

# 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. XIV ♦ MILFORD, PA ♦ JULY 1, 2022 ♦ NO. 27



## STAY SAFE GET VACCINATED.

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  
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Pike County Bar Association

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PA LEGAL ADS



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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
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
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## 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

Ronald Schmalzle

R. Anthony Waldron

### 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



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337  
(570) 500-2954 • [www.pikecountypalawyers.com](http://www.pikecountypalawyers.com)

## PIKE COUNTY BAR ASSOCIATION UPDATE

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### Pike County Bar Association Meeting



#### SAVE THE DATE

A Regular Meeting of the Pike County Bar Association will be held on:

**MONDAY, JULY 18, 2022**

beginning at 12:00 p.m. in the Commissioners' Meeting Room located at 506 Broad Street, Milford, PA 18337.

Light refreshments will be available.



Contact *Bailey Design & Advertising* to feature **YOUR FIRM** in the Pike County Legal Journal!  
570-251-1512

# CLE

Continuing  
Legal  
Education

A CLE is tentatively scheduled for August, 2022. Please keep an eye out for additional information!

If you or someone you know needs CLE credits and is willing to teach a valuable CLE course, please contact the PCBA Secretary at:



**PikeCountyBar@gmail.com**

We're always looking for new and exciting topics for CLE presentations and discussion!



## 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>*

## TUESDAY, JULY 5, 2022

- 09:00 AM  
Docket #: 995-2021  
Angela Sutter Grady vs. Daniel Timothy Grady  
Hearing - Def Mtn Special Relief  
Plaintiff Attorney: Thomas Farley, Esq.  
Defense Attorney: Anthony R. Gualano, Esq.
- 09:00 AM  
Docket #: 482-2021  
Jenna Ferrer vs. Johnny Ferrer, Jr.  
Hearing - Plaintiff Pet for Civil Contempt  
Plaintiff Attorney: Tammy Lee Clause, Esq.  
Defense Attorney: James P. Baron, Esq.
- 09:00 AM  
Docket #: 323-2022  
In the Matter of Petition for Change of Name of Richardo Ruiz vs.  
Name Change Hearing -  
Plaintiff Attorney:  
Defense Attorney:
- 09:00 AM  
Docket #: 141-2003  
Michael Mordenti vs. Lori Mordenti  
Hearing - Def Pet for Civil Contempt  
Plaintiff Attorney: Thomas Farley, Esq.  
Defense Attorney: Tammy Lee Clause, Esq.
- 09:00 AM  
Docket #: 260-2022  
In the Matter of Petition for Change of Name of Florence Ramos, obo Zoe Christine Ramos vs.  
Name Change Hearing -  
Plaintiff Attorney:  
Defense Attorney:
- 09:00 AM  
Docket #: 753-2021  
Jeri Lynn Benner vs. Rachael Copertino and Arline Polanis  
Hearing - Def mtn Sanctions/Entry of Non Pros filed 5/2/22  
Plaintiff Attorney: Cynthia E. Banks, Esq.  
Defense Attorney: Lee Mandarino, Esq.
- 09:00 AM  
Docket #: 442-2022  
In Re: Joint Petition of Stratcap Investments, Inc. and Adam Vitiello vs.  
Hearing - Verf Joint Petition filed 4/22/22  
Plaintiff Attorney: Vanya Dugalic, Esq., Mark A. Landau, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 70-2022  
Roger Vantuyl and Somerset Orthopedic Associates, P.A. vs. Progressive Specialty Insurance Company  
Argument - Def Pet Open Default Judgment  
Plaintiff Attorney: Charles Kannebecker, Esq.  
Defense Attorney: Thomas P. Clark, Esq.
- 09:00 AM  
Docket #: 923-2021  
Carol Cook vs. Brian Cook, Jr  
Argument on Exceptions -  
Plaintiff Attorney: Matthew Galasso, Esq  
Defense Attorney:
- 09:00 AM  
Docket #: 217-2017  
Dylan Fean, at all times a minor, by his Mother and Natural Guadian, Brittany Fean, and Brittany Fean Individually vs. Steve Brazanskas, and Babe Ruth League, Inc.  
Hearing - Infants Compromise  
Plaintiff Attorney: Charles Kannebecker, Esq.  
Defense Attorney: Michael Connelly, Esq.
- 09:00 AM  
Docket #: 568-2022  
In Re: Joint Petition of J.G. Wentworth Originations, LLC, and Saeed Musah vs.  
Hearing - Jt Pet Transfer Structured Settlement  
Plaintiff Attorney: Robert A. Maro, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 583-2022  
Donovan McHenry, a minor by his Father and Natural Guardian, David McHenry vs. Lisa and Nelson Malave  
Hearing - Infants Compromise  
Plaintiff Attorney: Charles Kannebecker, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 457-2020  
Wells Fargo Bank, N.A. vs. Pamela Nestor and First Horizon Home Loan Corporation  
Hearing - Plaintiff Mtn for Relief  
Plaintiff Attorney: Brian Yoder, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 63-2022 MD  
Commonwealth of PA vs.  
Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney:

- 01:30 PM  
Docket #: 614-2016  
Sergio Correa vs. Rosario Correa  
Hearing - Def Mtn to Compel  
Plaintiff Attorney: James Baron, Esq.  
Defense Attorney: John Poka, Esq.

## WEDNESDAY, JULY 6, 2022

- 09:00 AM  
Docket #: 593-2016  
Robert Ruiz vs. Stefanie Hagan  
Custody Trial -  
Plaintiff Attorney: Matthew Galasso, Esq.  
Defense Attorney: Thomas Mincer, Esq.
- 09:00 AM  
Docket #: 428-2022  
Ashley Brooke Thoman vs. Shane Alan Stecker  
PFA Hearing -  
Plaintiff Attorney: Shannon L. Muir, Esq.  
Defense Attorney: Ashley Zimmerman, Esq.
- 09:00 AM  
Docket #: 578-2022  
Aurora Pizarro vs. Jacob Robles  
PFA Hearing -  
Plaintiff Attorney: Kimberly Thomas, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 604-2022  
William Sullivan on behalf of Josiah Wright-Sullivan, a minor vs. Christopher Ludwig  
Hearing - Protection of Victims of Intimidation  
Plaintiff Attorney: Shannon L. Muir, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 621-2022  
Rene Peterson on behalf of Gabriel Umphrey, a minor vs. Eugene Umphrey  
PFA Hearing -  
Plaintiff Attorney: Shannon L. Muir, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 622-2022  
Rene Peterson on behalf of Lilly Umphrey, a minor vs. Eugene Umphrey  
PFA Hearing -  
Plaintiff Attorney: Shannon L. Muir, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 659-2022  
Kristina Vigo vs. Scott Gill  
PFA Hearing -  
Plaintiff Attorney:  
Defense Attorney:
- 09:00 AM  
Docket #: 658-2022  
Kiley McKeon vs. Christopher Velez  
PFA Hearing -  
Plaintiff Attorney:  
Defense Attorney:
- 09:30 AM  
Docket #: 1412-2017  
Mary Ann Seese vs. Jerry Seese  
Divorce Master Hearing - Pre-Hearing Conference  
Plaintiff Attorney: Matthew Galasso, Esq.  
Defense Attorney: Ronald Bugaj, Esq.

- 10:30 AM  
Docket #: 14-2022 DP  
In Re: BM vs.  
Dependency Hearing -  
Plaintiff Attorney: Sarah Wilson, Esq.  
Defense Attorney: Mark Moulton, Esq., GAL, Oressa Campbell, Esq.
- 10:30 AM  
Docket #: 1231-2020, 73-2021  
James Devoe/Lori Devoe vs. Lori Devoe/James Devoe  
Divorce Master Hearing -  
Plaintiff Attorney: Ashley Zimmerman, Esq.  
Defense Attorney: James Mulligan, Esq.
- 01:30 PM  
Docket #: 23-2020 DP  
In Re: KP vs.  
Permanency Review - & Goal Change Hearing  
Plaintiff Attorney: Sarah Wilson, Esq.  
Defense Attorney: Christian Weed, Esq., GAL, James Baron, Esq., Justin Pfaff, Esq.
- 01:30 PM  
Docket #: 794-2018  
Barry Heim vs. Janet Heim  
Divorce Master Hearing -  
Plaintiff Attorney: Matthew Galasso, Esq.  
Defense Attorney: Thomas Mincer, Esq.

