
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 Harvey Harold Hotalen, deceased, late of 118 Mott Street, Milford, PA 18337. Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to:
Rhonda Leister
110 Green Meadow Ct.
Milford, PA 18337
Executrix
11/27/15 • 12/04/15 • **12/11/15**

ESTATE NOTICE

RE: ESTATE OF JACOB M. PENNINGS
NOTICE IS HEREBY GIVEN that Letters Testamentary in the Estate of JACOB M. PENNINGS, late of Dingman Township, Pike

County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

MONIQUE McCUTCHEON,
EXECUTRIX

KEVIN R. GREBAS, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road –
Suite A

Moosic, PA 18507

Date of Death: September 13,
2015

11/27/15 • 12/04/15 • **12/11/15**

ESTATE NOTICE

Estate of Philip T. Moricone deceased of Milford Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Philip T. Moricone, Jr. Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.
11/27/15 • 12/04/15 • **12/11/15**

Executor's Notice

Estate of Gerda Potenza late of Matamoras, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted

to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Danielle Sperry
703 Avenue P
Matamoras, PA 18336
or to her attorney William Onofry, 17-19 Sussex Street, PO Box 711, Port Jervis, New York 12771
11/27/15 • 12/04/15 • **12/11/15**

ESTATE NOTICE

Estate of JANET

YOUNG late of the Township of Dingman, Pike County, Pennsylvania, died on June 10, 2015.

LETTERS OF ADMINISTRATION in the above-named estate having been granted to the undersigned, who requests all persons indebted to the estate to make immediate payment and those having claims against the Estate are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of PIKE County, 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.

Simone N. Thomas, Executrix
c/o Lara Anne Dodsworth, Esq.
115 Steele Lane, Suite 1
Milford, Pennsylvania 18337
12/04/15 • **12/11/15** • 12/18/15

EXECUTOR NOTICE

Estate of Joy Ann Mosteller, deceased, late of Pike County, Pennsylvania, Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Roger A. Mosteller, Executor, 107 Kitty Harker Road, Dingmans Ferry, PA 18328.
12/04/15 • **12/11/15** • 12/18/15

ESTATE NOTICE

Estate of William John Brewster, Deceased, late of Milford, Pike County, Pennsylvania. Letters Testamentary have been granted to the below Executrix, who requests 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 payments without delay to:

Executrix: Patricia Ann Brewster
Estate of William John Brewster
c/o Fitzpatrick Lentz & Bubba, P.C.
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219
or to her attorney at the above address.

12/04/15 • **12/11/15** • 12/18/15

EXECUTOR NOTICE

Estate of JOSEPH A. STALZER a/k/a JOSEPH STALZER, late of Lackawaxen Township, Pike County, PA. Any person or persons having claim against or indebted

to estate present same to
EXECUTRIX: Kristi G.
Macias, 10813 N E Broadway
Street, Portland, OR 97220;
Attorney for ESTATE: Nicholas
A. Barna, Esq., 831 Court
Street, Honesdale, PA 18431.
12/11/15 • 12/18/15 • 12/25/15

ESTATE NOTICE

Estate of Timothy J. Kunis,
late of Milford, Pike County,
Pennsylvania.
Letters of Administration on the
above estate having been granted
to Elizabeth Kunis, all persons
indebted to the said estate are
requested to make payment, and
those having claims to present
the same without delay to her
attorney, Joseph Kosierowski,
Esq. of Ridley, Chuff,
Kosierowski & Scanlon, P.C.,
400 Broad Street, Milford, PA
18337.
12/11/15 • 12/18/15 • 12/25/15

