

**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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**NOTICE OF ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of DONALD R. PEIFER, late of Greene 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 Co-Administrators, Randy E. Peifer of 182 Rose Road, Lake Ariel, PA 18436 or Donald R. Peifer, Jr. of 162 Hemlock Grove Road, Greentown, PA 18426 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

**JOHN F. SPALL,  
ESQUIRE**

10/03/14 • 10/10/14 • **10/17/14**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF DORIS L. JOHNS-REAP, 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 Executor, Bronson Cass of 20 Yorkshire Court, Elizabethtown, Pennsylvania 17022 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

**JOHN F. SPALL,  
ESQUIRE**

10/03/14 • 10/10/14 • **10/17/14**

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**ESTATE NOTICE**

Estate of ERROL BARTHOLOMEW HOOD, late of the Town of Bushkill, Pike County, Pennsylvania, deceased on April 19, 2014.

**LETTERS TESTAMENTARY** in the above named Estate having been granted to the undersigned, who requests all persons indebted to the Estate to make immediate payment and those having claims against the Estate are directed to present the same without delay to the undersigned or his attorney with four (4) months from the date hereof and to file with the Clerk of

the Court of Common Pleas of PIKE County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Catherine D. Hood,  
Executrix  
c/o Lara Anne Dodsworth,  
Esq.  
115 Steele Lane, Suite 1  
Milford, Pennsylvania 18337  
10/03/14 • 10/10/14 • **10/17/14**

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**ESTATE NOTICE  
NOTICE IS HEREBY**

**GIVEN** that Letters Testamentary have been granted in the Estate of David A. Stuchkus, late of Greentown, Pike County, who died on August 26, 2014. All persons indebted to said estate are required to make payment and those having claims or demands to present the same without delay to Richard Stuchkus, Executor, c/o Jerome L. Cohen, Esquire, Suite 800, 67 Public Square, Wilkes-Barre, PA 18701.

JEROME L. COHEN,  
ESQUIRE  
Suite 800, 67 Public Square  
Wilkes-Barre, PA 18701  
10/10/14 • **10/17/14** • 10/24/14

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF AUDREY A. WILSON, late of Lackawaxen 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, Adrienne Wilson-Pounds of 100 Glen Ridge Avenue, Glen Ridge, New Jersey 07028 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE  
10/10/14 • **10/17/14** • 10/24/14

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE of GLEN A. COOK, SR., late of Delaware 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, Elizabeth L. Cook of 114 Westwood Drive, Dingmans Ferry, PA 18328 or Joseph R. Rydzewski, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOSEPH R. RYDZEWSKI,  
ESQUIRE  
10/17/14 • 10/24/14 • 10/31/14

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**EXECUTOR'S NOTICE**

Estate of Rutherford Perham, Jr., deceased, late of 311 Avenue L, Matamoras, Pennsylvania 18336.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said

Estate are requested to make payment, and those having claims to present the same, without delay, to:

Sean V. Kemether  
PO Box 313, Media,  
PA 19063

10/17/14 • 10/24/14 • 10/31/14

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**EXECUTRIX'S NOTICE**

ESTATE OF Gordon Stagaard, late of Milford, Pike County, Pennsylvania, deceased.

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

Donna Dean  
38 Sherwood Drive  
Freehold NJ 07728  
Executrix

10/17/14 • 10/24/14 • 10/31/14

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

SHAWN P. MCGINNIS,  
Plaintiff

vs.

ROBERT J. MCGILL, JR., his heirs, successors and assigns, and any and all other persons or entities claiming any right, title or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown, Defendant

vs.

PENNSYLVANIA LOTS CORPORATION, its successors and assigns, and any and all

other persons or entities claiming any right, title or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown, Defendant

Pike County No. 639-2014-Civil

**TO: DEFENDANT,  
PENNSYLVANIA LOTS  
CORPORATION, its  
successors and assigns, and  
any and all other persons or  
entities claiming any right, title  
or interest in or to the herein  
described real property other  
than Plaintiff, whose identity or  
identities are unknown**

**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 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 Plaintiff. 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, 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. Legal Services of North Eastern Pennsylvania, Inc., 729 Monroe Street, Stroudsburg, PA 18360-2116, phone (570) 424-5338.

