

# 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 ♦ JUNE 5, 2020 ♦ NO. 23



## STAY SAFE

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

Stay out of crowded places.

Wear a cloth face covering.

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

Wash hands often, for 20 seconds or more.

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

COURT OF COMMON PLEAS  
60TH JUDICIAL DISTRICT:

Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

Joseph F. Kameen, *President Judge retired*

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

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

© Copyright 2020 Pike County Legal Journal





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

Submit advertisements to  
bailey@ptd.net

**OFFICERS**

*President*  
**Thomas F. Farley, Esq.**

*Vice-President*  
**Thomas Earl Mincer, Esq.**

*Treasurer*  
**Tony Waldron, Esq.**

*Secretary*  
**Oressa Campbell, Esq.**

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

**IN THIS ISSUE**

COURT CALENDAR .....	4
LEGAL NOTICES .....	8
SHERIFF'S SALES .....	9
CIVIL ACTIONS .....	12

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

**Subscription Rates**

*Per Year*

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

**PIKE COUNTY OFFICIALS**

**Judge of the Court of Common Pleas**

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

**Magisterial District Judges**

Alan B. Cooper, Esq.  
 Deborah Fischer  
 Paul Menditto  
 Randy Schmalzle  
 Stephen A. McBride, Esq., *Retired* ✂  
 Jay Rose, Esq., *Senior Judge, Retired*  
 Charles F. Lieberman, Esq., *Senior Judge, Retired*

**Sheriff**

Kerry Welsh

**District Attorney**

Raymond Tonkin, Esq.

**Prothonotary, Clerk of the Court,**

**Clerk of the Orphans' Court**

Denise Fitzpatrick

**Court Administrator**

Samantha Venditti, Esq.

**Chief Public Defender**

Robert Bernathy, Esq.  
 D. Benjamin vanSteenburgh III, Esq. *Retired*

**Commissioners**

Matthew M. Osterberg, Chairman  
 Steve Guccini, Esq.  
 Ronald Schmalzle

**Treasurer**

John Gilpin

**Recorder of Deeds, Register of Wills**

Sharon Schroeder

**Coroner**

Christopher Brighton

**Auditors**

Thomas Foran  
 Gail Sebring  
 Judy Leary-Wagner

**PEMA**

Tim Knapp



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 8, 2020**

- 9:00 AM Docket #: 56-2019  
**In Re: WL**  
Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
- 9:30 AM Docket #: 1254-2019  
**Tricia Thomas vs. Richard Thomas**  
Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:30 AM Docket #: 83-2020  
**Cory Thomson vs. Angela Horvay**  
Mediation - Review  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 11:30 AM Docket #: 554-2019  
**Shannon Wisniewski vs. Jordan Wisniewski**  
Custody Hearing -  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney:*
- 1:30 PM Docket #: 934-2018  
**Joshua Berrios Morales vs. Jazmin Reyes**  
Divorce Master Hearing -  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: Robert Reno, Esq*

- 9:30 AM Docket #: 430-2020  
**Teresa Martin vs. Jacob Aldous-Kaplan**  
PFA Hearing -  
*Plaintiff Attorney: Jeffrey Earlin, Esq.*  
*Defense Attorney:*
- 10:00 AM Docket #: 562-2020  
**Lawrence Homan vs. Lorie M. Delade**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:30 AM Docket #: 305-2018  
**Natasha McCoy vs. Leo Macali, III**  
Custody Conference -  
*Plaintiff Attorney: Thomas Mincer, Esq*  
*Defense Attorney: James Baron, Esq*
- 11:30 AM Docket #: 1497-2012  
**Bonnie Sacher vs. Erik Roslund**  
Custody Conference -  
*Plaintiff Attorney:*  
*Defense Attorney: Pamela Wilson, Esq*
- 1:30 PM Docket #: 547-2020  
**Angel Robles, Jr. vs. Jessica Hartly**  
Hearing - Plaintiff Emerg Pet Modifcation of Custody  
*Plaintiff Attorney: Brandie Belanger, Esq.*  
*Defense Attorney: James Butz, Esq.*

