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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.*

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF BENJAMIN C. BAKER, late of Palmyra Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Philomena Valentin of 140 Asch Loop, Apt. 24B, Bronx, New York 10475 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE  
05/29/15 • 06/05/15 • **06/12/15**

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**LETTERS  
TESTAMENTARY**

Estate of James Fernandez,  
late of 722 Raymondskill Road,

Milford, PA 18337.

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:

Phyllis Fernandez  
722 Raymondskill Road  
Milford, PA 18337

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

06/05/15 • **06/12/15** • 06/19/15

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**ESTATE NOTICE**

ESTATE OF Michael A. Walsh late of Lehman Township, 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:

Jennifer Nachman Maggio  
5615 Old Durham Rd.  
Pipersville, Pa. 18947  
Executrix

06/05/15 • **06/12/15** • 06/19/15

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**ADMINISTRATOR'S  
NOTICE**

ESTATE OF Mary L. Jarema, late of Lackawaxen Township, Pike County, Pennsylvania, deceased.

Letters of administration

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 same, without delay to

Mary Ann C. Jarema  
13 Jordan Rd  
Hopkinton, MA 01748  
Administratrix

06/05/15 • 06/12/15 • 06/19/15

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### ESTATE NOTICE

Estate of Irma Pratten, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Gladys Laura 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.

06/12/15 • 06/19/15 • 06/26/15

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### ESTATE NOTICE

Estate of Jill A. Sheridan, deceased of Delaware Township, Pike County, Pennsylvania.

Letters Testamentary on the above Estate have been granted to the undersigned. All persons indebted to the Estate are requested to make payment, and those having claims are to present same, without delay, to: Eric L. Hamill, Esquire, Executor of the Estate of Jill A. Sheridan, 501 Broad Street, Suite 3, Milford, PA 18337.  
By: Eric L. Hamill, Esquire

Executor

06/12/15 • 06/19/15 • 06/26/15

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### LETTERS TESTAMENTARY

Estate of Ruth M. Tully, Deceased, late of 127 Golf View Lane, Hawley, Pennsylvania 18428.

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:

Joseph Tully  
8 Queens Lane  
Pennington, NJ 08534  
Christopher Tully  
63 1st Street  
Garden City, NY

11530-4320

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

06/12/15 • 06/19/15 • 06/26/15

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### Notice of Application for Private Detective License

Notice is hereby given that Keith Gebler has filed an application for Certificate of License under the Private Detective Act of 1953 requesting the issuance of a Private Detective License in Pike County with a Hearing in the matter scheduled for July 7, 2015 at 9:00 A.M. in the Pike County John Street Complex, 102 E. John Street, Milford, Pennsylvania.

Robert F. Bernathy  
Attorney for Applicant  
06/05/15 • 06/12/15

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**LEGAL NOTICE**

Crist Christopher Gabikian  
vs.  
Gary Chase  
vs.  
Buddy Lacey  
No. 329-CV-2014

SERVICE OF WRIT  
OF SUMMONS TO  
JOIN ADDITIONAL  
DEFENDANT, BUDDY  
LACEY BY PUBLICATION  
TO: BUDDY LACEY

You are hereby notified that Defendant, Gary Chase, has filed a Writ of Summons to Join Additional Defendant, Buddy Lacey in Civil Action No. 329 CV 2014 in the court of Common Pleas of Pike County, Pennsylvania. This personal injury matter arising out of a motor vehicle accident occurred on February 29, 2012. You have been named as an Additional Defendant in the civil action.

The Court has ordered that service of this Writ of Summons to Join Additional Defendant, Buddy Lacey be made upon you by publication.