## THURSDAY, JULY 7, 2022

- 09:00 AM  
Docket #: 19-2022 MD  
Commonwealth of PA vs. Justin Solis  
Sentencing - from ICC  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 50-2022 MD  
Commonwealth of PA vs. Daniel DiBenedetto  
Indirect Criminal Contempt Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 570-2022  
Suzanne Koellner vs. Rebekah L. Koellner and David Yeakel  
Hearing - Plaintiff Special Relief  
Plaintiff Attorney: James A. Butz, Esq.  
Defense Attorney:
- 09:00 AM  
Docket #: 90-2022  
Commonwealth of PA vs. Donovan Smith  
Plea -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Nicholas McIntyre, Esq.
- 09:30 AM  
Docket #: 245-2021  
Commonwealth of PA vs. Louis William Rios  
Hearing - Def Mtn Modification Parole/ Probation Condition  
Plaintiff Attorney: District Attorney  
Defense Attorney: Eric Hamill, Esq.



- 09:30 AM  
Docket #: 472-2021  
Commonwealth of PA vs. Kyle Piekenbrock  
Hearing - Comm Mtn for Indirect Criminal Contempt  
Plaintiff Attorney: District Attorney  
Defense Attorney: Eric Hamill, Esq.
- 09:30 AM  
Docket #: 309-2021  
Commonwealth of PA vs. Amanda Joi Colarusso  
Hearing - Comm Mtn Revoke/Increase Bail and ICC  
Plaintiff Attorney: District Attorney  
Defense Attorney: Eric Hamill, Esq.
- 09:30 AM  
Docket #: 325-2020  
Commonwealth of PA vs. Paul Wassel  
Hearing - Def Post-Sentence Motion  
Plaintiff Attorney: District Attorney  
Defense Attorney: Eric Hamill, Esq.
- 09:30 AM  
Docket #: 69-2022  
Commonwealth of PA vs. Christopher Ruiz  
Hearing - Motion for Leave to Withdraw as Counsel  
Plaintiff Attorney: District Attorney  
Defense Attorney: Ashley Zimmerman, Esq.
- 09:30 AM  
Docket #: 483-2020  
Commonwealth of PA vs. Jeremiah McKoy  
Plea - & Sentencing  
Plaintiff Attorney: District Attorney  
Defense Attorney: James P. Baron, Esq.
- 10:00 AM  
Docket #: 205-2022  
Commonwealth of PA vs. Patrick Allan Ludbrook  
Hearing - Pet to Withdraw  
Plaintiff Attorney: District Attorney  
Defense Attorney: Brett Riegel, Esq.
- 10:00 AM  
Docket #: 423-2021  
Commonwealth of PA vs. Alpha Oumar Diane  
Hearing - Motion to Withdraw  
Plaintiff Attorney: District Attorney  
Defense Attorney: David Lampman II, Esq.
- 10:00 AM  
Docket #:  
Commonwealth of PA vs. Gilberto Cadiz, Jr.  
Indirect Criminal Contempt Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney:
- 10:00 AM  
Docket #: 165-2022  
Commonwealth of PA vs. Shawn Donovan  
Plea - & Sentencing  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Sundmaker, Esq.
- 10:00 AM  
Docket #: 282-2022  
Commonwealth of PA vs. Kenneth J. Sabo  
Hearing - Comm Mtn to Revoke/Increase Bail and ICC  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Sundmaker, Esq.

- 10:00 AM  
Docket #: 208-2022  
Commonwealth of PA vs. Peter Iannou  
Plea - & Sentencing  
Plaintiff Attorney: District Attorney  
Defense Attorney: Gary Saylor, Esq.
- 10:00 AM  
Docket #: 159-2022  
Commonwealth of PA vs. Angel Cabrera  
Plea -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Sundmaker, Esq.
- 10:00 AM  
Docket #: 37-2022  
Commonwealth of PA vs. Vasyil Ilnytsky  
Plea -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Eugene Gitman, Esq.
- 10:30 AM  
Docket #: 431-2021  
Commonwealth of PA vs. Christopher Aaron Kuchak  
Violation Hearing - Viol of PCARE  
Probation w/Restrict Conditions  
Plaintiff Attorney: District Attorney  
Defense Attorney: Nicholas McIntyre, Esq.
- 10:30 AM  
Docket #: 523-2020  
Commonwealth of PA vs. Allen James Simonson  
Violation of Parole -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 10:30 AM  
Docket #: 666-2016  
Commonwealth of PA vs. Crystal Marie Donnelly  
Violation of Parole -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 10:30 AM  
Docket #: 282-2018  
Commonwealth of PA vs. Megan Lee Cron  
Violation of Parole -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 10:30 AM  
Docket #: 484-2021  
Commonwealth of PA vs. Vitor Manuel Castanheira  
Violation of Probation -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Nicholas McIntyre, Esq.
- 10:30 AM  
Docket #: 605-2019  
Commonwealth of PA vs. Lourriston Vernon Potter  
Violation of Probation -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Oressa Campbell, Esq.
- 10:30 AM  
Docket #: 616-2020  
Commonwealth of PA vs. Kayla Marie Napoli  
Violation of Probation - Sanctions  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.

- 10:30 AM  
Docket #: 216-2020  
Commonwealth of PA vs. Patrice Clinton  
Violation of Probation -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Saurman, Esq.
- 10:30 AM  
Docket #: 70-2021  
Commonwealth of PA vs. Adrienne Lee Karr  
Violation of Probation -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 11:00 AM  
Docket #: 274-2017, 196 & 524-2018  
Commonwealth of PA vs. Joseph  
Dibenedetto  
Contempt Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Public Defenders Office
- 11:00 AM  
Docket #: 443-2018  
Commonwealth of PA vs. John Negroni  
Contempt Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Public Defenders Office
- 11:00 AM  
Docket #: 438-2012  
Commonwealth of PA vs. Michael Scurto  
Contempt Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 11:00 AM  
Docket #: 483-2019  
Commonwealth of PA vs. Christopher Logan  
Contempt Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: James P. Baron, Esq.
- 11:00 AM  
Docket #: 157-2018  
Commonwealth of PA vs. Shadasha  
Rahandra Ross  
Contempt Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Public Defenders Office
- 11:00 AM  
Docket #: 192-2020  
Commonwealth of PA vs. Jimmy Cabrera  
Contempt Hearing - Sanctions  
Plaintiff Attorney: District Attorney  
Defense Attorney: Eric Hamill, Esq.
- 01:00 PM  
Docket #: 315-2022  
Commonwealth of PA vs. Shawn Hunter  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Brett Riegel, Esq.
- 01:00 PM  
Docket #: 282-2022  
Commonwealth of PA vs. Kenneth Sabo  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Sundmaker, Esq.
- 01:00 PM  
Docket #: 247-2022  
Commonwealth of PA vs. Patricia Cielinski  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Nicholas McIntyre, Esq.

- 01:00 PM  
Docket #: 248-2022  
Commonwealth of PA vs. David Pape  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 01:00 PM  
Docket #: 158-2022  
Commonwealth of PA vs. Valerie Koch  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 01:00 PM  
Docket #: 296 & 371-2021  
Commonwealth of PA vs. James Battista  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 01:00 PM  
Docket #: 132-2022  
Commonwealth of PA vs. William Torres  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney:
- 01:00 PM  
Docket #: 622-2020  
Commonwealth of PA vs. Samantha Kelly  
Parole Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 01:00 PM  
Docket #: 491-2021  
Commonwealth of PA vs. Jimmy Cabrera  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney:
- 01:00 PM  
Docket #: 590-2020  
Commonwealth of PA vs. Harold Alcantara  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Nicholas McIntyre, Esq.
- 01:00 PM  
Docket #: 373-2021  
Commonwealth of PA vs. Danielle  
McNamara  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney:
- 01:00 PM  
Docket #: 372-2021  
Commonwealth of PA vs. Wendy Huttie  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Nicholas McIntyre, Esq.
- 01:00 PM  
Docket #: 68-2022  
Commonwealth of PA vs. Philip Munoz  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Nicholas McIntyre, Esq.
- 01:00 PM  
Docket #: 233 & 234-2022  
Commonwealth of PA vs. Frank Williams  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.



- 01:00 PM  
Docket #: 275-2022  
Commonwealth of PA vs. Jeffrey Ward  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: William J. Aquilino, Esq.
- 01:00 PM  
Docket #: 206-2022  
Commonwealth of PA vs. Kate Eschler  
Arraignment -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Joseph K. Kelly, Esq.
- 01:30 PM  
Docket #: 605-2021  
Commonwealth of PA vs. Gail A. Phillips  
Hearing - Def Mtn Habeas Corpus Relief  
Plaintiff Attorney: District Attorney  
Defense Attorney: Michael Ventrella, Esq.
- 02:30 PM  
Docket #: 303 & 305-2021  
Commonwealth of PA vs. Joseph Zenes  
Omnibus Pre-Trial Hearing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: James P. Baron, Esq.

