**In Re: SW**  
Hearing - Mtn Reconsideration of Disposition  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Joseph Toczydlowski, Esq.*
- 10:30 AM Docket #: 703-2016  
**Commonwealth of PA vs. Malcolm Jackson**  
Competency Hearing - Review Hearing  
*Plaintiff Attorney: Angela L. Raver, Esq.*  
*Office of Attorney General*  
*Defense Attorney: Robert Bernathy, Esq.*
- 1:30 PM Docket #: 702-2019  
**Commonwealth of PA vs. Glenn A. Martin**  
Arrestment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 625-2019  
**Commonwealth of PA vs. Marc Oliver Petersen**  
ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 1:30 PM Docket #: 620-2019  
**Commonwealth of PA vs. Adam Gibek**  
ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Brett J. Riegel, Esq.*
- 1:30 PM Docket #: 580-2019  
**Commonwealth of PA vs. Lisa Ann Rashell-Rodriguez**  
ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Saurman, Esq.*

- 1:30 PM Docket #: 13-2020  
**Commonwealth of PA vs. Darnell Brown**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 12-2020  
**Commonwealth of PA vs. Denise Millspaugh**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 11-2020  
**Commonwealth of PA vs. Christopher Early**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 4-2020  
**Commonwealth of PA vs. Selmon Rexha**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 20-2020  
**Commonwealth of PA vs. Brandi Kurtz**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 16-2020  
**Commonwealth of PA vs. Kenneth Gabell**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 59-2020  
**Commonwealth of PA vs. Dominic Mastri**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 57-2020  
**Commonwealth of PA vs. Gary Mikulski**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 58-2020  
**Commonwealth of PA vs. Amber Esposito**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 67-2020  
**Commonwealth of PA vs. James Newell Barnum**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 68-2020  
**Commonwealth of PA vs. Ryan Patrick Bannon-McNeil**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 66-2020  
**Commonwealth of PA vs. Louis Christian Capace**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 69-2020  
**Commonwealth of PA vs. Shane Alexander Switzer**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Brett J. Riegel, Esq.*
- 1:30 PM Docket #: 549-2019  
**Commonwealth of PA vs. Jesus Barragan**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 137-2020  
**Commonwealth of PA vs. Mark Rodriguez**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 100-2020  
**Commonwealth of PA vs. Samantha Fredericks**  
 Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Matthew Galasso, Esq*

- 1:30 PM Docket #: 84-2020  
**Commonwealth of PA vs. Laura Keogh-Grayek**  
Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 79-2020  
**Commonwealth of PA vs. William Wesnak**  
Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 81-2020  
**Commonwealth of PA vs. Michael Bower**  
Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 83-2020  
**Commonwealth of PA vs. Shaun Keappock**  
Arraignment & ARD  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*

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**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTOR'S/  
ADMINISTRATOR'S NOTICE**

Estate of Josephine Schembre, deceased, late of Dingman Township, Pike County, Pennsylvania.

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 should present the same without delay to: William Bowe, Administrator, 17 Terrace Avenue, Staten Island, NY 10309, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C., P.O. Box D, Milford, PA 18337.

William Bowe, Administrator  
By: James P. Baron, Esquire  
Attorney for Administrator

3/27/2020 • 4/3/2020 • 4/10/2020

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**ADMINISTRATOR NOTICE**

Estate of David Walter Breakfield  
Late of Blooming Grove Township,  
Pike County  
ADMINISTRATOR  
William J. Breakfield  
152 New Jersey Ave.  
Bergenfield, NJ 07621

3/20/2020 • 3/27/2020 • 4/3/2020

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**ESTATE NOTICE**

Estate of MaryAnn Keyes, deceased  
Late of Lehman Township, Pike  
County

Notice is hereby given that Letters of Administration have been granted on the Estate of MaryAnn Keyes by the Register of Wills of Pike County, PA, to Joshua Keyes. All persons having claims against the Estate are requested to make them in writing without delay, and all persons indebted to the Estate make payment to the Administrator.