**NOTICE**

You have been sued in Court. If you wish to defend, you must enter a written appearance, personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Petitioners. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

Pike County Bar Association  
Lawyer Referral Service  
PO Box 183  
Milford Pa 18337  
(570) 296-4070  
PA Lawyer Referral Service  
P.O. Box 186  
100 South Street  
Harrisburg, PA 17108  
Pennsylvania Residents:  
1-800-692-7375  
Out-of-State Residents:  
1-717-238-6715

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**CIVIL ACTION LAW  
COURT OF COMMON  
PLEAS**

PIKE COUNTY  
Number 522-2014  
Wells Fargo Bank, N.A.

v.  
Unknown Surviving Heirs  
of Karen L. Dolcimascolo,  
Deceased Mortgagor and Real  
Owner

**NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY**

TO: Unknown Surviving Heirs  
of Karen L. Dolcimascolo,  
Deceased Mortgagor and Real  
Owner

Your house (real estate)  
at 2418 Gold Key Estate,  
Milford, Pennsylvania 18337 is  
scheduled to be sold at Sheriff's  
Sale on November 18, 2015 at

11:00 a.m. in the Pike County Administration Building, 506 Broad Street, Milford, Pennsylvania to enforce the court judgment of \$166,905.08 obtained by Wells Fargo Bank, N.A. 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 Wells Fargo Bank, N.A. 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

**NOTICE OF  
SHERIFF'S SALE  
IN THE COURT OF**

**COMMON PLEAS  
OF PIKE COUNTY,  
PENNSYLVANIA**

**NO. 1181-2014**

WELLS FARGO BANK, N.A.

v.

LISA LINDA TOTH  
A/K/A LISA TOTH, IN  
HER CAPACITY AS  
ADMINISTRATRIX AND  
HEIR OF THE ESTATE  
OF JULIUS TOTH  
A/K/A GYULA TOTH  
and UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER JULIUS TOTH,  
DECEASED

NOTICE TO:

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER JULIUS TOTH,  
DECEASED

NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY

Being Premises: 733

MILFORD ROAD,

DINGMANS FERRY, PA

18328-3432

Being in DELAWARE

TOWNSHIP, County of PIKE,  
Commonwealth of Pennsylvania,  
150.00-01-14

Improvements consist of  
residential property.

Sold as the property of LISA  
LINDA TOTH A/K/A LISA  
TOTH, IN HER CAPACITY  
AS ADMINISTRATRIX

AND HEIR OF THE  
ESTATE OF JULIUS TOTH  
A/K/A GYULA TOTH  
and UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER JULIUS TOTH,  
DECEASED

Your house (real estate)  
at 733 MILFORD ROAD,  
DINGMANS FERRY, PA  
18328-3432 is scheduled to  
be sold at the Sheriff's Sale on  
8/19/2015 at 11:00 AM, at  
the PIKE County Courthouse,  
500 Broad Street, Milford, PA  
18337, to enforce the Court  
Judgment of \$252,391.44  
obtained by WELLS FARGO  
BANK, N.A. (the mortgagee),  
against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES,  
LLP

Attorney for Plaintiff

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY**

**CIVIL ACTION - LAW**

WAYNE TIGUE

Plaintiff

v.

WILLIAM FARRELL and  
CAROL A. KLIMOWICZ

Defendants

ACTION TO QUIET TITLE  
NO. 593-2015-CIVIL

**NOTICE TO DEFEND**

You have been sued in court.  
If you wish to defend against the

claims set forth in the following  
pages, you must take action  
within twenty (20) days after this  
Complaint and Notice are served  
by entering a written appearance  
personally or by attorney and  
filing in writing with the Court  
your defenses or objections to the  
claims set forth against you. You  
are warned that if you fail to do  
so, the case may proceed without  
you and a judgment may be  
entered against you by the court  
without further notice for any  
money claimed in the Complaint  
or for any other claim or relief  
requested by the Plaintiffs. You  
may lose money or property or  
other rights important to you.

**YOU SHOULD TAKE  
THIS PAPER TO YOUR  
LAWYER AT ONCE. IF  
YOU DO NOT HAVE A  
LAWYER OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW TO  
FIND OUT WHERE YOU  
CAN GET LEGAL HELP.  
LEGAL AID SOCIETY OF  
PIKE COUNTY**

Pike County Courthouse

Milford, PA 18337

Telephone: (570) 296-7613

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**NOTICE**

RE: Petition for Name Change

There will be a court hearing  
at the Pike County courthouse  
on 6/9/15 at 9am for the name  
change of Steven Dunayevskyy  
to Steven Dunaevsky. All are  
welcome to attend.

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