## FRIDAY, JULY 8, 2022

- 09:00 AM  
Docket #: 615-2021  
Commonwealth of PA vs. Charles Baumgartner  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 257-2021  
Commonwealth of PA vs. Herbert Lassiter  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 395-2021  
Commonwealth of PA vs. William Alleyne  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 277-2021  
Commonwealth of PA vs. Patricia Greenlaw  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Ashley Zimmerman, Esq.
- 09:00 AM  
Docket #: 58-2022  
Commonwealth of PA vs. Barton Weidlich  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 623-2021  
Commonwealth of PA vs. Paul Dzyak  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Ashley Zimmerman, Esq.
- 09:00 AM  
Docket #: 194 & 403-2021  
Commonwealth of PA vs. Joshua David Thompson  
Hearing - Comm Mtn Revoke/Increase Bail and ICC  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 414-2021  
Commonwealth of PA vs. Amanda Daniels  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 194 & 403-2021  
Commonwealth of PA vs. Joshua Thompson  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 31-2022  
Commonwealth of PA vs. Logan Mottarasario  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 311-2021  
Commonwealth of PA vs. John Fodi  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 33-2022  
Commonwealth of PA vs. Charles Kreutle  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 21-2022  
Commonwealth of PA vs. Sherry Ellis  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 22-2022  
Commonwealth of PA vs. Gene Draughon  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM  
Docket #: 617-2021  
Commonwealth of PA vs. Vanessa Naturale  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 599-2021  
Commonwealth of PA vs. Nicholas Demchuk  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.

- 09:00 AM  
Docket #: 55-2022  
Commonwealth of PA vs. Christopher Houman  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 162-2020  
Commonwealth of PA vs. Clarisa Otway  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Christian Weed, Esq.
- 09:00 AM  
Docket #: 1253-2021  
Michael Reuter vs. Eliza Lenox  
Custody Trial -  
Plaintiff Attorney: Ashley Zimmerman, Esq.  
Defense Attorney: Shannon Muir, Esq.
- 09:30 AM  
Docket #: 410-2021  
Commonwealth of PA vs. Krystle McNamara  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 184-2021  
Commonwealth of PA vs. Stephen McKean  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 532-19 & 228-21  
Commonwealth of PA vs. Heather Fitzpatrick  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 199-2020  
Commonwealth of PA vs. Kai Wicksnes  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 430-2021 & 54-2022  
Commonwealth of PA vs. Brianna Worden  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 11-2022  
Commonwealth of PA vs. Sharief Ford  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 81-2022  
Commonwealth of PA vs. Oleg Smyrnov  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: James P. Baron, Esq.
- 09:30 AM  
Docket #: 50-2022  
Commonwealth of PA vs. Andrew Mittelmark  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: James P. Baron, Esq.

- 09:30 AM  
Docket #: 646-2021  
Commonwealth of PA vs. Robert Reilly  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: James P. Baron, Esq.
- 09:30 AM  
Docket #: 5-2020  
Commonwealth of PA vs. James Thompson  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 101-2019  
Commonwealth of PA vs. Joseph Cornelier  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 285-2021  
Commonwealth of PA vs. Eugene Powell  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Mark Moulton, Esq.
- 09:30 AM  
Docket #: 116-2020  
Commonwealth of PA vs. Daniel Swanson  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM  
Docket #: 580-2020  
Commonwealth of PA vs. Samuel Mittelmark  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Eric Hamill, Esq.
- 09:30 AM  
Docket #: 577-2020  
Commonwealth of PA vs. James Quiles  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Mark Moulton, Esq.
- 09:30 AM  
Docket #: 43-2022  
Commonwealth of PA vs. Kirk Hammerstone  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Ashley Zimmerman, Esq.
- 10:00 AM  
Docket #: 548-2021  
Commonwealth of PA vs. Arthur Spindler  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Cornelius Rotteveel, Esq.
- 10:00 AM  
Docket #: 51-2021  
Commonwealth of PA vs. Kyshame Jennette  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Saurman, Esq.
- 10:00 AM  
Docket #: 593-2021  
Commonwealth of PA vs. Jerry Laird  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: David L. Lampman II, Esq.

- 10:00 AM  
Docket #: 598-2021  
Commonwealth of PA vs. Simon Altizio  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Patrick Rogan, Esq.
- 10:00 AM  
Docket #: 62-2022  
Commonwealth of PA vs. Jake Soisson  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Patrick Rogan, Esq.
- 10:00 AM  
Docket #: 61 & 62-2020  
Commonwealth of PA vs. Lonny Frederick  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Gamburg, Esq.

- 10:00 AM  
Docket #: 485-2020  
Commonwealth of PA vs. Idrissa Samake  
Sentencing -  
Plaintiff Attorney: District Attorney  
Defense Attorney: Robert Saurman, Esq.
- 01:30 PM  
Docket #: 565-2020  
Commonwealth of PA vs. Brian Winkler  
Non-Jury Trial -  
Plaintiff Attorney: District Attorney  
Defense Attorney: James P. Baron, Esq.

## Pike County Bar Association



for advertising details call

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F: 570 • 647 • 0086

[www.pikecountypalawyers.com](http://www.pikecountypalawyers.com)



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337  
(570) 500-2954 • [pikecountybar@gmail.com](mailto:pikecountybar@gmail.com)

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## LEGAL NOTICES

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

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### ESTATE NOTICES

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

---

### EXECUTRIX NOTICE

Estate of Eugene John Yager  
Late of Paupack Township  
EXECUTRIX  
Kelly Renee Delrosso  
AKA Kelly R. Delrosso  
111 Red Shale  
Elmhurst Township, PA 18444  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

7/1/2022 • 7/8/2022 • 7/15/2022

---

### ESTATE NOTICE

ESTATE OF SUSAN DILALLO,  
late of Hawley, Pike County, PA  
(died January 9, 2022). Letters of  
Administration in the above Estate  
having been granted, all person  
having claims or demands against  
the Estate of the Decedent shall  
make them known and present

them, and all persons indebted to  
the said Decedent shall make  
payment thereof, without delay, to  
the Estate Personal Representative  
Michelle Hadden, or to Joseph S.  
Toczydlowski, Jr., Esquire, 723  
North Main Street, Archbald, PA  
18403.

7/1/2022 • 7/8/2022 • 7/15/2022

---

### EXECUTRIX NOTICE

Estate of Thomas Pudney Flaskal  
Late of Blooming Grove Township  
EXECUTRIX  
Catherine Flaskal  
69 Railroad Street  
Huntington Station, NY 11746

6/24/2022 • 7/1/2022 • 7/8/2022

---

### ESTATE NOTICE

Notice is hereby given that Letters  
of Administration have been  
granted in the ESTATE of George  
Brazdzionis Jr. in the Pike County  
Register of Wills Office to 52-22-  
00107 on March 3, 2022, late of  
Lehman Township (died March 8,  
2016) to Araceli Brazdzionis,  
Administrator, c/o Robert A.  
Gonos, Esquire 88 North Franklin  
Street, Wilkes Barre, Pa. 18701.

6/24/2022 • 7/1/2022 • 7/8/2022

---

## LETTERS OF ADMINISTRATION

Estate of Barbara M. Guinn,  
Deceased, late of 144 Bennett  
Avenue, Milford, Pennsylvania  
18337.

Letters of Administration on the  
above estate have been granted to  
the undersigned. All persons  
indebted to the said estate are  
requested to make payment, and  
those having claims to present the  
same without delay to:

James Donahue  
144 Bennett Avenue  
Milford, PA 18337.

or to his attorney,  
Douglas J. Jacobs, Esq.,  
515 Broad Street,  
Milford, PA 18337.

6/24/2022 • 7/1/2022 • 7/8/2022

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## ADMINISTRATRIX NOTICE

Estate of James E. Thompson, Jr.  
Late of Lackawaxen Township  
ADMINISTRATRIX  
Krista Reed  
3213 Kitty Lane  
Mountville, PA 17554

6/24/2022 • 7/1/2022 • 7/8/2022

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## LETTERS TESTAMENTARY

The Estate of Lawrence Ladlee  
deceased late of 184 Keystone Dr.  
Bushkill, PA 18324 was raised in  
the Pike County Register of Wills  
on September 22, 2021.