Joshua Keyes, Administrator  
c/o Timothy B. Fisher II, Esquire  
FISHER & FISHER LAW  
OFFICES  
PO Box 396  
Gouldsboro, PA 18424

3/20/2020 • 3/27/2020 • 4/3/2020

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### ESTATE NOTICE

Estate of Steven Richard Kilby, Deceased. Late of Milford Twp., Pike County, PA. D.O.D. 9/5/19. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Charles D. Kilby, Administrator, c/o Trisha W. Hall, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801. Or to his Atty.: Trisha W. Hall, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801.

3/20/2020 • 3/27/2020 • 4/3/2020

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### 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.*

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### SHERIFF SALE APRIL 15, 2020

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1441-2019 r SUR JUDGEMENT NO.1441-2019 AT THE SUIT OF Wintrust Mortgage, a division of Barrington Bank & Trust Company, NA vs Raymond Schneider

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot 80, Stage 4, Pine Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 7, page 107 on July 19, 1969.

UNDER AND SUBJECT to easements and restrictions of record.

BEING KNOWN AS: 139 GAP VIEW CIRCLE, BUSHKILL, PA 18324 PROPERTY ID NUMBER: 193.02-01-33

BEING THE SAME PREMISES WHICH THE ESTATE OF RALPH J. LEO, BY ROBIN A. LEO, EXECUTRIX BY DEED DATED 12/13/2017 AND RECORDED 12/19/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2540 AT PAGE 1019, GRANTED AND CONVEYED UNTO RAYMOND SCHNEIDER, SOLE OWNER

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Raymond Schneider DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$52,934.02 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 Raymond Schneider DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$52,934.02 PLUS COSTS AND INTEREST AS AFORESAID.

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

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1621-2016 r SUR JUDGEMENT NO. 1621-2016 AT THE SUIT OF NS/CS Highland LLC vs Tamiment 503, LP, Tamiment 902,LP, Tamiment 18,LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laure Developmen Group, LP DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The real estate at the former Tamiment Resort and Unity House Resort, which comprises approximately 2,500 acres located at Bushkill Falls Road, Lehman Township, Pike County, Pennsylvania 18324: Parcel No. 187.00-02-01; Parcel No. 188.00-01-06; Parcel No. 192.00-01-04; Parcel No. 187.00-02-02; Parcel No. 193.00-01-01; Parcel No. 193.00-01-01.001; Parcel No. 188.00-01-01; Parcel No. 188.00-01-03. [Please see attached Legal Description.]

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tamiment 503, LP, Tamiment 902,LP, Tamiment 18,LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laure Developmen Group, LP  
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,736,437.10 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\_ Tamiment 503, LP, Tamiment 902,LP, Tamiment 18,LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laure Developmen Group, LP  
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,736,437.10 PLUS COSTS AND INTEREST AS

AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Blank Rome, LLP  
1 Logan Square  
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1430-2019 r SUR JUDGEMENT NO.\_1430-2019\_AT THE SUIT OF Wilmington Trust National Association, as successor trustee to Citibank, NA, as Trustee for BNC Mortgage Loan Trust Series 2007-3, Mortgage Pass-Through Certificates, Series 2007-3 c/o PHD Mortgage Corporation vs Cecile S. Weissang a/k/a Cecile Weissang and Roger Weissang  
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 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 MILFORD, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT 1 AS SET FORTH ON MAP ENTITLED "JULIO A. SANTOS SUBDIVISION, PASQUALE R. ADDIO, SURVEYOR, AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY, PA IN PLAT BOOK VOLUME 32 AT PAGE 82

TAX PIN: 113.00-01-05.007

ALSO KNOWN AS 118 Old Milford Road, Milford, PA 18337

BEING the same premises which Cecile S. Weissang a/k/a Cecile Weissang and Roger Weissang, her husband by Deed dated February 6, 2007 and recorded in the Office of Recorder of Deeds of Pike County on August 3, 2006 at Book OR 2188, Page 782 granted and conveyed unto Cecile S. Weissang a/k/a Cecile Weissang and Roger Weissang.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cecile S. Weissang a/k/a Cecile Weissang and Roger Weissang DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$136,807.16 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\_ Cecile S. Weissang a/k/a Cecile Weissang and Roger Weissang DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$136,807.16 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Stern & Einsenberg 1581 Main Street, Ste. 200 Warrington, PA 18976