**TUESDAY, JUNE 9, 2020**

- 9:00 AM Docket #: 66-2019  
**In Re: DAM**  
Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
- 9:00 AM Docket #: 558-2020  
**Danielle Burks vs. Robert Orben**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:30 AM Docket #: 1280-2017  
**Joseph Rivera vs. Dovie Carlisle**  
Custody Conference - Review  
*Plaintiff Attorney: James Baron, Esq*  
*Defense Attorney:*

**WEDNESDAY, JUNE 10, 2020**

- 9:00 AM Docket #: 1110-2019  
**Phillip Drumheiser & Blanche Drumheiser vs. Nicki Shook and David Shook**  
Hearing - Plaintiffs Standing  
*Plaintiff Attorney: Aimee L. Willett, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
- 9:00 AM Docket #: 10-2019  
**In Re: AE**  
Dispositional Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 9:15 AM Docket #: 54-2019  
**In Re: LH**  
Dispositional Review Hearing -

- Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 9:30 AM Docket #: 57-2018  
**In Re: AG**  
 Dispositional Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
  - 9:30 AM Docket #: 308-2020  
**Erik Story vs. Shannon Story**  
 Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
  - 10:00 AM Docket #: 27-2019  
**In Re: DP**  
 Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Oressa P. Campbell, Esq.*
  - 10:30 AM Docket #: 2-2020  
**In Re: HFCR**  
 Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
  - 11:00 AM Docket #: 4-2020  
**In Re: JMW**  
 Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
  - 1:30 PM Docket #: 18-2019 OA  
**In Re: IS**  
 Involuntary Termination of Parental Rights - Re-Hearing  
*Plaintiff Attorney: Lindsey M. Collins, Esq.*  
*Defense Attorney: Christian E. Weed, Esq., GAL, Christine Rechner, Esq., James Baron, Esq.*
- THURSDAY, JUNE 11, 2020**
- 9:00 AM Docket #: 682-2019  
**Commonwealth of PA vs. Alex Roxburgh**  
 Sentencing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
  - 9:15 AM Docket #: 705-2019  
**Commonwealth of PA vs. Robert Gregovich**  
 Sentencing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
  - 9:30 AM Docket #: 354-2019  
**Commonwealth of PA vs. Richard Saylor**  
 Sentencing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 9:45 AM Docket #: 432-2019  
**Commonwealth of PA vs. Thomas Maute**  
 Sentencing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 10:00 AM Docket #: 72-2020  
**Commonwealth of PA vs. Ryan Michael Donahue**  
 Plea - & Sentence  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
  - 10:00 AM Docket #:  
**Commonwealth of PA vs. Ryan Donohue**  
 Waiver of Extradition -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
  - 10:30 AM Docket #: 283-2019  
**Commonwealth of PA vs. Delilah Santos**  
 Hearing - Def Mtn for Reconsideration of Sentence  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
  - 10:30 AM Docket #: 284-2019  
**Commonwealth of PA vs. Cory Taylor**  
 Hearing - Defendants Motion for Reconsideration of Sentence  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 10:45 AM Docket #: 56-2019  
**Commonwealth of PA vs. Casey Homer**  
 Hearing - Def Mtn for Recon/Modif of Post Sentence  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
  - 11:00 AM Docket #: 612-2019  
**Commonwealth of PA vs. Andrea Arra**  
 Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Justin Pfaff, Esq.*