Letters Testamentary on the above  
estate have been granted to the  
undersigned. All persons indebted to  
the said estate are requested to make  
payment, and those having claims to  
present the same without delay to:

Kelly Abramson Executor of the  
Estate of Lawrence Ladlee  
430 Broad St.  
Swedesboro, NJ 08085

Or their attorney, Nicholas J,  
McIntyre, Esq., 410 Broad Street,  
Milford, PA 18337.

6/17/2022 • 6/24/2022 • 7/1/2022

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## EXECUTOR NOTICE

Estate of Barbara S. Garrett  
Late of Westfall Township  
EXECUTOR  
Michael B. Garrett  
61 Grandview Circle  
Farmingdale, NJ 07727

6/17/2022 • 6/24/2022 • 7/1/2022

---

## ESTATE NOTICE

ESTATE OF  
CHRISTINE K. MCGIVNEY  
Late of Blooming Grove Township,  
Pike County, Pennsylvania,  
deceased. Letters of Testamentary  
on the above estate having been  
granted to Paul E. McGivney, 3649  
Hemlock Farms, Lords Valley, PA  
18428, all persons indebted to said  
estate are requested to make  
payment and those having claims to  
present same, without delay, to him  
or his attorney, Mark E. Moulton,  
Esquire, MOULTON &

MOULTON, 693 Route 739,  
Suite 1, Lords Valley, PA 18428

6/17/2022 • 6/24/2022 • 7/1/2022

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## OTHER NOTICES

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### NOTICE

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Pike County, Pennsylvania under the name midnight sun -1 Limited with its principal place of business at 110 laurel Drive Milford, PA 18337. The Purpose for which the corporation is to be organized is a motorcycle organization that donates to those in need. The names and addresses of the persons owning or interested in said business are :

George W Aikens Jr- PO BOX  
164 Dingmans Ferry , PA 18328.

The Application has been filed on  
05/11/2022

7/1/2022

---

### PUBLIC NOTICE

TO: Christina Najuch of 79 Elm  
Street, Kearny, New Jersey 07032  
You are hereby notified that the  
following Plaintiff, Bertram  
Fernandez, commenced an action

against you by Complaint indexed  
to Pike County No. 242-2022 on  
February 24, 2022. This Notice is  
provided in accordance with an  
Order of Court dated June 15, 2022.

7/1/2022

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### NOTICE

IN THE COURT OF COMMON  
PLEAS OF PIKE COUNTY,  
PENNSYLVANIA

IN THE INTEREST OF  
CHLOE FRANCES  
PATERNOSTER  
No. 558 - 2022

### NOTICE OF INTENTION OF NAME CHANGE

To Whom It May Concern:  
Notice is hereby given that on May  
25, 2022 the Petition for Change of  
Name of Chloe Frances Paternoster,  
was filed in the Court of Common  
Pleas of Pike County to docket  
number 558-2022 requesting a  
decree to change her name to Chloe  
Frances Paternoster-Latsch.

The Court has scheduled the **18th  
day of July, 2022 at 1:30 p.m.**  
as the time for the Hearing on said  
Petition, when and where all persons  
interested may appear and show  
cause, if any they have, why the  
prayer of the said Petition should  
not be granted.

7/1/2022

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NOTICE

IN THE COURT OF COMMON  
PLEAS OF PIKE COUNTY,  
PENNSYLVANIA  
IN THE INTEREST OF  
CONNOR ANDREW  
PATERNOSTER  
No. 559 - 2022

NOTICE OF INTENTION OF  
NAME CHANGE

To Whom It May Concern:  
Notice is hereby given that on May  
25, 2022 the Petition for Change of  
Name of Connor Andrew

Paternoster, was filed in the Court  
of Common Pleas of Pike County  
to docket number 559-2022  
requesting a decree to change his  
name to Connor Andrew  
Paternoster-Latsch.

The Court has scheduled the **18th**  
**day of July, 2022 at 1:30 p.m.**  
as the time for the Hearing on said  
Petition, when and where all persons  
interested may appear and show  
cause, if any they have, why the  
prayer of the said Petition should  
not be granted.

7/1/2022

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## SHERIFF SALES

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.*

### SHERIFF SALE JULY 20, 2022

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1729-2015r SUR JUDGEMENT NO. 1729-2015\_AT THE SUIT OF U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF9 Master Participation Trust vs Edward J. Decker and Stefanie A. Decker

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON WEDNESDAY July 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that two certain lot, piece or parcel of land, situate, lying and being in the Township of Shohola, County of Pike, and State of Pennsylvania, more particularly described as follows, to wit:

Being Lot Two (2), Block Two (2), Section Two (2) a shown on a Map of Sagamore Estates, Inc., Dated

December 12, 1957, and recorded with the Recorder of Deeds of Pike County, Pennsylvania in Plat Book 3, At Page 74; and reference may be had to said map or the record thereof for a more full and complete description of the lot herein conveyed.

Parcel No. : 078.04-06-10

BEING known and numbered as 145 Twin Lakes Drive, Shohola, PA 18458

BEING the same property conveyed to Edward J. Decker and Stefanie A. Decker, his wife who acquired title by virtue of a deed from Raymond P. Kashimba and Phyllis A. Kashimba, his wife, dated November 22, 1996, recorded May 1, 1997, at Book/Page 1347, Page 017, Pike County, Pennsylvania records.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward J. Decker and Stefanie A. Decker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$233,153.39 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY

GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **Edward J. Decker and Stefanie A. Decker** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$233,153.39** PLUS COSTS AND INTEREST AS AFORESAID.

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

6/24/2022 • 7/1/2022 • 7/8/2022

### **SHERIFF SALE JULY 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1119-2021r SUR JUDGEMENT NO. 1119-2021 AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs Paul G. Gonsalves and Allison Gonsalves

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St.

Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON **WEDNESDAY July 20, 2022 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 Lehman, County of Pike, and State of Pennsylvania, more particularly described as follows:

Lot Number 52, Stage IX, as shown on Plat of Pine Ridge, Inc., Stage IX, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 12 at page 12 on September 13, 1974.

TOGETHER with all and singulars the said improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever, unto the hereby granted premise belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof.

BEING PARCEL NUMBER:  
189.03-01-46; CONTROL  
NUMBER 06-0-070296

BEING THE SAME PREMISES which Dennis Farrelly and Kathleen Farrelly by deed dated February 10, 2005 and recorded February 18, 2005 in the office of the recorder of deeds in the County of Pike, Pennsylvania as instrument number 20050002853 granted and conveyed unto Paul G. Gonsalves and Allison Gonsalves, as tenants by the entirety.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paul G. Gonsalves and Allison Gonsalves

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$121.325.05 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 Paul G. Gonsalves and Allison Gonsalves

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$121.325.05 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Logs legal Group LLP  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

6/24/2022 • 7/1/2022 • 7/8/2022

**SHERIFF SALE  
JULY 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1602-2019r SUR JUDGEMENT NO.1 602-2019\_AT THE SUIT OF Loancare, LLC vs Helen Quinones, in her capacity as heir of Carlos Quinones, deceased; Amanda Foster, in her capacity as heir of Carlos Quinones, deceased; Christian Quinones, in his capacity as heir of Carlos Quinones, deceased; Unknown Heirs, Successors, Assigns, and all Person, Firms, or Associations Claiming Right, Title or Interest from or Under Carlos Quinones, Deceased

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON **WEDNESDAY July 20, 2022 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF DINGMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 2432  
GOLD KEY STATE A/K/A 109  
KIEL ROAD, MILFORD, PA  
18337

BEING PARCEL NUMBER:  
12202-06-58

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO Helen  
Quinones, in her capacity as heir of  
Carlos Quinones, deceased;  
Amanda Foster, in her capacity as  
heir of Carlos Quinones, deceased;  
Christian Quinones, in his capacity  
as heir of Carlos Quinones,  
deceased; Unknown Heirs,  
Successors. Assigns, and all Person,  
Firms, or Associations Claiming  
Right. Title or Interest from or  
Under Carlos Quinones, Deceased

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$153.174.93** 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 Helen Quinones,  
in her capacity as heir of Carlos  
Quinones, deceased; Amanda  
Foster, in her capacity as heir of  
Carlos Quinones, deceased;  
Christian Quinones, in his capacity  
as heir of Carlos Quinones,  
deceased; Unknown Heirs,  
Successors, Assigns, and all Person,  
Firms, or Associations Claiming  
Right, Title or Interest from or  
Under Carlos Quinones, Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$153.174.93** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

6/24/2022 • 7/1/2022 • 7/8/2022

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**SHERIFF SALE  
JULY 20, 2022**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 595-2021r SUR

JUDGEMENT NO.\_595-2021\_AT THE SUIT OF U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2019-RP1 vs Nancy Negron and Raymond Negron

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON WEDNESDAY July 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, more particularly bounded and dwertbod ae follows, to wit:

Lot No. 30, of The Glen at Tamiment Subdivision, as set forth on certain plat maps prepared by R.K.R. Hess Associates, and entitled "Final Plan", Phase I, The Glen at Tamiment", recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book No, 24, at Page 74, Plat Book No, 24, at Page 75 and Plat Book No, 24 at Page 76 and Plat Book No. 24 at Page 77 ami Revised Maps of The Glen at Tamiment, Phase I, recorded on March 9 , 19S7 in Plat Book 24 at Pages 154, 155, 156 and 157.