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 734-2019 r SUR JUDGEMENT NO.\_734-2019\_

AT THE SUIT OF Lakeview Loan Servicing, LLC vs Amanda J. Donnelly and Robert R. Lucinski DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15. 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
ALL THAT CERTAIN piece or parcel of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:

TAX PARCEL NO. 128.04-01-48

Property Address: 150 Saw Mill Road, Greentown, PA 18426  
IMPROVEMENTS: Residential Dwelling (Townhouse)

SOLD AS PROPERTY OF:  
Robert R. Lucinski and Amanda J. Donnelly

ATTORNEY: Richard M. Squire & Associates, LLC

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Amanda J. Donnelly and Robert R. Lucinski DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,570.09 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\_ Amanda J. Donnelly and Robert R. Lucinski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,570.09 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
115 West Avenue  
Jenkintown, PA 19046

3/20/2020 • 3/27/2020 • 4/3/2020

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**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1122-2019 r SUR JUDGEMENT NO. 1122-2019 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 c/o PHH Mortgage Corporation vs Eileen Flannigan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 442, SECTION 4, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION A, POCONO MOUNTAIN WOODLAND LAKES CORPORATION ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLAT BOOK 10 PAGE 158.

TAX PIN: 110.03-04-51

ALSO KNOWN AS 122 Avocado Ln, Milford, PA 18337

BEING the same premises which Vannatta Realty & Builders, Inc., a Corporation by Deed dated June 28, 2001 and recorded in the Office of Recorder of Deeds of Pike County on July 3, 2001 at Book OR 1888, Page 2461 granted and conveyed unto Dennis Flannigan and Eileen Flannigan, husband and wife, as tenants by the entireties. Dennis Flannigan departed this life on 03/18/2014.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eileen Flannigan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$211,666.45 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. Eileen Flannigan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$211,666.45 PLUS COSTS AND INTEREST AS AFORESAID.

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

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1406-2018 r SUR JUDGEMENT NO. 1406-2018 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley Home Equity Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 vs Mark A. Knerr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020

at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, surveyed by Fred C. Schoenagel, R.S., bounded and described as follows:

BEGINNING at the southwest corner of the lands of Phillip Freiler, et ux., said corner being located in the center of the Private Road leading through the lands of grantors herein; thence along the line of said lands North sixty-nine degrees fifty-five minutes East one hundred fifty feet to a corner; thence through the lands of the grantors South twenty-three degrees fifteen minutes East one hundred fifty feet to a corner; thence South sixty-nine degrees fifty-five minutes West one hundred fifty feet to the center of the said Private Road; thence along the center of said Private Road North twenty-three degrees fifteen minutes West one hundred fifty feet to the place of BEGINNING. CONTAINING fifty-one hundredths (0.51) of an acre of land be the same more or less. Bearings from the magnetic meridian of the year 1928.

EXCEPTING AND RESERVING a strip of land sixteen and five-tenths (16.5) feet in width along the westerly side of the above described premises for right-of-way and utility installation and maintenance.

BEING THE SAME PREMISES which Jacqueline L. Medaris conveyed her undivided one-half (112) interest in the subject property, to Mark A. Knerr, as sole owner, by Deed dated August 19, 2002 and recorded on August 27, 2002, in the Pike County Recorder of Deeds Office at Deed Book Volume 1941 at Page 1241 and Instrument# 200200013604.

Being Known as 159 Lennon Road f/k/a 5 B Lennon Road, Greentown, PA 18426

Parcel I.D. No. 10-0-010271

Map# 086.01-05-32

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO \_Mark A. Knerr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,938.23 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. Mark A. Knerr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,938.23 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hladik, Onorato & Federman  
298 Wissahickon Avenue  
North Wales, PA 19454

3/20/2020 • 3/27/2020 • 4/3/2020

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**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1073-2019 r SUR JUDGEMENT NO. \_1073-2019\_AT THE SUIT OF Wells Fargo Bank, NA vs S. Williams Montagne aka S.W. Montagne DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 2019-01073

Wells Fargo Bank, N.A.

v.

