

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. XIII ♦ MILFORD, PA ♦ JANUARY 8, 2021 ♦ NO. 2



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 2021 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 Earl Mincer, Esq.

Vice-President
Oressa Campbell, Esq.

Treasurer
Jason Ohliger, Esq.

Secretary
Lindsey Collins, Esq.

Founding CLE Coordinator
William G. Rice, Esq. ✂

IN THIS ISSUE

COURT CALENDAR	4
LEGAL NOTICES	6
SHERIFF'S SALES	8
CIVIL ACTIONS	20

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
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$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, JANUARY 11, 2021

- 9:30 AM Docket #: 708-2020
Irene Fenstermacher vs. Mark Fenstermacher
Mediation - Review
Plaintiff Attorney:
Defense Attorney:
- 10:30 AM Docket #: 530-2019
Hope Gonzalez vs. Luis Barrios
Hearing - Master in Partition
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: Thomas Farley, Esq
- 1:30 PM Docket #: 992-2020
Tiffany Vadi vs. David Jones
Mediation
Plaintiff Attorney:
Defense Attorney:
- 2:30 PM Docket #: 855-2020
Carol Brown vs. Michael Brown, III
Mediation - Review
Plaintiff Attorney:
Defense Attorney:

TUESDAY, JANUARY 12, 2021

- 9:30 AM Docket #: 329-2013
Thaddeus & Laura Kusiak vs. Mary Kusiak
Custody Conference - Review
Plaintiff Attorney: Corrine Thiel, Esq
Defense Attorney: Matthew Galasso, Esq
- 10:30 AM Docket #: 632-2020
Diane & Peter Bassani vs. Javier Casas
Custody Conference
Plaintiff Attorney: Thomas Farley, Esq
Defense Attorney:

- 11:30 AM Docket #: 940-2016
Brendan Maloney vs. Amy Maloney
Custody Conference
Plaintiff Attorney: Ashley Zimmerman, Esq
Defense Attorney: Thomas Mincer, Esq
- 1:30 PM Docket #: 2446-2008
Glenn Godfrey vs. Sarah Godfrey
Custody Hearing
Plaintiff Attorney:
Defense Attorney: John Lalley, Esq, Lindsey Collins, Esq, GAL

WEDNESDAY, JANUARY 13, 2021

- 9:30 AM Docket #: 5-2019
Scott Roberson vs. Joanna Thomasino-Roberson
Divorce Master Hearing
Plaintiff Attorney: Ashley Zimmerman, Esq
Defense Attorney: Shannon Muir, Esq

THURSDAY, JANUARY 14, 2021

- No Events Listed

FRIDAY, JANUARY 15, 2021

- No Events Listed

SATURDAY, JANUARY 16, 2021

- 9:30 AM Docket #: 127-2017
Michael Mancino vs. Allison R. Mancino
Divorce Master Hearing
Plaintiff Attorney: Ronald Bugaj, Esq
Defense Attorney: Brian Cali, Esq





WAYNE MEMORIAL
HEALTH
FOUNDATION

An Affiliate of Wayne Memorial Health System, Inc.

Leave a legacy, make a difference!



Paul M. & Sandra Meagher



Legacy Circle

JOIN TODAY

Help your local hospital thrive for the years to come.

This initiative honors individuals who inform the Wayne Memorial Health Foundation in writing that they have included the Foundation in their estate plans. This may be done through a beneficiary designation in a will, trust, insurance policy, life income gift, or retirement plan.

WAYNE MEMORIAL HEALTH FOUNDATION

601 Park Street, Honesdale, PA 18431

Call 570.253.8274 | Email to wmmhf@wmmh.org

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 Harold E. Vogler
Late of Hawley Borough, Wayne Co.

EXECUTRIX

Melva S. Vogler
315 Penn Avenue
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

1/8/2021 • 1/15/2021 • 1/22/2021

ADMINISTRATOR NOTICE

Estate of Victoria Cahill, late of Pike County, Pennsylvania, deceased.

Letters of Administration in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims

are directed to present the same without delay to the undersigned or his/her attorney within four month from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.
Brian Cahill
2103 Woodthrush Court
Bushkill PA 18324

Connie J. Merwine, Esquire
501 New Brodheadsville Blvd N.
Brodheadsville, PA 18322

1/8/2021 • 1/15/2021 • 1/22/2021

ADMINISTRATOR NOTICE

Estate of Joseph Ferrara
Late of Porter Township
ADMINISTRATOR
Anthony M. Celona
3185 Hemlock Farms
Lords Valley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

1/8/2021 • 1/15/2021 • 1/22/2021



EXECUTRIX NOTICE

Estate of Gary Charles Martens
Late of Hawley Borough
EXECUTRIX
Janiece Carolyn Martens
69 Malone Avenue
Atlantic Beach, NY 11561
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