ALSO KNOWN AS PIKE COUNTY TAX MAP NO.: 06-0-14709

ALSO KNOWN AS 30 Glen at Tamiment, Bushkill, PA 18324 A/K/A 1106 Underhill Court, Tamiment, PA 18371

BEING the same premises which James E. McEvoy and Janice M. McEvoy, husband and wife by Deed dated September 19, 2001 and recorded in the Office of Recorder of Deeds of Pike County on September 27, 2001 at Book 1899, Page 593 granted and conveyed unto Douglas P. Alvarez, unmarried.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nancy Negron and Raymond Negron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$147,429.53 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 Nancy Negron and Raymond Negron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$147.429.53 PLUS COSTS AND INTEREST AS AFORESAID.

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

6/24/2022 • 7/1/2022 • 7/8/2022

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**SHERIFF SALE  
JULY 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 771-2019r SUR JUDGEMENT NO. 771-2019 AT THE SUIT OF Lakeview Loan Servicing, LLC vs Timothy Rude and Melissa Shafer

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337

ON WEDNESDAY July 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF GREENE, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS:  
129 GAME TRAIL DR  
GREENTOWN, PA 18426

BEING PARCEL NUMBER:  
101.04-01-15

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy Rude and Melissa Shafer

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$136.250.61 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 **Timothy Rude and Melissa Shafer** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$136,250.61** PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Robertson, Anschutz, Schneid,  
Crane et al  
133 Gaither Drive, Ste.F  
Mt. Laurel, NJ 08054

6/24/2022 • 7/1/2022 • 7/8/2022

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**SHERIFF SALE  
JULY 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1099-2020r SUR JUDGEMENT NO. 1099-2020\_AT THE SUIT OF First American Trust, LLC vs Heather L. Madison

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St.

Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337  
ON **WEDNESDAY July 20, 2022 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot 123, Phase I, Section II, The Falls at Saw Creek, recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania in Plot Book Volume 22, Page 57.

BEING THE SAME premises which John T. Mitchell and Anita Mitchell, his wife, by their Deed dated April 5,2000, and recorded April 11,2000 in the office for the Recording of Deeds in and for Pike county at Milford, Pennsylvania, in Record book 1849, page 827 & granted and conveyed unto Eric P. McLendon.

UNDER AND SUBJECT to the terms, easements and conditions contained in the Declaration of Restrictions, Covenants, Easements, etc., dated March 25,1983, and recorded in the said Office for the Recording of Deeds, Pike County, Pennsylvania, at volume 859, page 179; and further under and subject to the terms and conditions set forth on the Plot Plan of "The Falls at Saw Creek" recorded in said office at Volume 22, Page 49. The said Declaration and Plot Plan are

expressly incorporated herein by reference, as if each were set forth in full.

Being the same property conveyed from Eric P. McLendon and Jennifer McLendon, his wife, to Heather L. Madison on August 14, 2003 with the deed being recorded on August 20, 2003, in in the Pike County Recorder of Deeds in Book 2001, Page 1199.

Parcel ID No. 196.04-03-23

Property is improved

Property is known as 123 Meadow View Court, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Heather L. Madison

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$43,186.12 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

**Heather L. Madison**  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$43,186.12 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Leopold & Associates PLLC  
80 Business Park Drive, Ste. 110  
Armonk, NY 10504

6/24/2022 • 7/1/2022 • 7/8/2022

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**SHERIFF SALE  
JULY 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 660-2019r SUR JUDGEMENT NO. 660-2019\_\_AT THE SUIT OF HMC Assets, LLC Solely in it's Capacity as Separate Trustee of CAM XI Trust vs John P. Melchior

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337

ON WEDNESDAY July 20,  
2022 at 11:00 AM PREVAILING  
TIME IN THE AFORENOON  
OF SAID DATE:

THE FOLLOWING  
DESCRIBED REAL  
PROPERTY SITUATE IN THE  
COUNTY OF PIKE, STATE OF  
PENNSYLVANIA:

ALL THAT CERTAIN PIECE,  
PARCEL AND TRACT OF  
LAND SITUATE, LYING AND  
BEING IN THE TOWNSHIP  
OF DINGMAN, COUNTY OF  
PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA, MORE  
PARTICULARLY DESCRIBED  
AS FOLLOWS, TO WIT:

BEING LOT NUMBER 1304,  
SECTION NO. G, POCONO  
MOUNTAIN WOODLAND  
LAKES, AS SHOWN IN PLAT  
BOOK NO. 12, PAGE NO. 3,  
FILED IN THE PIKE COUNTY  
CLERK'S OFFICE JULY 26,  
1974.

Parcel #124.02-01-30

BEING the same premises which  
Vladimir Lerner, granted and  
conveyed unto JOHN P.  
MELCHIOR by deed dated May 8,  
2002 and recorded in the Office of  
the Recorder of Deeds of  
Pike County on May 20, 2002 in  
Book 1927, Page 1851-1853.

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

COMMONWEALTH OF  
PENNSYLVANIA TO  
John P. Melchior

DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF **\$434,810.70** 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 **John P. Melchior**  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$434,810.70** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hill Wallack, LLP  
777 Twp Line Road, Ste. 250  
Yardley, PA 19067

6/24/2022 • 7/1/2022 • 7/8/2022

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**SHERIFF SALE  
JULY 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1167-2017r SUR JUDGEMENT NO.\_1167-2017\_AT THE SUIT OF U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust vs Rashad McNeil, as Administrator D.B.N, of the Estate of Donald R. Oliver, Deceased

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON WEDNESDAY July 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The Land Referred To Herein Below Is Situated In The County Of Pike, State Of Pennsylvania And Is Described As Follows:  
All That Parcel Of Land In Township Of Lehman Township, Pike County, Commonwealth Of Pennsylvania, As More Fully Described In Deed Book 1911, Page 2663, ID# 06-0-041362, Being Known And Designated As Lot 365, Section 3e, Pocono Mountain Lake Estates, Filed In Plat Book 9, Page 123.

ALSO DESCRIBED AS:

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. 365, Section No. 3E.

BEGINNING at a point on the southwesterly line of Cardinal Court, a common corner of Lot No. 365 and Lot No. 366 as shown on a plan of lots titled "Revision of a portion of Section 3, Section 3E, Pocono Mountain lake Estates, Inc. drawn by Edward C. Hess Associates, Inc., Stroudsburg, PA., and intended to be recorded; thence by Lot No. 366 South 31 degrees 06 minutes 32 seconds West 257.31 feet to a point; thence, by Lot No. 315 and by Lot No. 314 North 58 degrees 25 minutes 44 seconds West 80.00 feet to a point; thence by Lot no. 364 north 31 degrees 06 minutes 32 seconds East 256.67 feet to a point on the southwesterly line of Cardinal Court; thence along the southwesterly line of Cardinal Court South 58 degrees 53 minutes 28 seconds East 80.00 feet to the place of BEGINNING.

CONTAINING 20,599 square feet more or less.

UNDER AND SUBJECT to covenants, conditions and restrictions as of record.

BEING KNOWN AS: 1150  
CARDINAL COURT F/K/A  
365 CARDINAL COURT,  
BUSHKILL, PA 18324

PROPERTY ID NUMBER:  
182.04-01-54/06-0-041362

BEING THE SAME PREMISES WHICH PHYLLIS SMITH (OLIVER) BY DEED DATED 1/12/2002 AND RECORDED 1/14/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1911 AT PAGE 2663, GRANTED AND CONVEYED UNTO DONALD R. OLIVER, NOW DECEASED.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rashad McNeil, as Administrator D.B.N, of the Estate of Donald R. Oliver, Deceased

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$88,282.87 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 Rashad McNeil, as Administrator D.B.N, of the Estate of Donald R. Oliver, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$88,282.87 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 18324

6/24/2022 • 7/1/2022 • 7/8/2022

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**SHERIFF SALE  
JULY 20, 2022**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 283-2022r SUR JUDGEMENT NO. 283-2022 AT THE SUIT OF Wells Fargo Bank, NA vs Danielle Richter aka Danielle Pollard

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at St. Patrick's Church Hall, 200 East High Street, MILFORD, PA 18337 ON WEDNESDAY July 20, 2022 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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, more particularly described as follows to wit:

PARCEL 1 Being Lot 16, Block M-507, as shown on a map entitled "Section Five Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania," which map was duly recorded on March 24, 1972, with the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book Volume 9, Page 144.

