

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 ♦ MAY 1, 2020 ♦ NO. 18



STAY SAFE

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

Stay out of crowded places.

Cough into your elbow, not your hand.

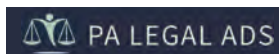
Wash hands often, for 20 seconds or more.

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

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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.
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
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PIKE COUNTY OFFICIALS

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District Attorney

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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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 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, MAY 4, 2020

- 9:00 AM Docket #: 728-2016
Staci Ptak vs. Christopher Woodhead
Custody Trial
Plaintiff Attorney: Robert Bernathy, Esq
Defense Attorney: Freddy Godoy, Esq
- 9:30 AM Docket #: 378-2020
Donald Smith vs. Tiffany Langille
Mediation
Plaintiff Attorney:
Defense Attorney:
- 10:30 AM Docket #: 343-2020
Lisa Wright vs. John Miller
Mediation
Plaintiff Attorney:
Defense Attorney:
- 11:30 AM Docket #: 279-2020
Andrew Conroy vs. Leah Hornish
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:00 PM Docket #: 1158-2006
Lancaster Redevelopment Corporation, et al. vs. Masthope Mountain Community Property Owners Council, et al.
Pre-Trial Conference
Plaintiff Attorney: Patrick J. Boland, Esq.
Defense Attorney: Robert Reger, Esq., Edward J. Kelbon, Esq.
- 2:30 PM Docket #: 987-2009
Donna Carvalho vs. Marco Carvalho
Pre-Trial Conference
Plaintiff Attorney: Ronald Bugaj, Esq.
Defense Attorney: James J. Conaboy, Esq., Lindsey Collins, Esq. GAL

TUESDAY, MAY 5, 2020

- 9:00 AM Docket #: 1379-2011
Agustin Marte vs. Maria Cruz
Custody Trial
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Jason Leon, Esq.
- 9:30 AM Docket #: 850-2019
Jessica Ross vs. Patrick Ross, Jr.
Custody Hearing
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney:
- 1:30 PM Docket #: 1142-2015
Jeremiah Smith vs. Christine Vance
Hearing - Change of Venue
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: Robert Reno, Esq

WEDNESDAY, MAY 6, 2020

- 9:00 AM Docket #: 7-2020
In Re: JW
Adjudication
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:30 AM Docket #: 2082-2011
Dana MacDonald vs. Lesley MacDonald n/k/a Lesley Kinlen
Status Conferencere
Plaintiff Attorney: James P. Baron, Esq
Defense Attorney: John H. Klemeyer, Esq.
- 10:45 AM Docket #: 765-2013
Brian Rosolie vs. Melissa Rosolie
Status Conferencere
Plaintiff Attorney: Pamela Wilson, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 1:30 PM Docket #: 44-2019 DP
In Re: HS vs.
Dependency Hearing
Plaintiff Attorney: Lindsey M. Collins, Esq.
Defense Attorney: Leatrice Anderson, Esq., GAL, James Baron, Esq., Mathew Galasso, Esq.



THURSDAY, MAY 7, 2020

- 9:00 AM Docket #: 447-2019
Commonwealth of PA vs. Idalio Simoes
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: William Stephens, Esq.
- 10:00 AM Docket #: 523-2012
Commonwealth of PA vs. Jamal McRae
Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Janet Marsh Catina, Esq.
- 10:00 AM Docket #: 16-2019 SA
Commonwealth of PA vs. Rebecca Canales
Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Saurman, Esq.
- 10:00 AM Docket #: 160-2017
Commonwealth of PA vs. Tyrik Gales
Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq.
- 10:00 AM Docket #: 130-2019
Commonwealth of PA vs. James Michael Miranda, Jr
Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 239-2010
Commonwealth of PA vs. Robert Krawiec
Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 383-2017, 220 & 347-2018
Commonwealth of PA vs. Jeffrey Haber
Hearing - Def Return of Property
Plaintiff Attorney: District Attorney
Defense Attorney: William Stephens, Esq.
- 10:00 AM Docket #: 397-2018
Commonwealth of PA vs. Francisco Ciprian
Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq.
- 10:00 AM Docket #: 109-2017 MD
Commonwealth of PA vs. George D. Berardi
Contempt Hearing
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 383-2017, 220 & 347-2018
Commonwealth of PA vs. Jeffrey Haber
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: William Stephens, Esq.
- 1:00 PM Docket #: 249-2019
Commonwealth of PA vs. Eric Cordova
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 1:30 PM Docket #: 470-2019
Commonwealth of PA vs. Brian McAllister
Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq.
- 1:30 PM Docket #: 653-2016 & 236-2017
Commonwealth of PA vs. Michael Christian
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 2:00 PM Docket #: 306-2019
Commonwealth of PA vs. Raymond Caston
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 2:30 PM Docket #: 512-2019
Commonwealth of PA vs. Joseph Evans
Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa P. Campbell, Esq.