1/8/2021 • 1/15/2021 • 1/22/2021

EXECUTOR NOTICE

Estate of Margaret K. Pulici
Late of Palmyra Township, Wayne Co.
EXECUTOR
Michael McClain
260 Lord Byron Lane
Williamsville, NY 14221
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

1/8/2021 • 1/15/2021 • 1/22/2021

EXECUTOR NOTICE

Estate of Christopher Ewen Thayer
Late of Hawley
CO-EXECUTRIX
Stephanie Thayer
CO-EXECUTRIX
Gregory E. Thayer
ATTORNEY
Joel S. Lubert, Esquire
Cira Centre, 13th Floor
2929 Arch Street
Philadelphia, PA 19104

1/8/2021 • 1/15/2021 • 1/22/2021

EXECUTRIX NOTICE

Estate of Ann M. Appel
Late of Salem Township
EXECUTRIX
Deborah Kitson
2575 Sycamore Ave.
Ronkonkoma, NY 11779

1/1/2021 • 1/8/2021 • 1/15/2021

ESTATE NOTICE

ESTATE OF DIANE M.
PRESBURY, late of Lehman
Township, Pike County,
Pennsylvania, deceased.

Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Sixtieth Judicial District, Commonwealth of Pennsylvania, Orphans' Court Division, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Sonia Ricardo, Executrix
128 Simmons Place
Bushkill, PA 18324

Richard E. Deetz, Esq.
1222 North Fifth Street
Stroudsburg, PA 18360

1/1/2021 • 1/8/2021 • 1/15/2021

EXECUTOR NOTICE

Estate of ROBERT B. UHLMAN, late of Shohola Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTOR: Robert A. Uhlman, 14 Ramapo Avenue, Staten Island, NY 10309. ATTORNEY for ESTATE: Nicholas A. Barna, Esq., 207 Tenth Street, Honesdale, PA 18431.

12/25/2020 • 1/1/2021 • 1/8/2021

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
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1268-2016 SUR JUDGEMENT NO. 1268-2016_AT THE SUIT OF U.S. Bank Trust, National Association, As Trustee of The Chalet Series III Trust vs. Bain D. Robinson 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 January 20, 2021 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution No. 2016-01268 U.S. Bank Trust National Association, as Trustee of the Chalet Series III Trust v. BAIN D. ROBINSON owners of property situate in LEHMAN TOWNSHIP, Pike County, Pennsylvania, being 892 Saw Creek, FIK/A Saw Creek Lot 18 Sec 24, Bushkill, PA 18324 Parcel No. 192.03-02-68, Control #: 06-0-061121 (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$159,177.96

Attorneys for Plaintiff
Parker McCay, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bain D. Robinson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,177.96 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 Bain D. Robinson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,177.96 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste 300
Mount Laurel, NJ 08054

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 797-2020 r SUR JUDGEMENT NO. 797-2020 AT THE SUIT OF by Bank of New York Mellon Trust Company, NA of Trustee for Mortgage Assets Management Series I Trust vs Jay I. Meyerhoff 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 January 20, 2021 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania more particularly described as Lot Number 49, Block Number 7, Section Number 3, of SUNRISE LAKE, as shown on the map of said section recorded in the office of the Recorder of Deeds of Pike County in Plat Book 7, Page 228.

BEING the same premises which SUNNYLANDS, INC. by Deed dated December 12, 1985 and recorded December 16, 1985 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, granted and conveyed unto Jay I. Meyerhoff and Ann Mary Meyerhoff, husband and wife.

Parcel # 122-01-01-97

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jay I. Meyerhoff DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$121,294.74 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 Jay I. Meyerhoff DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$121,294.74 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
Shapiro & DeNardo
3600 Horizon Drive, Ste 150
King of Prussia, PA 18406
PIKE COUNTY,
PENNSYLVANIA

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

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 January 20, 2021 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/CONTROL #: 193.02-01-33/06-0-038394

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, Ste. 5000
Philadelphia, P A 19106

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1451-2019 rSUR JUDGEMENT NO._1451-2019_AT THE SUIT OF Nationstar Mortgage LLC d/b/a/ Mr. Cooper vs Denise Conway, Administrator of the Estate of James Miceli, aka James J. Miceli, 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 January 20, 2021 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN LOT(S), PIECE OR PARCEL OF LAND situate, lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows: LOT(S) NUMBER 93 in Subdivision of Oak Hills Division, SECTION III, recorded in the Office of the