PARCEL 2 Being Lot 17, Block M-507, as shown on a map entitled "Section Five, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania," which map was duly recorded on March 24, 1972, with the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book Volume 9, Page 144.

Lots 16 and 17, Section 5, Block M-507 are combined to form one lot known as Lot 16A and cannot be subdivided without Township approval as recorded in Plat Book 35 Page 239.

BEING THE SAME PREMISES which Adel J Holl by his certain deed dated October 8, 2003 and recorded in the Office of the Recorder of Deeds in and for Pike County Pennsylvania on October 9, 2003 in Deed Book Volume 2011 at Page 688, granted and conveyed unto Marcy Garvin.

BEING THE SAME PREMISES which Marcy Garvin, a single

woman, by Deed dated 03/06/2013 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2414, Page 232, as Deed Instrument No. 201300002481, granted and conveyed unto Danielle Richter, a married woman, in fee.

Tax Parcel: 02-0-070018

Premises Being: 391 Marcel Drive, Dingmans Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **Danielle Richter aka Danielle Pollard** DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$117,578.92** 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 **Danielle Richter**  
**aka Danielle Pollard**  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT **\$117,578.92** PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Brock & Scott  
302 Fellowship Rd, Ste. 130  
Mount Laurel, NJ 08054

6/24/2022 • 7/1/2022 • 7/8/2022

## CIVIL ACTIONS FILED

*From June 16, 2022 to June 23, 2022*  
*Accuracy of the entries is not guaranteed.*

### CERTIFIED COPY OF LIEN

2022-45243	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45243	Centenowade Weena E	Debtor	6/21/2022
2022-45243	Wade Lamont	Debtor	6/21/2022
2022-45244	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45244	Ouellette Kenneth C	Debtor	6/21/2022
2022-45245	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45245	Olsommer Todd J	Debtor	6/21/2022
2022-45246	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45246	Dill Thomas J	Debtor	6/21/2022
2022-45247	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45247	Polise Restaurants Corp	Debtor	6/21/2022
2022-45248	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45248	Borden William J Jr	Debtor	6/21/2022
2022-45248	Borden William J Jr	Debtor	6/21/2022
	Revocable Trust		
2022-45249	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45249	Sasso Christopher M	Debtor	6/21/2022
2022-45250	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45250	Irving Brian	Debtor	6/21/2022
2022-45250	Smith Irving Christopher	Debtor	6/21/2022
2022-45251	Pa Department Of Revenue	Creditor	6/21/2022
	Bureau Of Compliance		
2022-45251	Barker Bryan L	Debtor	6/21/2022
2022-45251	Barker Angelique C	Debtor	6/21/2022

2022-45252	Pa Department Of Revenue Bureau Of Compliance	Creditor	6/21/2022
2022-45252	Polise Holdings Corp	Debtor	6/21/2022
2022-45253	Pa Department Of Revenue Bureau Of Compliance	Creditor	6/21/2022
2022-45253	Polise Restaurants Corp	Debtor	6/21/2022
2022-45254	Pa Department Of Revenue Bureau Of Compliance	Creditor	6/21/2022
2022-45254	Markwalter Peter	Debtor	6/21/2022
2022-45254	Markwalter Jessica	Debtor	6/21/2022
2022-45255	Pa Department Of Revenue Bureau Of Compliance	Creditor	6/21/2022
2022-45255	White Ruth A	Debtor	6/21/2022
2022-45255	Nagy Daniel Raymond	Debtor	6/21/2022

#### CONTRACT – DEBT COLLECTION: CREDIT CARD

2022-00647	Cavalry Spv I LLC	Plaintiff	6/17/2022
2022-00647	Olsson Kristina M	Defendant	6/17/2022
2022-00648	Crown Asset Management LLC	Plaintiff	6/17/2022
2022-00648	Ritter Brie	Defendant	6/17/2022
2022-00648	Ritter Brie Irene	Defendant	6/17/2022
2022-00648	Olsommer Judith	Defendant	6/17/2022
2022-00648	Olsommer Judith Ann	Defendant	6/17/2022
2022-00656	Bank Of America Na	Plaintiff	6/21/2022
2022-00656	Gileta Nicholas	Defendant	6/21/2022

#### CUSTODY

2022-00649	Washington Euolinda	Plaintiff	6/17/2022
2022-00649	Bedizon Isaiahbon	Defendant	6/17/2022

#### DIVORCE

2022-00646	Penn Claudia	Plaintiff	6/17/2022
2022-00646	Penn Claude Jr	Defendant	6/17/2022
2022-00653	Foss Katherine	Plaintiff	6/21/2022
2022-00653	Foss Jeffrey	Defendant	6/21/2022
2022-00654	Lehmkuhler Heidi	Plaintiff	6/21/2022
2022-00654	Labunski Robert	Defendant	6/21/2022

#### JUDGMENT

2022-45256	Discover Bank	Plaintiff	6/21/2022
2022-45256	Horvay Angela L	Defendant	6/21/2022
2022-45257	Discover Bank	Plaintiff	6/21/2022
2022-45257	Gretz Greg G	Defendant	6/21/2022
2022-45258	Discover Bank	Plaintiff	6/21/2022
2022-45258	Fraga Ekaterina	Defendant	6/21/2022
2022-45259	Glen At Tamiment Property Owners Association Inc	Plaintiff	6/21/2022
2022-45259	Singleton Mark	Defendant	6/21/2022

#### JUDGMENT

2022-45242	Lehman Township	Creditor	6/17/2022
2022-45242	Fedor Andrew F	Debtor	6/17/2022

### MARRIAGE LICENSE FILINGS

2022-00112	Degraw Rebecca Elizabeth Domonkos Robert Jr	6/17/2022
2022-00113	Degasperis Christina Taylor Grace Dennis James	6/17/2022
2022-00114	Van Deusen Margaret Ann Miller Joseph Michael	6/17/2022
2022-00115	Innella Cynthia Elaine Vigh Wesley James	6/17/2022
2022-00116	Casiano Angel Shevlin Daisy V	6/21/2022
2022-00117	Filon Mark Shim Olga	6/21/2022
2022-00118	Buenaventura Jessica Lee Beers Andrew Lawrence	6/21/2022
2022-00119	Zhu Xiangxi Cheng Tao Yung	6/21/2022

### REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2022-00644	Pennymac Loan Services LLC	Plaintiff	6/16/2022
2022-00644	Febela Jammie L, Jr	Defendant	6/16/2022
2022-00645	Reverse Mortgage Funding LLC	Plaintiff	6/16/2022
2022-00645	Azzarella Christine	Defendant	6/16/2022
2022-00645	Nugent Matthew	Defendant	6/16/2022
2022-00645	Nugent Phyllis A Unknown Heirs	Defendant	6/16/2022

### REAL PROPERTY – PARTITION

2022-00643	Lindell Carl Jeff	Plaintiff	6/16/2022
2022-00643	Toale Kelly Ann	Defendant	6/16/2022

### WAIVER OF LIENS

2022-50031	Valley Resources LLC	Contractor	6/21/2022
2022-50031	Valley Resources LLC	Owner	6/21/2022
2022-50031	Hughes Maureen R	Contractor	6/21/2022
2022-50031	Hughes Maureen R	Owner	6/21/2022
2022-50031	Rosselli Hughes Angela C	Contractor	6/21/2022
2022-50031	Rosselli Hughes Angela C	Owner	6/21/2022