FRIDAY, MAY 8, 2020

- 9:00 AM Docket #: 473-2020
Diana Russell vs. Brian Russell
PFA Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:30 AM Docket #: 476-2020
Kaylee A. Small vs. Matthew R. Kidd
PFA Hearing
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 491-2020
Christina Triplett vs. Cody Triplett
PFA Hearing
Plaintiff Attorney: *Thomas Mincer, Esq.*
Defense Attorney:

SATURDAY, MAY 9, 2020

- 9:00 AM Docket #: 563-2018
Mary Ann Swingle vs. Estate of Kenneth Gifford & Christopher Eric Gifford
Non-Jury Trial
Plaintiff Attorney: *Tammy Lee Clause, Esq*
Defense Attorney: *Ronald Bugaj, Esq*
- 9:00 AM Docket #: 686-2018
Christopher Eric Gifford & Hazel Gifford vs. Mary Ann Swingle & Tamara Swingle
Non-Jury Trial
Plaintiff Attorney: *Ronald Bugaj, Esq*
Defense Attorney: *Tammy Lee Clause, Esq*

**Pike County
Bar Association**



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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.*

EXECUTRIX NOTICE

Estate of Mildred Amelia Lubke, deceased, late of Lords Valley, Pike County, PA died March 14, 2020. Notice is hereby given that Letters of Administration have been granted in the above estate. All persons indebted to said estate are required to make payments, and those having claims or demands are to present the same without delay to Regina O'Keefe, 347 Piermont Ave., Piermont, NY 10968.

4/17/2020 • 4/24/2020 • 5/1/2020



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 MAY 20, 2020

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1566-2019 r SUR JUDGEMENT NO. _1566-2019 _AT THE SUIT OF Reverse Mortgage Solutions, Inc. vs Mylene Lara Brock in Her Capacity as Heir of Patricia Byron, deceased 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 May 20,2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF LAND

SITUATE IN THE TOWNSHIP OF GREENE, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, KNOWN AS LOT NO.1717, SECTION D, OF SKYVIEW LAKE AS SHOWN ON A MAP RECORDED IN PLOT BOOK 7, PAGE 32.

BEING LOT NO.1717, SECTION D, SKYVIEW LAKE.

BEING KNOWN AS: 104 OAKWOOD DRIVE, GREENTOWN, PA 18426

PROPERTY ID NUMBER: 129.01-01-35.002

BEING THE SAME PREMISES WHICH FEDERAL HOME LOAN MORTGAGE CORPORATION BY DEED DATED 6/4/2002 AND RECORDED 8/1/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1937 AT PAGE 1499, GRANTED AND CONVEYED UNTO PATRICIA BYRON (DECEASED).

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mylene Lara Brock in Her Capacity as Heir of Patricia Byron, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$49,989.18 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 Mylene Lara Brock in Her Capacity as Heir of Patricia Byron, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 49,989.18 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group, PC
Ste. 5000
701 Market Street
Philadelphia, PA 19106

4/24/2020 • 5/1/2020 • 5/8/2020

**SHERIFF SALE
MAY 20, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 151-2020 r SUR

JUDGEMENT NO._151-
2020_AT THE SUIT OF Plaza
Home Mortgage, Inc. vs Emilian
Soda
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 May 20. 2020
at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

THE FOLLOWING
DESCRIBED real property situate
in Township of Delaware, County of
Pike, and Commonwealth of
Pennsylvania, to wit:

ALL THOSE CERTAIN pieces,
parcels and tracts of land, Situate
lying and being in the Township of
Delaware, County of Pike and
Commonwealth of Pennsylvania.

LOT NOS. 17 ABC AND 18ABC,
BLOCK B-1 08, SECTION 15,
BIRCHWOOD LAKES, Delaware
Township, Pike County,
Pennsylvania, dated August 1966 by
John B. Alcher, Monroe
Engineering Inc., Stroudsburg,
Pennsylvania, and filed in the Office
for the Recording of Deeds in and
for Pike County, Pennsylvania in
Plat Book 5 page 136 on 9/15/1966.

