

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Alberto Villafane, late of Brooklyn, Kings County, New York, who died on July 4, 2007. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Andres Villafane, Administrator, 79-14 Rockaway Beach Blvd., Rockaway Beach, NY 11693, or to Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

09/05/14 • 09/12/14 • **09/19/14**

ESTATE NOTICE

Estate of Carolyn Sterling-Deer, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Joy Fowler, 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 of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337.

09/05/14 • 09/12/14 • **09/19/14**

ESTATE NOTICE

Estate of Catherine V Kuhn, late of Dingman Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Duane Gene Kuhn, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337.

09/05/14 • 09/12/14 • **09/19/14**

**ADMINISTRATRIX
NOTICE**

ESTATE OF DANNY
TODD HERRING, late of
Dingmans Ferry, 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 LORI A. HERRING, 1120 Hacker Road, Somerset, KY 42503 or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite I, Hawley, PA 18428.
09/12/14 • 09/19/14 • 09/26/14

ESTATE NOTICE

Estate of John A. Sutton, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Victoria Castagna, 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, Arthur K. Ridley, Esq., of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337.
09/12/14 • 09/19/14 • 09/26/14

ESTATE NOTICE

Estate of Mary Beth O'Brien, deceased, late of Pike County, Pennsylvania, Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Antonio S.M.Cueva

Administrators or to his attorney:

Charles F. Lieberman, Esq.
400 Broad Street
Milford, PA 18337
09/12/14 • 09/19/14 • 09/26/14

EXECUTRIX NOTICE

ESTATE OF ROY E. OSTERBERG, late of Westfall Township, 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 MATTHEW M. OSTERBERG, of 107 East High Street, Milford, PA 18337, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.
09/12/14 • 09/19/14 • 09/26/14

NOTICE OF DISSOLUTION OF CORPORATION

Please be advised that Geonor, Inc. 109 Greenwood Circle, Milford PA 18337, by mutual written consent of the shareholders, pursuant to 15 Pa. C.S. § 6129, will be dissolved as of December 31, 2013.

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 1276-2011 NOTICE OF ACTION

**IN MORTGAGE
FORECLOSURE**

PNC Bank, National Association, c/o PNC Bank, N.A., Plaintiff vs. James U. Butler, Last Record Owner, Bobby Lee Baldwin and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James U. Butler, Last Record Owner, Defendants

TO: James U. Butler, Last Record Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James U. Butler, Last Record Owner, Defendant(s), whose last known addresses are 116 The Glen at Tamiment, Bushkill, PA 18324 and 230 Park Place, Apt. 4E, Brooklyn, NY 11238.

**AMENDED COMPLAINT
IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has filed an Amended Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Pike County, Pennsylvania, docketed to NO. 1276-2011, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 116 The Glen at Tamiment, Bushkill, PA 18324, whereupon your property would be sold by the Sheriff of Pike County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, 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 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 THE 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. LAWYERS REFERRAL SERVICE,** Pike County Commissioner's Office, Pike County Admin. Bldg.,

506 Broad St., Milford, PA
18337, 570.296.7613. Udren
Law Offices, P.C., Attys. for
Plaintiff, 111 Woodcrest Rd.,
Ste. 200, Cherry Hill, NJ 08003,
856.669.5400.

IN THE COURT OF
COMMON PLEAS OF THE
61ST JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF PIKE

WAYNE TIGUE, Plaintiff
VS.
RIYA TAKAYA, Defendant
ACTION IN QUIET TITLE
NO. 839 – CIVIL – 2014
.....

NOTICE

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 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 OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE
SET FORTH BELOW TO
FIND OUT WHERE YOU
CAN GET LEGAL HELP.

NORTH PENN LEGAL
SERVICES
10 North Tenth Street
Stroudsburg, PA 18360
Telephone: (800) 532-8282

IN THE COURT OF
COMMON PLEAS OF THE
61ST JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF PIKE

WAYNE TIGUE, Plaintiff
VS.
RIYA TAKAYA, Defendant
ACTION IN QUIET TITLE
NO. 839 – CIVIL – 2014
.....

COMPLAINT

.....

The Plaintiff, Wayne Tigue, by his attorney, Warren Schloesser, Esq., appears and complains upon the following averments:

1. The Plaintiff is Wayne Tigue, an adult individual residing at 296 Gumbletown Road, Paupack, Pennsylvania 18451.
2. The Defendant is Riya Takaya, an adult individual having an address of c/o Weekly Mansion 4-1-29, Imagawa Urayasushi, Chiba, Japan 279-0022.
3. By deed dated December

12, 1997 and recorded at Record Book 1462, Page 313, the Defendant acquired title to Lot 6, Block III, Hemlock Farms Community, Stage XLII, Blooming Grove Township, Pike County, Pennsylvania.

4. Beginning in the year 2010 and continuing thereafter, the Defendant failed to pay the real estate taxes due and owing on said property.

5. At a tax sale conducted by the Pike County Tax Claim Bureau on September 19, 2012, the Plaintiff bid \$39,000.00 and was the high bidder in payment of the \$16,339.56 of delinquent taxes owed on the property.

6. Subsequently, Pike County Tax Claim Bureau issued a deed to the Plaintiff for subject premises which is recorded at Record Book 2404, Page 2006.

7. Subsequently, the Defendant did sign a Quit Claim Deed in favor of the Plaintiff,

representing the validity of the tax sale, which she attempted to have notarized in Australia. A copy of said Quit Claim Deed is attached hereto and incorporated herein as Exhibit "A".

8. That Quit Claim Deed has not been notarized in a fashion which makes it a recordable instrument in Pike County, Pennsylvania.

WHEREFORE, the Plaintiff requests the Court to enter a Preliminary Judgment to become final thirty (30) days thereafter, extinguishing all of the Defendant's right, title and interest in and to Lot 6, Block III, Hemlock Farms Community, Stage XLII.

WARREN
SCHLOESSER, ESQ.
214 Ninth Street
Honesdale, PA 18431
Attorney for Plaintiff