## MORTGAGES AND DEEDS

*Recorded from June 16, 2022 to June 22, 2022*

*Accuracy of the entries is not guaranteed.*

### MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Dejoseph Lawrence A II	Mortgage Electronic Registration System Inc		
Dejoseph Melissa A	Rocket Mortgage LLC Quicken Loans LLC	134738.00	Delaware Twp
Cannavo Joseph	PNC Bank Na		
Cannavo Susana		50000.00	Palmyra Twp
Cordina Charles	PNC Bank Na		
Cordina Janice		50000.00	Lehman Twp
Slockbower David A	Mortgage Electronic Registration System Inc Rocket Mortgage LLC	78551.00	Lehman Twp
Kenter Christine	Mortgage Electronic Registration System Inc Rocket Mortgage LLC	217800.00	Lehman Twp
Bravo Marco	Mortgage Electronic Registration System Inc Pennymac Loan Services LLC	87499.00	Lehman Twp
Kotowski Henry B	Psecu		
Kotowski Henry Brendon			
Clausner Christine M		63400.00	Lehman Twp
Quick Rodney	Mortgage Electronic Registration System Inc		
Polizzotto Estelle	Rocket Mortgage LLC	200000.00	Milford Twp
Tremblay Paige	Figure Lending LLC		
Rhoda David		36050.00	Lehman Twp
Norman Daniel	Citizens Bank Na		
Norman Judith A		100000.00	Lackawaxen Twp
Lentini Michael	Secretary Of Housing & Urban Development	7504.22	Lehman Twp
Lentini Samantha			
Wetklow Thomas F	Psecu		
Wetklow Thomas			
Wetklow Tracy		35000.00	Lehman Twp
Trainor Shawn J	Citizens Bank Na		
Wise Lauren E		50000.00	Dingman Twp
Loriz Zachary P	PNC Bank Na	111475.00	Lackawaxen Twp

Navedo Maria A	Mortgage Electronic Registration System Inc		
Navedo Martin L	Provident Bank	224000.00	Lehman Twp
Flor Paulo	Wings Financial Credit Union		
Brackett Sally		150000.00	Shohola Twp
Lang James	Mortgage Electronic Registration System Inc		
Lang Lisa	Rocket Mortgage LLC Quicken Loans LLC	265000.00	Lackawaxen Twp
Bochman Anthony	Secretary Of Housing & Urban Development		
Mckeown Kayla		4127.19	Blooming Grove Twp
Robert Eklyn H	Secretary Of Housing & Urban Development	28745.22	Lehman Twp
Bulfamante Joyce M	Mortgage Electronic Registration System Inc Rocket Mortgage LLC Quicken Loans LLC	75000.00	Dingman Twp
Wegforth Todd W	Mortgage Electronic Registration System Inc		
Wegforth Jamie	Guaranteed Rate Inc	475920.00	Dingman Twp
Shelley Susan A	Mortgage Electronic Registration System Inc Guaranteed Rate Inc	84000.00	Lehman Twp
Wishneski Mary	Dime Bank		
Wishneski Matthew F		50000.00	Palmyra Twp
Dunn Dylan M	Dime Bank		
Dunn Jeanine E		50000.00	Dingman Twp
Oetzel James A Sr	Dime Bank		
Cataudella Oetzel Frances			
Oetzel Frances Cataudella		140000.00	Delaware Twp
Oetzel James A Sr	Dime Bank		
Oetzel Cataudella		10000.00	Delaware Twp
Capano Marc	Dime Bank	15000.00	Delaware Twp
Richards Nancy P	Dime Bank	40000.00	Blooming Grove Twp
Thompson Viktoria	Dime Bank		
Beiter Viktoria			
Beiter Patrick		75000.00	Lackawaxen Twp
Holmes Hadiya	Secretary Of Housing & Urban Development	2499.43	Lehman Twp
Bochmann Daniel S	Mortgage Electronic Registration System Inc		
Bochmann Laura J	USAA Federal Savings Bank	217276.00	Palmyra Twp
Parente Margarita	Parente Efren United Wholesale Mortgage LLC	315000.00	Lackawaxen Twp



Healy David A	Mortgage Electronic Registration System Inc		
Healy Ella	Cardinal Financial Company LP	260000.00	Dingman Twp
Miro Jesus	Mortgage Electronic Registration System Inc		
Miro Ariana	Summit Mortgage Corporation	236000.00	Blooming Grove Twp
Patire Gina	Honesdale National Bank		
Patire Michael		197638.00	Lackawaxen Twp
Lasasso Vanessa A	Mortgage Electronic Registration System Inc		
Lasasso John Joseph	Finance Of America LLC	345000.00	Dingman Twp
Lasasso Vanessa A	Secretary Of Housing & Urban Development		
Lasasso John Joseph		345000.00	Dingman Twp
Alley Jessica A	Mortgage Electronic Registration System Inc		
Alley Anthony G	Guaranteed Rate Affinity LLC	360000.00	Palmyra Twp
Ryder Jennifer	Mortgage Electronic Registration System Inc		
	Better Mortgage Corporation	336000.00	Dingman Twp
Haygood Edward D	Mortgage Electronic Registration System Inc		
Haygood Rachel M	Prime Lending	274281.00	Dingman Twp
Saita Daniel	Mortgage Electronic Registration System Inc		
	Hometown Lenders Inc	201150.00	Dingman Twp
Strickarz Henry J	Mortgage Electronic Registration System Inc		
	Intercontinental Capital Group Inc	305000.00	Greene Twp
Witkowski Eric	Mortgage Electronic Registration System Inc		
Gomer Allison	Rocket Mortgage LLC		
	Quicken Loans LLC	255000.00	Dingman Twp
Xia Patrick	Mortgage Electronic Registration System Inc		
	Better Mortgage Corporation	279314.00	Milford Twp
Etz Korn Cindy L	Mortgage Electronic Registration System Inc		
Etz Korn William Thomas III	Newrez LLC	203500.00	Dingman Twp
Burns Kathleen G	Heritage Financial Credit Union		
Pepper Scott P		235000.00	Dingman Twp
Caruso Ralph P Jr	Mortgage Electronic Registration System Inc		
Caruso Patricia M	Cardinal Financial Company LP		
Ferguson Lisa Noelle		208587.00	Delaware Twp

Tighe Jedidiah	JPMorgan Chase Bank Na		
Tighe Tracey A			
Tighe Jedidiah Agent		239200.00	Lackawaxen Twp
Espallat Steven Patrick	Mortgage Electronic Registration System Inc		
	Hometown Lenders Inc	297000.00	Westfall Twp
Monaghan Barnes Mary H	Honesdale National Bank		
Barnes Mary H Monaghan			
Barnes F Douglas			
Monaghan Jeffrey			
Monaghan Barnes Mary H Agent			
Barnes Mary H Monaghan Agent		200000.00	Palmyra Twp
Marx Stephen	Citizens Savings Bank		
Marx Donna			
Marx Farnk		170000.00	Palmyra Twp
Sanchez Pamela W	Citizens Bank Na		
Pamela Whitney Sanchez			
Rev Trust 05/22/2020		50000.00	Shohola Twp

## DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Robertson Alexander	Robertson Alexander	1. 00	Delaware Twp
Cerutti Robert	Slockbower David A	80000.00	Lehman Twp
Richek Lawrence	Lawrence A Richek Living Trust 09/09/2021		
Richek Sandy	Sandy Richek Living Trust 09/09/2021	1. 00	Blooming Grove Twp
Payne Christopher	Kenter Christine		
Payne Nancy I		242000.00	Lehman Twp
Fredrickson Carl	Carl Fredrickson Living Trust 06/07/2022		
Fredrickson Maureen	Maureen Fredrickson Living Trust 06/07/2022	1. 00	Delaware Twp
Deutsch Robert E	Robert E Deutsch Revocable Trust	1. 00	Delaware Twp
Deutsch Robert E	Robert E Deutsch Revocable Trust	1. 00	Delaware Twp
Koerber Joshua Martin Admr	Koerber David		
Koerber John M Est		1. 00	Greene Twp
ONeill Timothy	Beleno Said		
Oneill Patty	Araque Amanda	7900.00	Dingman Twp
Nieviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		40260.00	Lackawaxen Twp
Nieviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		40260.00	Lackawaxen Twp