- 11:00 AM Docket #: 642-2019  
**Commonwealth of PA vs. Christopher Gaffney**  
 Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
- 11:00 AM Docket #: 14-2020  
**Commonwealth of PA vs. Charles Davis**  
 Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Justin Pfaff, Esq.*
- 11:00 AM Docket #: 88-2020  
**Commonwealth of PA vs. Ethan Rose**  
 Arraignment & Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
- 11:00 AM Docket #: 94-2020  
**Commonwealth of PA vs. Christopher Plate**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
- 11:15 AM Docket #: 106-2020  
**Commonwealth of PA vs. Albert Pachulski**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
- 11:15 AM Docket #: 112-2020  
**Commonwealth of PA vs. Kim McHale**  
 Arraignment & Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
- 11:15 AM Docket #: 92-2020  
**Commonwealth of PA vs. Teddy Mead**  
 Arraignment & Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
- 11:15 AM Docket #: 422-2019  
**Commonwealth of PA vs. Alexis Lennon**  
 Plea -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: James Baron, Esq.*
- 1:00 PM Docket #: 12-2020  
**Commonwealth of PA vs. Denise Millsbaugh**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 1:00 PM Docket #: 11-2020  
**Commonwealth of PA vs. Christopher Early**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 1:00 PM Docket #: 101-2020  
**Commonwealth of PA vs. William Grasman**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Justin Pfaff, Esq.*
- 1:00 PM Docket #: 64-2020  
**Commonwealth of PA vs. Robin A. Woods**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
- 1:00 PM Docket #: 83-2020  
**Commonwealth of PA vs. Shaun Keappock**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
- 1:00 PM Docket #: 168-2020  
**Commonwealth of PA vs. Timothy Hutchins**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Justin Pfaff, Esq.*
- 1:00 PM Docket #: 144-2020  
**Commonwealth of PA vs. John Lutzen**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Farley, Esq.*
- 1:00 PM Docket #: 147-2020  
**Commonwealth of PA vs. Staci Jo-Ellen May**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 1:00 PM Docket #: 77-2020  
**Commonwealth of PA vs. Cory Thomson**  
 Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian Weed, Esq.*

- 1:15 PM Docket #: 89-2020  
**Commonwealth of PA vs. Davian Quintana**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Reno, Esq*
- 1:15 PM Docket #: 137-2020  
**Commonwealth of PA vs. Mark Rodriguez**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:15 PM Docket #: 158-2020  
**Commonwealth of PA vs. Lisa Trifonov**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian Francis, Esq*
- 1:15 PM Docket #: 68-2020  
**Commonwealth of PA vs. Ryan Patrick Bannon-McNeil**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Gary Saylor, II, Esq*
- 1:15 PM Docket #: 59-2020  
**Commonwealth of PA vs. Dominic Mastri**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Joseph Kalinowski, Esq*
- 1:15 PM Docket #: 697-2019  
**Commonwealth of PA vs. Matthew Medina**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Mark Moulton, Esq*
- 1:30 PM Docket #: 228-2016  
**Commonwealth of PA vs. Cheven McElveen**  
Violation of Parole -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian Weed, Esq*

## FRIDAY, JUNE 12, 2020

- 9:00 AM Docket #: 8-2019 OA  
**In Re: RS**  
Involuntary Termination of Parental Rights -  
*Plaintiff Attorney: Jason Ohliger, Esq,*  
*Leatrice Anderson, Esq*  
*Defense Attorney: Christine Rechner, Esq.,*  
*GAL, Mark Moulton, Esq & James Baron, Esq*
- 9:00 AM Docket #: 9-2019 OA  
**In Re: SS**  
Involuntary Termination of Parental Rights -  
*Plaintiff Attorney: Jason Ohliger, Esq,*  
*Leatrice Anderson, Esq*  
*Defense Attorney: Christine Rechner, Esq.,*  
*GAL, Mark Moulton, Esq & James Baron, Esq*
- 9:00 AM Docket #: 10-2019 OA  
**In Re: JS**  
Involuntary Termination of Parental Rights -  
*Plaintiff Attorney: Jason Ohliger, Esq,*  
*Leatrice Anderson, Esq*  
*Defense Attorney: Christine Rechner, Esq.,*  
*GAL, Mark Moulton, Esq & James Baron, Esq*
- 9:00 AM Docket #: 11-2019 OA  
**In Re: HS**  
Involuntary Termination of Parental Rights -  
*Plaintiff Attorney: Jason Ohliger, Esq,*  
*Leatrice Anderson, Esq*  
*Defense Attorney: Christine Rechner, Esq.,*  
*GAL, Mark Moulton, Esq & James Baron, Esq*