BEING known as 111 Doolan
Road, Dingmans Fen-y, PA, 18328,
Delaware Township. Parcel No.
149.02-02-41

BEING the same premises which

Innesa Kraminskiy and Vladimir
Kraminskiy, by Deed dated February
1, 2019 and recorded in the Office
of Recorder of Deeds of Pike
County on March 18, 2019 at Book
2571, Page 2518 granted and
conveyed unto Emilian Soda, as sole
owner.

Control No. 027326
Map No. 149.02-02-41
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Emilian
Soda
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171.353.14 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. Emilian Soda
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$171,353.14 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

4/24/2020 • 5/1/2020 • 5/8/2020

**SHERIFF SALE
MAY 20, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1594-2019 r SUR
JUDGEMENT NO.1594-
2019_AT THE SUIT OF Newrez
LLC d.b.a Shellpoint Mortgage
Servicing vs Ernest Atayan aka
Ernest K. Atayan
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 May 20.2020
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, known as Lot No. 14,
Falling Creek Estates, as shown on a
plan of lots of Falling Creek Estates,
recorded in the Office of the
Recorder of Deeds, in and for the
County of Pike, at Milford,
Pennsylvania, in Plat Book Volume
42, Page 21.

BEING KNOWN AS: 117
FERNWOOD ROAD,
BUSHKILL, PA 18324

PROPERTY ID NUMBER:
196.04-03-70.014

BEING THE SAME PREMISES
WHICH RUDOLPH G.
VEGLIANTE AND JORGE L.
CRUZ BY DEED DATED
7/24/2015 AND RECORDED
8/21/2015 IN THE OFFICE OF
THE RECORDER OF DEEDS
IN DEED BOOK 2476 AT PAGE
1398, GRANTED AND
CONVEYED UNTO ERNEST K.
ATAYAN.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Ernest
Atayan aka Ernest K. Atayan
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$334,475.55 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 Ernest Atayan
aka Ernest K. Atayan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 334.475.55 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group, PC
Ste. 5000
701 Market Street
Philadelphia, PA 19106

4/24/2020 • 5/1/2020 • 5/8/2020

**SHERIFF SALE
MAY 20, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1565-2019 r SUR
JUDGEMENT NO._1565-
2019_AT THE SUIT OF Wells
Fargo Bank vs Leanne M. Erney,

aka Leanne Erney; Jason S. Erney
aka Jason Erney
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 May 20,2020
at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, piece or parcel
of land situate, lying and being in
the Township of Blooming Grove,
County of Pike and Commonwealth
of Pennsylvania, more particularly
described as Lot 5A, Block 10,
Hemlock Farms Community Stage
22, as shown on drawing of resulting
Lot SA, Block 10, Stage 22,
Hemlock Farms Community,
prepared by John A. Boehm, P.L.S.,
Drawing No. Q-3096, dated May 2,
2002, and recorded in the Office of
the Recorder of Deeds, Pike
County, in Plat Book 38, Page 146.

The above lot comprises all of Lots
4 and 5, Block X, Hemlock Farms
Community, State XXII, as shown
on plat of Hemlock Farms
Community, Laurel Ridge, Stage
XXII, recorded in the aforesaid
Recorder's Office in Plat Book 7,
Page 154, on the 24th day of
October, 1969, pursuant to
Declaration of Restrictive
Covenants dated May 2,2002, and
recorded in the aforesaid Recorder
of Deeds Office in Record Book
Volume 1929, Page 305, whereby
said Lot 4 and Lot 5; Block 10,

Stage 22, Hemlock Farms Community, were combined into one Lot known as Lot SA, Block 10, Hemlock Farms Community, Stage 22.

Excepting and reserving all that certain lot, piece and parcel of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania. More particularly described as follows, to wit:

Beginning at a point for a corner, said point being located on the Southwesterly side of Remuda Court, and being a common corner with the Northeasterly corner of Lot #6; thence along the common boundary line of Lot #6, South 68 degrees 40 minutes 20 seconds West 254.23 feet to a point for a corner; thence along the Southerly boundary line of Lot #5, South 51 degrees 51 minutes 34 seconds East 40 feet to a point for a corner; thence cutting through Lot #5 in the Northeasterly direction on a line running to the point and place of beginning.