CIVIL ACTION LAW COURT OF COMMON PLEAS PIKE COUNTY

Number 763-2015
Nationstar Mortgage LLC d/b/a
Champion Mortgage Company
v.
Unknown Surviving Heirs
of Rosetta Illeck, Richard
Illeck, Known Surviving Heir
of Rosetta Illeck, Virginia
Besthorne, Known Surviving
Heir of Rosetta Illeck, and
Daniel Sommo, Known
Surviving Heir of Rosetta Illeck
NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
TO: Unknown Surviving Heirs

of Rosetta Illeck

Your house (real estate)
at 137 Bluestone Drive, Lords
Valley, Pennsylvania 18428 is
scheduled to be sold at Sheriff's
Sale on April 20, 2015 at
11:00 a.m. in the Pike County
Administration Building,
506 Broad Street, Milford,
Pennsylvania to enforce the
court judgment of \$222,482.19
obtained by Nationstar
Mortgage LLC d/b/a Champion
Mortgage Company against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be canceled
if you pay to Nationstar
Mortgage LLC d/b/a Champion
Mortgage Company the back
payments, late charges, costs,
and reasonable attorney's fees
due. To find out how much you
must pay, you may call McCabe,
Weisberg and Conway, P.C.,
Esquire at (215) 790-1010.

2. You may be able to stop
the sale by filing a petition asking
the Court to strike or open the
judgment, if the judgment was
improperly entered. You may
also ask the Court to postpone
the sale for good cause.

3. You may also be able to
stop the sale through other legal
proceedings.
You may need an attorney to
assert your rights. The sooner you
contact one, the more chance
you will have of stopping the
sale. (See the following notice on

how to obtain an attorney.)
**YOU MAY STILL BE ABLE
TO SAVE YOUR PROPERTY
AND YOU HAVE
OTHER RIGHTS
EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be

receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO
NOT HAVE A LAWYER,
GO TO OR TELEPHONE
THE OFFICE SET FORTH
BELOW. THIS OFFICE
CAN PROVIDE YOU WITH
INFORMATION ABOUT
HIRING A LAWYER.
IF YOU CANNOT AFFORD
TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE TO
PROVIDE YOU WITH
INFORMATION ABOUT
AGENCIES THAT MAY
OFFER LEGAL
SERVICES TO ELIGIBLE
PERSONS AT A REDUCED
FEE OR NO FEE.**

**LAWYER REFERRAL
SERVICE
ASSOCIATION DE
LICENCIADOS
Commissioners Office
Pike County
Administration Building
506 Broad Street
Milford, Pennsylvania 18337
(570) 296-7613
McCABE, WEISBERG &
CONWAY, P.C.**

Attorneys for Plaintiff
123 S. Broad St., Ste. 1400,
Phila., PA 19109, 215-790-1010

**CIVIL ACTION LAW
COURT OF
COMMON PLEAS
PIKE COUNTY**
Number 679-2013
VENTURES TRUST
2013-I-H-R BY MCM
CAPITAL PARTNERS, LLC,
v.

Richard A. J. Trimmingham
Known Surviving Heirs of
Richard Trimmingham, Deceased
Mortgagor and Real Owner,
Jamie Barbone, Danielle
Fridenberger Known Surviving
Heirs of Richard Trimmingham,
Deceased Mortgagor and Real
Owner, and Unknown Surviving
Heirs of Richard Trimmingham,
Deceased Mortgagor and Real
Owner

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY**
TO: Unknown Surviving
Heirs of Richard Trimmingham,
Deceased Mortgagor and Real
Owner

Your house (real estate) at
114 Boulder Road, Milford,
Pennsylvania 18337 is scheduled
to be sold at Sheriff's Sale
on March 16, 2016 at 11:00
a.m. in the Pike County
Administration Building,
506 Broad Street, Milford,
Pennsylvania to enforce the
court judgment of \$450,496.93
obtained by VENTURES
TRUST 2013-I-H-R BY MCM
CAPITAL PARTNERS, LLC,
against you.

NOTICE OF

**OWNER'S RIGHTS
YOU MAY BE ABLE TO
PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be canceled
if you pay to VENTURES
TRUST 2013-I-H-R BY MCM
CAPITAL PARTNERS, LLC,
the back payments, late charges,
costs, and reasonable attorney's
fees due. To find out how much
you must pay, you may call
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