## SATURDAY, JUNE 13, 2020

- 9:00 AM Docket #: 478-2015  
**Boris Abayev and Irina Abayev vs. James M. Silverman**  
Jury Trial -  
*Plaintiff Attorney: Joseph Rydzewski, Esq.*  
*Defense Attorney: John R. Nealon, Esq.*
- 9:00 AM Docket #: 478-2015  
**Boris Abayev and Irina Abayev vs. James M. Silverman**  
Jury Trial -  
*Plaintiff Attorney: Joseph Rydzewski, Esq.*  
*Defense Attorney: John R. Nealon, Esq.*



---

## 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.*

---

### ADMINISTRATOR'S NOTICE

Estate of Diana Lynn Dobrzynski, Deceased, late of Dingman Township, Pike County, PA. Letters of Administration on the above estate have been granted to Stanley M. Dobrzynski. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Stanley Dobrzynski, of 103 Nitcher Road, Shohola, PA 18458 or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C.

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

6/5/2020 • 6/12/2020 • 6/19/2020

---

### NOTICE TO CREDITORS

Estate of Ian T. Knox  
Date of Birth May 26, 1967

**Notice to Creditors:** The decedent, Ian T Knox, who lived at 196 Sunrise Drive, Milford Pennsylvania, died April 28, 2020.

Request all persons having claims against the estate of the decedent to make known the same to Allan C. Knox, named Administrator, at 305 Patriot Way Yorktown, VA 23693, or to both the probate court and the named Administrator within 360 days after the date of publication of this notice, and all persons indebted to the decedent to make payment to Allan C. Knox, without delay. May 28th, 2020

Allan C. Knox, Administrator  
305 Patriot Way  
Yorktown, VA 23693  
757-865-1686  
estateofiantknox@gmail.com

6/5/2020 • 6/12/2020 • 6/19/2020

---

### ESTATE NOTICE

Estate of Lewis M. Gubrud, late of Lords Valley, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Kent Gubrud, all persons indebted to the said estate are requested to make



payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

6/5/2020 • 6/12/2020 • 6/19/2020

---

**ESTATE NOTICE**

Estate of Edward Gratcofsky, Jr., late of Delaware Twp, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Rebecca Gratcofsky, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

5/29/2020 • 6/5/2020 • 6/12/2020

---

**ESTATE NOTICE**

Estate of Nancy M. Murphy, late of Matamoras, Pike County, Pennsylvania. Letters of Administration on the above estate having been granted to Thomas F. Bauman, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to Thomas F. Bauman, 7 Garry Lane, Lafayette, NJ 07848.

5/29/2020 • 6/5/2020 • 6/12/2020



**ADMINISTRATOR NOTICE**

Estate of David M. Godino AKA David Matthew Godino  
Late of Lehman Township  
ADMINISTRATOR  
John P. Godino  
12 Hideaway Lane  
Newburgh, NY 12550

5/22/2020 • 5/29/2020 • 6/5/2020

---

**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.*

---

**SHERIFF SALE  
JUNE 17, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 861-2019r SUR JUDGEMENT NO. 861-2019\_AT THE SUIT OF Quicken Loans, Inc. vs Wendy Allen a/k/a Wendy Martelli 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 June 17, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Land Situated in the Township of Shohola in the County of Pike in the State of PA

BEGINNING AT A FOUND STONE CORNER AT THE TOP OF THE MOUNTAIN THE LINE OF THE LANDS OF THE ERIE-LACKAWANNA RAILROAD COMPANY, SAID POINT OF BEGINNING BEING THE NORTHERLYMOST CORNER OF LANDS OF THE FORMER GRANTOR HEREIN AND THE NORTHEASTERLY MOST CORNER OF LANDS OF NARVEL AND RUTH OSBORNE; THENCE FROM SAID POINT OF BEGINNING, RUNNING ALONG THE LANDS OF THE ERIE-LACKAWANNA RAILROAD COMPANY, SOUTH 65 DEGREES 48 MINUTES EAST 1210 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF THE ERIE-LACKAWANNA RAILROAD COMPANY; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF THE SAID RAILROAD COMPANY IN A SOUTHERLY DIRECTION, 775 FEET TO A STONE CORNER BUILT IN A STONE WALL; THENCE ON A LINE CUTTING THROUGH THE LANDS OF MILDRED MILLER, THE FORMER GRANTOR HEREIN NORTH 56 DEGREES 52 MINUTES WEST 1797.8 FEET TO A STONE CORNER IN THE LINE OF LANDS OF THE HEREINBEFORE

MENTIONED OSBORNE; THENCE ALONG THE LANDS OF SAID OSBORNE, NORTH 17 DEGREES 12 MINUTES EAST 300 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 15.5 ACRES, MORE OR LESS.