TAKE NOTICE that on April 22, 2014, the Plaintiff filed a Quiet Title Complaint in the matter of an Action to Quiet Title averring that he is the owner of all that certain lot, piece or parcel of land, situate, lying and being in the Township of Lackawaxen, County of Pike and State of Pennsylvania, more particularly described as follows: Being Lot 98, in the subdivision of Westcolang Park Division, Section X, as recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at Page 82, on 9/23/1970. Said Quiet Title Complaint was reinstated on 10/7/2014.

The Defendant, Pennsylvania Lots Corporation, is a corporation organized and existing within the laws of the Commonwealth of Pennsylvania, with a last known address of 201 Penn Ave., P.O. Box 231, Scranton, PA 18501.

The prior owner, Robert J.

McGill, Jr., executed a mortgage with Cost Control Marketing and Management, Inc., in the amount of \$25,600.00, dated 5/29/1989 and recorded on 5/31/1989 in the Office of the Recorder of Deeds of Pike County, PA, in Record Book 80, page 237. Cost Control Marketing and Management, Inc. assigned said Mortgage to Northeastern Bank of Pennsylvania on 5/29/1989 and recorded on 5/31/1989 in the Office of the Recorder of Deeds of Pike County, PA, in Record Book 80, page 239. Northeastern Bank of Pennsylvania assigned said Mortgage to Pennsylvania Lots Corporation on 6/9/1992 and recorded on 7/28/1992 in the Office of the Recorder of Deeds of Pike County, PA, in Record Book 578, page 38.

After review of the Pennsylvania Dept. of State Corporation records, Pennsylvania Lots Corporation is withdrawn.

The Plaintiff believes and avers that the said Mortgage has been paid and not satisfied of record since the mortgage has thus been open of record for over 25 years.

As a result of the above said Mortgage not being satisfied of record, the Plaintiff's property is uninsurable thereby necessitating the within action to quiet title.

The Plaintiff brings this action under and by virtue of the Rules of Civil Procedure of the Supreme Court of PA as set

forth in Rule 1061 and 1066 inclusive.

WHEREFORE, the Plaintiff, Shawn P. McGinnis, hereby requests this Honorable Court to order that the Mortgage be satisfied of record.

On 9/30/2014, Plaintiff's counsel filed a Motion for Special Order Directing Service by Publication upon the Defendant, Pennsylvania Lots Corporation and Affidavit in Support of Plaintiff's Motion for Special Order Directing Service by Publication Upon the Defendant, Pennsylvania Lots Corporation.

On 10/1/2014, the Honorable Court of Pike County, PA, issued an Order for Publication granting the Plaintiff's Motion for Special Order and allowing service upon the Defendant, Pennsylvania Lots Corporation, is to be made by way of publication 1 time in the Pike County Legal Journal and 1 time in The News Eagle.

Klemeyer, Farley & Bernathy, L.L.C.  
Thomas F. Farley, Esquire  
Attorney for Plaintiff  
2523 Route 6, Ste. 1,  
Hawley, PA 18428  
Phone: 570-226-5771

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**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA**

**CIVIL ACTION – LAW**

PHH MORTGAGE  
CORPORATION

Plaintiff

vs.

GLENN J. SELLITTI, in his capacity as Heir of JOSEPH SELLITTI A/K/A JOSEPH M. SELLITTI, Deceased  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH SELLITTI A/K/A JOSEPH M. SELLITTI, DECEASED

Defendants

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
PIKE COUNTY  
No. 1376-2014

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH SELLITTI A/K/A JOSEPH M. SELLITTI, DECEASED

You are hereby notified that on September 8, 2014, Plaintiff, PHH MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PIKE County Pennsylvania,

docketed to No. 1376-2014. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 148 GRANITE DRIVE, HAWLEY, PA 18428-4032 whereupon your property would be sold by the Sheriff of PIKE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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 a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE 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.

Notice to Defend:  
Pike County  
Commissioner's Office  
Pike County Administration  
Building  
506 Broad Street  
Milford, PA 18337  
(570) 296-7613

Lawyer Referral Service:  
Pennsylvania Lawyer Referral  
Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

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