S. Williams Montagne a/kla S. W.  
Montagne

owner(s) of property situate in the  
DINGMAN TOWNSHIP, PIKE  
County, Pennsylvania, being  
118 Kunigunde Drive, Milford, PA  
18337-7237

Parcel No. 110.02-02-65

(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$92,737.13

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones,  
LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO S. Williams  
Montagne aka S.W. Montagne  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$92,737.13 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\_ S. Williams  
Montagne aka S.W. Montagne  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$ 92,737.13 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

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**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1355-2019 r SUR  
JUDGEMENT NO.\_1355-2019\_  
AT THE SUIT OF U.S. Bank  
National Association, as indenture  
trustee, for the CIM Trust 2016-3,  
Mortgage-Backed Notes, Series  
2016-3 vs Michael Shevlin and

Louise Shevlin DEFENDANTS, I  
WILL EXPOSE TO SALE OF  
PUBLIC VENDUE OR  
OUTCRY IN THE PIKE  
COUNTY ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA 18337  
ON WEDNESDAY April 15, 2020  
at 11:00 AM PREVAILING  
TIME IN THE AFORENOON  
OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 2019-01355

ALL THAT CERTAIN lot or  
piece of ground situate in Blooming  
Grove Township, County of Pike,  
and Commonwealth of Pennsylvania

TAX PARCEL NO: Map No.  
120.03-06-01 Control No. 034408

PROPERTY ADDRESS 2936  
Hemlock Farms a/k/a 109 Orchard  
Drive  
Hawley, PA 18428

IMPROVEMENTS: a Residential  
Dwelling

SOLD AS THE PROPERTY OF:  
Louise Shevlin and Michael Shevlin

ATTORNEY'S NAME: Roger Fay,  
Esquire

SHERIFF'S NAME: Pike County  
Sheriff

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

PENNSYLVANIA TO Michael  
Shevlin and Louise Shevlin  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$144,248.18 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 Michael Shevlin  
and Louise Shevlin DEFENDANTS,  
OWNERS REPUTED OWNERS  
TO COLLECT \$144,248.18 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053

3/20/2020 • 3/27/2020 • 4/3/2020

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**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 853-2019 r SUR JUDGEMENT NO. 853-2019\_ AT THE SUIT OF MTGLQ Investors, LP vs Christiane Jean; Unknown Heirs and lor Administrators of the Estate of Joseph Fanfan, aka Joseph D. Fan Fan aka Joseph D. Fanfan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All that certain lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 158, Stage VI, Pine Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Pike, in Plot Book Volume/Page 10/74.

Under and subject to all conditions, covenants and restrictions as of record.

Parcel No. : 188.04-02-16

BEING known and numbered as

1138 Cranberry Drive, AKA 158 Cranberry Drive, Bushkill, PA 18324

Being the same property conveyed to Joseph D. Fan Fan and Christiane Jean, both unmarried who acquired title by virtue of a deed from Joseph D. Fan Fan and Christiane Jean, incorrectly shown on prior deed as Christine Gin, both unmarried, dated June 25,2007, recorded July 3, 2007, at Instrument Number 200700010516, and recorded in Book 2239, Page 1690, Office of the Recorder of Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christiane Jean; Unknown Heirs and/or Administrators of the Estate of Joseph Fanfan, aka Joseph D. Fan Fan aka Joseph D. Fanfan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173.770.39 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\_ Christiane Jean; Unknown Heirs and lor Administrators of the Estate of Joseph Fanfan, aka Joseph D. Fan Fan aka Joseph D. Fanfan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,770.39 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski  
PO Box 165028  
Columbus, OH 43216-5028

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1442-2019 r SUR JUDGEMENT NO. 1442-2019 AT THE SUIT OF Ditech Financial LLC vs Francisco Acevedo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL DESCRIPTION ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 149 MOUNTAIN TOP CIRCLE F/K/A LOT 170 STAGE 7 MOUNTAIN TOP C, BUSHKILL, P A 18324

BEING PARCEL NUMBER: 06-0-042057

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Francisco Acevedo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,271.99 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\_ Francisco Acevedo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,271.99 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
RAS Citron  
133 Gaither Drive, Ste. F  
Mt. Laurel, NJ 08054