Containing therein a tract of land forming an obtuse triangle, the base line of which is the Southwestern most line of Lot #5, and the line opposite the major angle being the common boundary line between Lot #6 and Lot #5.

Together with all the rights, liabilities and privileges and under and subject to all conditions, restrictions, reservations and exceptions as more fully set forth in Record Book Volume 1908, Page 1363, Record Book Volume 1929, Page 305, and on the recorded

subdivision plans.

Excepting and Reserving unto Western Hermitage Properties Limited, (Inc.) and/or Home Smith International Limited, (Inc.), their successors and assigns, the oils, minerals and gases therein, which reservation does not include the right of entry upon the premises for the purpose of removing the aforementioned oils, minerals and gases.

Parcel No. : 107.01-03-17

BEING known and numbered as 804 Remuda Court, AKA 806 Remuda Court, Hawley, PA 18428

Being the same property conveyed to Jason S. Erney and Leanne M. Erney who acquired title by virtue of a deed from Wachovia Bank, N.A. by Its Attorney-in-Fact, Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation, dated March 5, 2007, recorded March 13, 2007, at Instrument Number 200700003980, and recorded in Book 2222, Page 1469, 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 Leanne M. Erney, aka Leanne Erney; Jason S. Erney aka Jason Erney DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY

FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 92,547.36 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_ Leanne M. Erney, aka Leanne Erney; Jason S. Erney aka Jason Erney DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 92,547.36 PLUS COSTS AND INTEREST AS AFORESAID.

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

4/24/2020 • 5/1/2020 • 5/8/2020



CIVIL ACTIONS FILED

*From April 16, 2020 to April 23, 2020
Accuracy of the entries is not guaranteed.*

CONTRACT — DEBT COLLECTION: CREDIT CARD

2020-00482	Citibank NA Ayala Denise	Plaintiff Defendant	4/17/2020
2020-00483	Citibank NA Farghal Mohamed	Plaintiff Defendant	4/17/2020
2020-00484	Citibank NA Updegrove Kristine	Plaintiff Defendant	4/17/2020
2020-00485	Citibank NA Anderson Diane	Plaintiff Defendant	4/17/2020
2020-00486	Citibank NA Duket Robert M	Plaintiff Defendant	4/17/2020
2020-00487	Citibank NA Heller Josephine	Plaintiff Defendant	4/17/2020
2020-00488	Citibank NA Pollack Victor	Plaintiff Defendant	4/17/2020

CUSTODY

2020-00477	Torres Katrina A Torres Trevor	Plaintiff Defendant	4/16/2020
2020-00490	Winkler Catherine Winkler Tanya Falcone Joseph	Plaintiff Defendant Defendant	4/21/2020

DIVORCES FILED

2020-00481	Tedesco Jessica Tedesco Dominick	Plaintiff Defendant	4/17/2020
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PROTECTION FROM ABUSE

2020-00476	Small Kaylee A Kidd Matthew R	Plaintiff Defendant	4/16/2020
2020-00491	Triplett Christina Triplett Cody	Plaintiff Defendant	4/22/2020



MORTGAGES AND DEEDS

*Recorded from April 13, 2020 to April 17, 2020
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Feuer Julie A	TD Bank NA		
Feuer Louis Roy		75000.00	Dingman Twp
Bunsis Barry	Honesdale National Bank		
Bunsis Havela		380000.00	Lackawaxen Twp
Nanekrangsang Sucheela	MERS		
Garcia-Osuna Polanco			
Alejandro	Mortgage Electronic Registration System Inc		
Osuna Polanco Alejandro			
Garcia	Ark-La-Tex Financial Services LLC		
Garcia Osuna Polanco			
Alejandro	Benchmark Mortgage		
Polanco Alejandro			
Garcia-Osuna		292500.00	Milford Borough
Carr Alan L Jr	MERS		
	Mortgage Electronic Registration System Inc		
	Guaranteed Rate Inc	160256.00	Dingman Twp
Samartina Frances A	Dime Bank		
Samartina Anthony D			
Samartina Gina M		55000.00	Dingman Twp
Cross Donald K	Dime Bank	55000.00	Greene Twp
Desimone Philip J	Dime Bank		
Desimone Barbara R		30000.00	Greene Twp
Rosales Alexander I	MERS		
Rosales Maria L	Mortgage Electronic Registration System Inc		
	Weichert Financial Services	179550.00	Lehman Twp
Monahan Kyle T	Peoples Security Bank & Trust Company	172000.00	Palmyra Twp
McFarlane Ivel J	MERS		
	Mortgage Electronic Registration System Inc		
	Stearns Lending LLC	155628.00	Lehman Twp