Recorder of Deeds of Pike County in Plat Book Volume 7, Page 186, December 22, 1969
 PARCEL NO. 013.01-02-23
 FOR INFORMATIONAL PURPOSES ONLY: Being known as 803 Buckhorn Court f/k/a 103 Buckhorn Court, Hawley (Lackawaxen Township), Pennsylvania 18428
 BEING the same premises which Lackawaxen Development Corporation, by Indenture dated 428-88 and recorded 4-29-88 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 1233, Page 72, granted and conveyed unto James Miceli and Claire Miceli, his wife, as Tenants by the Entireties. AND THE SAID Claire Miceli departed this life on or about August 14, 1996 thereby vesting title unto James Miceli by operation of law. AND THE SAID James Miceli departed this life on or about December 15, 2018 thereby vesting title unto Denise Conway as Administrator of the Estate of James Miceli, deceased.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Denise Conway, Administrator of the Estate of James Miceli, aka James J. Miceli, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$57,565.77 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 Denise Conway, Administrator of the Estate of James Miceli, aka James J. Miceli, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 57,565.77 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
 PIKE COUNTY,
 PENNSYLVANIA
 Shapiro & DeNardo
 3600 Horizon Drive, Ste 150
 King of Prussia, PA 18406

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
 JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1225-2018 r SUR JUDGEMENT

NO.1 225-2018_AT THE SUIT OF HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan Trust, Series 2006-WF1 Asset Backed Pass-Through Certificates vs Santo Chessari aka Santo Chessari, Jr. 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 January 20, 2021 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot No. 31, Block No. 23, Section No.2, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivision recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, page 6.

Parcel No.: 122.04-03-42

BEING known and numbered as 159 North Forrest Drive, Milford, PA 18337

Being the same property conveyed to Santo Chessari, Jr. who acquired title by virtue of a deed from Santo Chessari, Jr., divorced and Katrina Lynn Chessari, divorced, dated January 24, 2018, recorded January 25, 2018, at Instrument Number

201800000623, and recorded in Book 2542, Page 2557, 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 Santo Chessari aka Santo Chessari, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115.383.56 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 Santo Chessari aka Santo Chessari, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115.383.56 PLUS COSTS AND INTEREST AS AFORESAID.

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

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 369-2018 rSUR JUDGEMENT NO. 369-20 18 _AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2 vs Michael Bello and Sandra Bello 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 January 20, 2021 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of Writ of Execution No. 2018-00369 Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., AssetBacked Pass-Through Certificates, Series 2006-R2 v. Michael Bello and Sandra Bello,

137 Arbutus Lane, Dingman Township, Milford, PA 18337, Control No. 01843, Map No. 110.04-02-44-. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$302,478.07.

Attorneys for Plaintiff:
Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Bello and Sandra Bello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$302,478.07 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 Bello
and Sandra Bello DEFENDANTS,
OWNERS REPUTED OWNERS
TO COLLECT \$302,478.07
PLUS COSTS AND INTEREST
AS AFORESAID.

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

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 186-2019 r SUR
JUDGEMENT NO._186-
2019_AT THE SUIT OF Deutsche
Bank National Trust Company, as
Trustee for Morgan Stanley ABS
Capital I Inc. Trust 2006-NC3 vs
Starr Grolimund
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 January 20,
2021 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

By virtue of Writ of Execution No.
186-Civil-2019

Deutsche Bank National Trust
Company, as Trustee for Morgan
Stanley ABS Capital I Inc. Trust
2006-NC3 v. Starr Grolimund, 108
Dogwood Terrace f/k/a 2216 Gold
Key Estates, Milford, PA 18337,
Control No. 017711, Map No.
122.04-04-08-. Improvements
thereon consisting of a Residential
Dwelling, sold to satisfy judgment
in the amount of \$118,511.88.

Attorneys for Plaintiff:
Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Starr
Grolimund DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,511.88 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. Starr Grolimund DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,511.88 PLUS COSTS AND INTEREST AS AFORESAID.

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

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1293-2019 rSUR JUDGEMENT NO. 1293-2019_AT THE SUIT OF Amos Financial LLC vs Morris W. Beverly aka Morris Wayne Beverly 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 January 20 • 2021 at 11 :00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot/lots, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot/Lots No. 169, Section No. 2C as shown on map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No.9, Page 117.

Being the same premises that Deutsche Bank National Trust Company, as Trustee for the Holders of IXIS Real Estate Capital Trust 200S-RE1, Mortgage Pass-Through Certificates, Series 200S-RE1 by Countrywide Home Loans, Inc. its attorney in fact by power of attorney recorded simultaneously herewith conveyed to Morris W. Beverly via a deed dated on November 12, 2007 and recorded on November 29, 2007 in the Pike County Recorder of Deeds under Instrument #: 200700017966.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Morris W. Beverly aka Morris Wayne Beverly DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$25,742.61 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_ Morris W. Beverly aka Morris Wayne Beverly DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 25.742.61 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 944-2019 rSUR JUDGEMENT NO 944-2019_AT THE SUIT OF Wilmington

Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee on Behalf of CSMC 2018-RPL12 vs Carol R. Thompson 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 January 20, 2021 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township Lehman, County of Pike and Commonwealth of Pennsylvania, Being Lot Number 22, Stage 7 as shown on Map or plan of Pine Ridge on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 10, Page 126 (Previously incorrectly referenced as Plat Book Volume 10, Page 26). Parcel Number 188.04-01-45 BEING THE SAME PREMSIES which Fenton D. Lynch and Lavern P Lynch, husband and wife conveyed to Carol R. Thompson via deed dated February 21, 2006 and recorded on February 27, 2016 in the Pike County Recorder of Deeds office under Book 2161 and Page 346.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol R. Thompson DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$299,860.67 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_ Carol R. Thompson
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 299,860.67 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046

12/25/2020 • 1/1/2021 • 1/8/2021

**SHERIFF SALE
JANUARY 20, 2021**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 124-2020 r SUR JUDGEMENT NO. 124-2020_AT THE SUIT OF Trumark Financial Credit Union vs Dawn Jennifer Hemsher and William Earl Shannon
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 January 20, 2021 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN village lot of land situate in the Borough of Matamoras, County of Pike and Commonwealth of Pennsylvania, lying and fronting on the Southerly side of Avenue I, bounded and described as follows:

BEGINNING at the Westerly comer of Emma Billman's lot at the point 50 feet Southerly from the Southerly comer of First Street and running thence Southwesterly along Avenue I, 60 feet to the Northerly corner of Edwin Lord's lot; thence along the same 100 feet more or less Southerly to the Easterly comer thereof; thence Northeasterly along the rear of Lots Nos. 416 and 414 as shown on St. John's Map of an

addition to the Village of Matamoras 60 feet to the Southerly comer of said Billman's lot; thence along the same 100 feet more or less to the place of BEGINNING.

It being intended to convey a lot 60 feet by 100 feet, 60 feet front and rear and 100 feet more or less deep.

CONTAINING 6,000 square feet, more or less.

BEING the same premises which Jeffrey Strunk, by Deed dated August 11, 2006 recorded August 11, 2006, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2189, Page 1529, conveyed unto Dawn Jennifer Hemsher and Willam Earl Shannon.

BEING known as 102 Avenue I a/k/a 104 Avenue I, Matamoras, PA 18336

TAX PARCEL: #083.10-04-34

IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dawn Jennifer Hemsher and William Earl Shannon
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,600.86 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 Dawn Jennifer Hemsher and William Earl Shannon
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,600.86 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian
1310 Industrial Blvd., 1st Floor, Ste. 101
Southampton, PA 18966

12/25/2020 • 1/1/2021 • 1/8/2021

CIVIL ACTIONS FILED

*From December 28, 2020 to January 4, 2021
Accuracy of the entries is not guaranteed.*

CHANGE OF NAME

2020-01225 Yanko Alexander Petitioner 12/28/2020

CONTRACT — BUYER PLAINTIFF

2020-01220 Cavalry SPV I LLC Plaintiff 12/28/2020
Marx Sabrina Defendant
2020-01222 Cavalry SPV I LLC Plaintiff 12/28/2020
Zakiewicz Anna Defendant

DIVORCES FILED

2020-01186 Wolffe Scott Plaintiff 12/11/2020
2020-01221 Swingle Margaret Mary Plaintiff 12/28/2020
Swingle Michael Asher Jr Defendant
2020-01231 Devoe James Plaintiff 12/30/2020
Devoe Lori Defendant

MISCELLANEOUS — OTHER

2020-01229 Milford Borough Plaintiff 12/30/2020

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2020-01228 Wells Fargo Bank National Association Plaintiff 12/30/2020
Hammett Kenneth Defendant
Hammett Suzanne Defendant

REAL PROPERTY — QUIET TITLE

2020-01223 Bertz Group LLC Plaintiff 12/28/2020
Veneski Kevin R Defendant
Veneski Juanita R Defendant
PNC Bank Defendant
Leinwand Harris D Defendant

WAIVER OF LIENS

2020-50035 LTS Homes LLC Contractor 12/29/2020
LTS Homes LLC Owner
Kiss Tibor Contractor
Kiss Tibor Owner
Vasinka Kiss Noemi Contractor
Vasinka Kiss Noemi Owner
2020-50036 Lords Valley Builders Contractor 12/30/2020
Lords Valley Builders Owner
Papmichael Christos M Contractor
Papmichael Christos M Owner

Pike County Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

pikecountylegaljournal.com



Pike County Bar Association, P.O. Box 183, Milford, PA 18337
(570) 296-5102 • 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. The lines are evenly spaced and extend across the width of the page, leaving a small margin at the bottom.





© 2008 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431

POSTAGE
HERE