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1562-2019 r SUR JUDGEMENT NO.1562-2019\_AT THE SUIT OF Wells Fargo Bank, NA vs Sherwin Phillip and Cheryl Brathwaite DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE

PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA 18337  
ON WEDNESDAY April 15, 2020  
at 11:00 AM PREVAILING  
TIME IN THE AFORENOON  
OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2019-01562

Wells Fargo Bank, N.A.  
v.  
Sherwin Phillip Cheryl Brathwaite

owner(s) of property situate in the  
LEHMAN TOWNSHIP, PIKE  
County, Pennsylvania, being

138 Brighton Drive, Bushkill, PA  
18324-8803  
Parcel No. 197.01-01-32-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$143,232.79

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones,  
LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO Sherwin  
Phillip and Cheryl Brathwaite  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143,232.79 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 Sherwin Phillip and Cheryl Brathwaite DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143,232.79 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1447-2019 r SUR JUDGEMENT NO. \_1447-2019\_ AT THE SUIT OF Trust Bank, formerly known as Branch Banking and Trust Company vs Ralph Keeler aka Ralph C. Keeler, JR aka Ralph C. Keller and Mary Keeler aka Mary E. Keeler DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1447-2019-CV

Truist Bank, Formerly Known as Branch Banking and Trust Company v.  
Ralph Keeler a/k/a Ralph C. Keeler, Jr a/k/a Ralph C. Keeler Mary Keeler a/k/a Mary E. Keeler

owner(s) of property situate in the GREENE TOWNSHIP, PIKE County, Pennsylvania, being

122 Brunn Lane, Greentown, PA  
18426-9701  
Parcel No. 129.02-01-75-

(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$36,981.02

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones,  
LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ralph Keeler aka Ralph C. Keeler. JR aka Ralph C. Keller and Mary Keeler aka Mary E. Keeler DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$36,981.02 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 Ralph Keeler aka

Ralph C. Keeler. JR aka Ralph C. Keller and Mary Keeler aka Mary E. Keeler  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$36,981.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1517-2019 r SUR JUDGEMENT NO.\_1517-2019\_AT THE SUIT OF Lakeview Loan Servicing, LLC vs Jeremy J. Monz and Angelique Y. Monz DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15. 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the

TOWNSHIP OF SHOHOLA,  
Pike County, Pennsylvania, and  
being known as 118 Samantha  
Lane, Shohola, Pennsylvania 18458.

TAX MAP AND PARCEL  
NUMBER:078.04-06-50

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$79,417.46

SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF: Jeremy J. Monz  
and Angelique Y. Monz

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO Jeremy J.  
Monz and Angelique Y. Monz  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$79,417.46 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\_ Jeremy J. Monz  
and Angelique Y. Monz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$ 79,417.46 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY, PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste. 1400  
Philadelphia, PA 19109

3/20/2020 • 3/27/2020 • 4/3/2020

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**SHERIFF SALE  
APRIL 15, 2020**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1608-2019 r SUR  
JUDGEMENT NO. 1608-2019  
\_AT THE SUIT OF U.S. Bank  
National Association vs James E.  
Dana, aka James Dana  
DEFENDANTS, I WILL EXPOSE  
TO SALE OF PUBLIC VENDUE  
OR OUTCRY IN THE PIKE  
COUNTY ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA 18337  
ON WEDNESDAY April 15, 2020

at 11:00 AM PREVAILING TIME  
IN THE AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain lot, parcel or tract of  
land situated, lying and being in the  
Township of Dingman, County of  
Pike, Commonwealth of Pennsylvania  
more particularly described as:

Section 3, Block 35, Lot 21, of Gold  
Key Lake Estates, as shown on a  
subdivision plat map of said Section  
3, Gold Key Lake Estates, subdivision  
on file in the Recorder of Deeds  
Office at Milford, Pike County,  
Pennsylvania in Plat Book 6, page 12.

Lot No. 20, Block No. 35, Section  
No.3, Gold Key Estates, as shown  
on Plat of Map of Gold Key Estates,  
Subdivision recorded in the Office of  
the Recorder of Deeds in Pike  
County, in Plat Book 6 at pate 12.