TOGETHER WITH, UNTO THE GRANTEES HEREIN, THEIR HEIRS AND ASSIGNS, IN COMMON HOWEVER, WITH THE FORMER GRANTORS HEREIN, HER HEIRS AND ASSIGNS, THE RIGHT TO USE A FIFTY (50) FOOT WIDE STRIP OF LAND; SAID STRIP OF LAND TO BEGIN AT THE SOUTHERLY MOST CORNER OF THE ABOVE DESCRIBED PREMISES AND RUN ALONG AND ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF THE ERIE-LACKAWANNA RAILROAD COMPANY TO LEGISLATIVE ROUTE NO. 51033, FOR PURPOSES OF INGRESS, EGRESS AND REGRESS TO THE ABOVE DESCRIBED PREMISES. THE FORMER GRANTORS HEREIN, HOWEVER IS UNDER NO OBLIGATION TO CONSTRUCT A ROADWAY OVER SAID STRIP OF LAND, OR TO IMPROVE SAID STRIP OF LAND IN ANY MANNER WHATSOEVER.

BEING KNOWN AS:  
140 PETSCH LANE,  
SHOHOLA, PA 18458

PROPERTY ID NUMBER:  
028.00-02-49

BEING THE SAME PREMISES WHICH RICHARD V. PETSCH AND BARBARA PETSCH, HIS WIFE BY DEED DATED 1/28/2005 AND RECORDED 3/18/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2099 AT PAGE 649, GRANTED AND CONVEYED UNTO ROBERT MARTELLI (DECEASED) AND WENDY MARTELLI, HIS WIFE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Wendy Allen a/k/a Wendy Martelli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$262,873.48 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\_ Wendy Allen a/k/a Wendy Martelli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 262,873.48 PLUS COSTS AND INTEREST AS AFORESAID.

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

5/22/2020 • 5/29/2020 • 6/5/2020

---



**CIVIL ACTIONS FILED**

*From May 21, 2020 to May 28, 2020  
Accuracy of the entries is not guaranteed.*

**CUSTODY**

2020-00557	McPhail Lisa	Plaintiff	5/22/2020
	Fedeles Tori	Defendant	

**MARRIAGE LICENSE FILINGS**

2020-00051	Cordero Akirah Mariama Carty Patrick Donovan		5/22/2020
2020-00052	Gonzalez Michelle Victoria Olivieri Antonio Clemente		5/22/2020
2020-00053	Falli Travis Matthew Varisco Lisa Ann		5/26/2020

**PROTECTION FROM ABUSE**

2020-00549	Nicholas Anthony Edward Nicholas Nancy Helena	Plaintiff Defendant	5/21/2020
2020-00550	Nicholas Sophia Nicholas Nancy	Plaintiff Defendant	5/21/2020
2020-00558	Burks Danielle Orben Robert Jr	Plaintiff Defendant	5/26/2020
2020-00562	Homan Lawrence Delade Lorie M	Plaintiff Defendant	5/27/2020

**WRIT OF SUMMONS CIVIL**

2020-00552	Wilmington Savings Fund Society Castanheira Victor M Pimentel Jacqueline Pimendel Jacqueline	Plaintiff Defendant Defendant Defendant	5/21/2020
------------	---	--	-----------



# Pike County Bar Association

---



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

[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)

A large rectangular area with a thick black border, containing numerous horizontal lines for writing.



A large rectangular area with a thick black border, containing numerous horizontal lines for writing, typical of a legal journal page.





© 2008 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

---

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431

POSTAGE  
HERE