Maillet Kenneth J	Hudson Heritage Credit Union		
Maillet Connie L		206250.00	Dingman Twp
Sterlace John W	MERS		
	Mortgage Electronic Registration System Inc		
	Stearns Lending LLC	80808.00	Lehman Twp
Sheldon Scott G	MERS		
Sheldon Colleen T	Mortgage Electronic Registration System Inc United Wholesale Mortgage LLC	311961.00	Milford Borough
Zhelezniak Boris	MERS		
	Mortgage Electronic Registration System Inc Broker Solutions Inc		
	New American Funding	90000.00	Porter Twp
Parker William Paul	MERS		
Parker Kathleen B	Mortgage Electronic Registration System Inc Residential Home Funding Corporation	280000.00	Delaware Twp
Margaret Lisciandrello	MERS		
Ron Lisciandrello	Mortgage Electronic Registration System Inc Guaranteed Rate Affinity LLC	273000.00	Shohola Twp
Stretz Donald	MERS		
	Mortgage Electronic Registration System Inc Summit Mortgage Corporation	160000.00	Dingman Twp
Moore Joseph Daniel	Wells Fargo Bank NA		
Bellush Elizabeth A		53300.00	Lackawaxen Twp
Folk Vincent M	JPMorgan Chase Bank NA		
Folk Holly N		457600.00	Palmyra Twp
Capo Natalie	MERS		
Mantalvo Edna Elizabeth	Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC	207119.00	Dingman Twp
Capo Natalie Agent			
Daniels Michael R	Dime Bank		
Daniels Ruth E		146000.00	Lackawaxen Twp
Nelson Sean	MERS		
Nelson Denise Frangk	Mortgage Electronic Registration System Inc Guaranteed Rate Affinity LLC	179200.00	Westfall Twp
Doyle Mark	MERS		

Hoagland Debra	Mortgage Electronic Registration System Inc Crosscountry Mortgage LLC	190000.00	Blooming Grove Twp
Brewer Koury	MERS Mortgage Electronic Registration System Inc		
Alicea Porfidio	M&T Bank	195395.00	Blooming Grove Twp
Alicea Elba	JPMorgan Chase Bank NA	116000.00	Lehman Twp
Besten Daphne	MERS Mortgage Electronic Registration System Inc		
Dean Brett	Quicken Loans Inc	225800.00	Dingman Twp
Dean Suzanne	MERS Mortgage Electronic Registration System Inc		
Walsh Una Marie	Quicken Loans Inc	144720.00	Dingman Twp
Perillo Una M	ESSA Bank & Trust	20000.00	Lehman Twp
Tubito Vincent	PS Bank		
Tubito Frances		110000.00	Lackawaxen Twp
Zabriskie Scott	MERS		
Elliott Henry S	Mortgage Electronic Registration System Inc Success Mortgage Partners Inc	82080.00	Lehman Twp
Williams Jefferson Jr	MERS Mortgage Electronic Registration System Inc		
Reilly Jennifer E	Caliber Home Loans Inc	171830.00	Lehman Twp
Duncan Gary L	Weichert Financial Services	103098.00	Lehman Twp
Helms David L	MERS Mortgage Electronic Registration System Inc		
Helms Donna L	Loandepot.Com LLC	170250.00	Shohola Twp
Galluccio Joseph A	NBT Bank NA		
Galluccio Susan Marie			
Galluccio Susan		28750.00	Blooming Grove Twp
Garvey Christine M	MERS Mortgage Electronic Registration System Inc		
	Broker Solutions Inc New American Funding	45177.00	Delaware Twp

Smith Isaac W	MERS		
Smith Beth	Mortgage Electronic Registration System Inc		
Wulff Betha	Finance Of America	242500.00	Greene Twp
Dinetta Susan	MERS		
	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	111721.00	Lehman Twp
Kern Ronald V Sr	MERS		
Kern Renee D	Mortgage Electronic Registration System Inc		
	New Day Financial LLC	118643.00	Lehman Twp
Rogers Luveina	Hudson Heritage Federal Credit Union	30000.00	Lehman Twp
Labato David	MERS		
	Mortgage Electronic Registration System Inc		
	Strong Home Mortgage LLC	132000.00	Dingman Twp
Drewett Donald A	Wells Fargo Bank NA		
Drewett Susan J		50000.00	Dingman Twp

DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Luhrs Douglas R Tr Hilda L Luhrs Irrevocable Trust 02/01/2013	Nanekrangsan Sucheela		
	Garcia-Osuna Polanco Alejandro Osuna Polanco Alejandro Garcia Garcia Osuna Polanco Alejandro Polanco Alejandro Garcia-Osuna	325000.00	Milford Borough
Valero Jack	Carr Alan L Jr	175000.00	Dingman Twp
Fannie Mae Federal National Mortgage Association	Rosales Alexander I Rosales Maria L		
KML Law Group PC Agent		189000.00	Lehman Twp
Olson Carl	Wong Edward		
Olson Marilyn	Beauregard Susan		
Olson Judith Agent		176650.00	Westfall Twp

Kenney Lee	Kenny Patrick T Kenney Susan L Kenney Lee	1.00	Westfall Twp
Babcock Earl T Sr Babcock Sherral Babcock Earl T Jr Babcock Christine	Babcock Earl T Sr Babcock Sherral Babcock Earl T Jr Babcock Christine	1.00	Delaware Twp
Monahan Kyle T Monahan Ashley	Monahan Kyle T	1.00	Palmyra Twp
Malhame Robert L	Rand Management Services Corp		
Malhame Eileen A		356000.00	Lehman Twp
Gasper Barbara A	McFarlane Ivel J	158500.00	Lehman Twp
Sterlace John T Sterlace Laurie	Sterlace John W	1.00	Lehman Twp
HSBC Bank USA Tr PHH Alternative Mortgage Trust Serie 2007-3 Mortgage Pass Thru Certs Series 2007-3 PHH Mortgage Corporation Agent	Ivins Robert Ivins Cynthia J	25500.00	Greene Twp
Perrell Philip Perrell Andrea	Stretz Donald	210000.00	Dingman Twp
Glass Pool Thomas Kinsey Kerry Jaguar Real Estate LLC	Capo Natalie Montalvo Edna Elizabeth Jaguar Real Estate LLC	210940.00 1.00	Dingman Twp Greene Twp
Frezza Brian	Nelson Sean Frangk Nelson Denise Nelson Denise Frangk	224000.00	Westfall Twp
Khaytin Aleksandr Arefeva Alla	Doyle Mark Hoagland Debra	190000.00	Blooming Grove Twp
Nash John J Nash Doris M	Brewer Koury	199000.00	Blooming Grove Twp
Thiel William	Besten Daphne	238000.00	Dingman Twp
Grajewski Stanley A Grajewski Michele A	Grajewski Stanley A Tr Grajewski Michele A Tr Stanley A Grajewski Revocable Living Trust Michele A Grajewski Revocable Living Trust	81737.50	Palmyra Twp
Majewski Walter Resop Pamela	Trails End Land Company Inc	7545.00	Shohola Twp
Shea Laura D	Trails End Land Company Inc	7545.00	Shohola Twp

Sentry Construction & Management Inc	Zabriskie Scott Elliott Henry S	86400.00	Lehman Twp
Halaburda Stephen	Roque Jose A Jr Pinto Analido M	6000.00	Dingman Twp
Shah Parin Rohit Shah Rohit Virchand	Williams Jefferson Jr	175000.00	Lehman Twp
Garcia Roberto Valdez Gessel	Reilly Jennifer E	105000.00	Lehman Twp
Schumer Anita Wolf Dolores A	Dinetta Susan Wolf Keith D Wolf Craig Charles Demeyere Karen Marie Wolf Charles	122000.00 1.00	Lehman Twp Palmyra Twp
Sirico Rosemary Est Sirico Nicholas G Jr Exr	Sirico Rose Ann	121500.00	Westfall Twp
Fontano Steven Fontano Jill	Ludwig Jill A	1.00	Greene Twp
ARC CBMRSPA001 LLC Vereit Operating Partnership LP	Haider Realty Company Inc	402500.00	Matamoras Borough
Jean-Baptiste Dominique Baptiste Dominique Jean Jean Baptiste Dominique	Khmelnitsky Yelena	169000.00	Lackawaxen Twp

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