Parcel No. : 123.01-02-39 -, 123.01-  
02-40 -

BEING known and numbered as  
168 Ridge Drive AKA 2277 Gold  
Key Estates, Milford, PA 18337

Being the same property conveyed  
to James E. Dana, no marital status  
shown who acquired title by virtue  
of a deed from Allan Marks And  
Kathy Marks, his wife, dated July  
26, 2004, recorded July 27,2004, at  
Instrument Number 200100014193,  
and recorded in Book 2060, Page  
137, Office of the Recorder of  
Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO James E.  
Dana, aka James Dana  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$185,898.13 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. Dana,  
aka James Dana DEFENDANTS,  
OWNERS REPUTED OWNERS  
TO COLLECT \$185.898.13  
PLUS COSTS AND INTEREST  
AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski  
PO Box 165028  
Columbus, OH 43216-5028

3/20/2020 • 3/27/2020 • 4/3/2020

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**CIVIL ACTIONS FILED**


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*From March 19, 2020 to March 30, 2020  
Accuracy of the entries is not guaranteed.*

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**CONTRACT — BUYER PLAINTIFF**

2020-00406	Cavalry SPV I LLC	Plaintiff	3/19/2020
	Ivanko John	Defendant	

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**CONTRACT — DEBT COLLECTION: CREDIT CARD**

2020-00412	American Express National Bank	Plaintiff	3/19/2020
	Theodore Edward	Defendant	

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**CONTRACT — DEBT COLLECTION: OTHER**

2020-00410	Community Bank NA	Plaintiff	3/19/2020
	Wahnon Bernice D	Defendant	

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**CONTRACT — OTHER**

2020-00417	Emeral Dequipment Systems Inc	Plaintiff	3/19/2020
	Quarry Management Holdings LLC	Defendant	
	Caruso Steven	Defendant	

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**CUSTODY**

2020-00425	Joseph Cheyenne	Plaintiff	3/24/2020
	Harty Martin M	Defendant	
2020-00428	Harrison Mackenzie	Plaintiff	3/25/2020
	Bernstein Scott II	Defendant	
2020-00431	Diaz Stevens Jessica	Plaintiff	3/26/2020
	Kanoff Brett	Defendant	

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**DIVORCES FILED**

2020-00416	Hopta Cummings Kathy J	Plaintiff	3/19/2020
	Cummings Kathy J Hopta	Plaintiff	
	Cummings David R	Defendant	
2020-00421	Sykes Eric	Plaintiff	3/23/2020
	Sykes Angella L	Defendant	

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**MARRIAGE LICENSE FILINGS**

2020-00037	Barker Cassandra Ann		3/19/2020
	Smith Jordan Taylor		

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**MISCELLANEOUS — OTHER**

2020-00427	Nye LLC	Plaintiff	3/24/2020
	Keegan Kelly	Plaintiff	
	Hollaway Kenneth L	Plaintiff	

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**PROTECTION FROM ABUSE**

2020-00418	Orben Crystal R Ungerer Jerald Alex	Plaintiff Defendant	3/20/2020
2020-00426	Hornish Leah Conroy Andrew	Plaintiff Defendant	3/24/2020
2020-00430	Teresa Martin Kaplan Jacob Aldous	Plaintiff Defendant	3/26/2020
2020-00432	Raghukulatilak Bharath Ocejarska Dorota	Plaintiff Defendant	3/27/2020
2020-00433	Raghukulatilak Bharath Borowciz Claudia	Plaintiff Defendant	3/27/2020

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

2020-00407	Loancare LLC Falls Communit Association Inc Coelho Jorge	Plaintiff Defendant Defendant	3/19/2020
2020-00408	Wells Fargo Bank NA Golden Neal	Plaintiff Defendant	3/19/2020
2020-00409	Newrez LLC Shellpoint Mortgage Servicing Perez Carlos A Perez Jocelyn Vicens	Plaintiff Plaintiff Defendant Defendant	3/19/2020
2020-00411	Legacy Mortgage Asset Trust 2019-GS6 Middaugh Raymond III Middaugh Raymond Middaugh Sarina	Plaintiff Defendant Defendant Defendant	3/1.9/2020





# Pike County Bar Association

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



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





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