Perez Alfred W	Perez Alfred W		
Perez Amari Lis D	Perez Amari Lis D	1.00	Delaware Twp
Nieviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		2013.00	Lackawaxen Twp
Nieviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		5368.00	Blooming Grove Twp
Nieviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		20130.00	Blooming Grove Twp
Nieviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		2013.00	Lackawaxen Twp
Nieviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		20130.00	Blooming Grove Twp
Neiviarovski Diana M	Bonafide Holdings LLC		
Nieviarovski Leslav M Est		40260.00	Lackawaxen Twp
Brenner Gary J	Khurlyov Alexander		
Brenner Tina	Cherepinskaya Olga	6000.00	Shohola Twp
Durga Ronald	Durga Daveanand		
Durga Elena		1.00	Lackawaxen Twp
US Bank Na Tr	Dsc Property Management LLC		
Rmac Trust Series 2016-Ctt			
Rushmore Loan Management			
Services LLC Agent		255800.00	Lehman Twp
Dolman Frank G	Dykstra Michael R		
Dolman Lou E	Dykstra Jamie L	48000.00	Delaware Twp
Gross Charlotte D	Herisson Guillaume		
	Sodre Pereira Lilia		
	Pereira Lilia Sodre	51582.54	Delaware Twp
Pileggi Albert	Toll Jennifer Ann		
Pileggi Nina	Toll Edward Arthur III	71000.00	Lackawaxen Twp
Mark Kristin E	Rafferty Kristin E		
Rafferty Kristin E		1.00	Lehman Twp
Skidmore Beverly	Esher Richard	1.00	Greene Twp
Petrovic Vesna	Lekovic Adela	10000.00	Lehman Twp
Sagamore Estates Property	Ciuffreda Anthony L		
Owners Association		12500.00	Shohola Twp
Falling Creek Investments Inc	Lee Chen Hun	98800.00	Dingman Twp
Vanleuven Diane	Vanleuven Diane	1.00	Dingman Twp
Lewis Morris C	Lewis Morris C	1.00	Shohola Twp
Fedor Serhiy	Mountain Memories LLC		
Fedor Liudmila		240000.00	Greene Twp
Amos Glenda P	Smith Donald S		
Paye Glenda Ruth		40000.00	Greene Twp
Tashlik Jesse	Wegforth Todd W		
	Wegforth Jamie	594900.00	Dingman Twp

Popek Todd	Shelley Susan A		
Popek Federico Robyn			
Federico Robyn Popek			
Popek Todd		105000.00	Lehman Twp
Nadler Richard S	Marichetty Somnath		
Nadler Joan	Venkateswarlu Gayathri	151000.00	Lehman Twp
Enger Elaine B	Stettler Cassandra R		
	Stettler Elwood P	3400.00	Lackawaxen Twp
Buchholz Brian	Buckwash David		
Buchholz Joann	Buckwash Dianne	55000.00	Lackawaxen Twp
Manziona Thomas	Malvino Richard		
Manziona Debra	Malvino Jennifer	110000.00	Lackawaxen Twp
Carosi Matthew	Carosi Matthew		
	Carosi Aimee	1.00	Blooming Grove Twp
Farrell Gerard W	Farrell Gerard W		
Farrell Laura E	Farrell Laura E	1.00	Lehman Twp
Barro Salimata	Fontanelli Charles B		
	Fontanelli Melissa B	25000.00	Blooming Grove Twp
Shelley Susan	Dambrosio Frank J	110000.00	Lehman Twp
Majid Craig	Majid Craig		
	Herbst Lori	1.00	Lackawaxen Twp
Granelli Anita	Anita Granelli Irrevocable Trust 06/06/2022	1.00	Lehman Twp
Granelli Anita	Anita Granelli Irrevocable Trust 06/06/2022	1.00	Lehman Twp
Granelli Anita	Anita Granelli Irrevocable Trust 06/06/2022	1.00	Lehman Twp
Cue Jo Anne	Joanne Cue Irrevocable Trust 05/31/2022	1.00	Lackawaxen Twp
Cue Joanne			
Emil & Maria Delmoro Living Trust 12/13/16	Delmoro Emil Delmoro Maria	1.00	Westfall Twp
Hubley James S	Edwards Ryan	325000.00	Blooming Grove Twp
Weinandy John F	Bochmann Daniel S		
	Bochmann Laura J	225000.00	Palmyra Twp
Newton Jack K Jr	Hosterman John R		
Newton Constance R	Hosterman Holly B	455000.00	Palmyra Twp
Dalumpines Dolly P	Parente Margarita		
	Parente Efren	420000.00	Lackawaxen Twp
Barone David D	Healy David A		
Barone Sally Ann	Healy Ella	325000.00	Dingman Twp
Barwick Jeffrey	Vansolkema David J		
	Buchter Morgan J	1.00	Greene Twp
Independence Drive Associates LP	Zeiler David R Zeiler Brenda L	1.00	Palmyra Twp

Zeiler David R	Lords Valley Associates Inc		
Zeiler Brenda L		425000.00	Palmyra Twp
Stebbins Michael B	Miro Jesus		
	Miro Ariana	295000.00	Blooming Grove Twp
Brisman Faily Trust #1	Brisman Family Applicable Exclusion Trust	1. 00	Blooming Grove Twp
Predmore Eunice	Predmore Eunice		
Predmore Warren H Jr	Predmore Warren H Jr	1. 00	Delaware Twp
Thornburg Weiss Ann	Alley Jessica A		
Weiss Ann Thornburg	Alley Anthony G		
Weiss Ann T			
Weiss John A Agent			
Brochu Mary Jane		480000.00	Palmyra Twp
Liour Yaa-Ching Exrx	GA Homes Inc		
Lee Sophia Est	G A Homes Inc		
Lee Sophia S Est		37000.00	Lackawaxen Twp
Fedorov Andrey	Ferraro William		
	Wilson Renee	150000.00	Blooming Grove Twp
Pike County Tax Claim	Devita Jeremy		
Bureau Tr		1250.00	Delaware Twp
Pike County Tax Claim	Szwedo Lukasz		
Bureau Tr			
Neidhardt Eric Vincent		1300.00	Greene Twp
Pike County Tax Claim	WRW Associates Inc		
Bureau Tr			
McCormick Michael			
McCormick Maria		1251. 00	Shohola Twp
Karran Rabindranauth	Nameth Donna		
Karran Sheila	Nameth Gary	31000.00	Lackawaxen Twp
Coutts Group LLC	Calo Gerardo Jr		
	Calo Katia	38000.00	Lackawaxen Twp
Ayala Leopoldo	GA Homes Inc		
Ayala Esther	G A Homes Inc	15900.00	Lackawaxen Twp
Karran Rabindranauth	Nameth Donna		
Karran Sheila	Nameth Gary	34000.00	Lackawaxen Twp
William Thiel LLC	Ryder Jennifer	420000.00	Dingman Twp
Ramos Virina	Markowski Zdzisława		
	Markowski Jan		
	Markowski Jessica	170000.00	Lehman Twp
McIntire Sharon L	Esquivel Aida L		
Weiss Daniel Agent		16500.00	Shohola Twp
Hunt Joshua Aaron	Saita Daniel		
Vesely Rhiannon		223500.00	Dingman Twp
Strickarz Henry J	Strickarz Henry J		
Schwedt Karla G		1. 00	Greene Twp

Martinez Hector	Martinez Hector		
	Martinez Carmen Gladys	1. 00	Lehman Twp
Etzkorn Cindy L	Etzkorn Cindy L		
Etzkorn Cindy	Etzkorn William Thomas III	1.00	Dingman Twp
Picarello Richard	Caruso Ralph P Jr		
	Caruso Patricia M		
	Ferguson Lisa Noelle	290000.00	Delaware Twp
Welsh Kerry Shrf	Rocket Mortgage LLC		
Rosen Jessica			
Rosen Jason		1. 00	Delaware Twp
Mulligan Thomas	Matheos Cleopatra		
Matheos Cleopatra		1. 00	Dingman Twp
Steuhl Charles E Jr	Tighe Jedidiah		
	Tighe Tracey A	299000.00	Lackawaxen Twp
Yennie William Hili	Russo Salvatore		
Yennie Brie	Russo Dawn	225000.00	Matamoras Borough
Keenan Arthur G Jr	Espailat Steven Patrick	330000.00	Westfall Twp
Dunn James	Londono Cesar Augusto Marin		
Dunn Susan	Sanchez Michelle A		
Olivet Susan		5000.00	Dingman Twp
Pocono Ranch Lands	Mcgrath Joan		
Property Owners Assn		2000.00	Lehman Twp
McGrath Joan	McGrath Joan	1.00	Lehman Twp
Frey Carol A	Hock Zdena H	154000.00	Dingman Twp
Hinkel Estates Inc	Olenick John A Jr		
	Olenick Jennifer D	45000.00	Shohola Twp
Caro Marly	Venet Stephane J	24000.00	Lackawaxen Twp
Anthony Longano Rev	Gurevich Vladimir		
Living Trust 03/24/2006			
Rosalie Longano Rev	Volkov Victoria		
Living Trust 03/24/2006		320000.00	Porter Twp
Griggs Douglas I	Buniewski Richard		
Griggs Lois J	Buniewski Lisa	8000.00	Palmyra Twp
Strother George E	Mathews Scott		
Strother Patricia M	Mathews Debbie	8000.00	Greene Twp
Czarnik Krzysztof	Aripov Maqsud		
Charnik Michael Kristof	Tohirova Nigora	290000.00	Lehman Twp
Lilly Cody L	Marx Stephen		
Lilly Chelsea	Marx Donna		
	Marx Frank	189900.00	Palmyra Twp

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