

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. XII ♦ MILFORD, PA ♦ SEPTEMBER 11, 2020 ♦ NO. 37



STAY SAFE

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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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
Emailed Copy	\$75
Mailed & Emailed	\$125

PIKE COUNTY OFFICIALS

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 Clerk of the Orphans' Court**

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Christopher Brighton

Auditors

Thomas Foran
 Gail Sebring
 Judy Leary-Wagner

PEMA

Tim Knapp



PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
PIKE COUNTY SENTENCING INFORMATION

September 3, 2020 — Pike County District Attorney Raymond J. Tonkin announced the following criminal sentences were issued by Pike County Court of Common Pleas President Judge Gregory Chelak:

Douglas Kristiansen, age 66, of Greeley, PA, was sentenced to 26 days to 12 months in the Pike County Jail and fined \$600.00 for the crimes of Simple Assault and Resisting Arrest. The state police responded to a residence in Blooming Grove Township on September 17, 2019, where Kristiansen was involved in a domestic dispute during which he struck an individual. When the state police attempted to place Kristiansen under arrest, they had to use additional force due to his resistance.

Daniel Joseph Skibber, age 24, of Paupack, PA, was sentenced to 6 months of the Pike Care Probation which will include 30 days of electronic monitoring, a fine of \$750.00 and a driver's license suspension of 12 months for the crime of Driving Under the Influence. Skibber was stopped by the state police on March 19, 2020, for speeding along SR 390 in Palmyra Township. The trooper detected the smell of an alcoholic beverage and observed Skibber to have bloodshot, glassy eyes. Field Sobriety Tests showed impairment and a breath test confirmed a blood alcohol content of .116%.

Taira Michell Hartley, age 22, of McKeesport, PA, was sentenced to 5 years of the Pike Care Program which will include 90 days on electronic monitoring, a fine of \$1,500.00 and driver's license suspension of 18 months for the crime of Driving Under the Influence. Hartley was stopped by the state police on November 10, 2019, for traveling slow and drifting along her lane of travel of I-84 in Blooming Grove Township. Hartley admitted to smoking Marihuana prior to driving. Field Sobriety Tests showed impairment and a blood test confirmed the presence of THC in her blood.

Denise Rose Millsbaugh, age 31, of Port Jervis, NY, was sentenced to 18 months of probation and a fine of \$600.00 for 2 counts of the crime of Possession of a Controlled Substance. The state police responded to Twin Lakes Road in Shohola Township on August 30, 2019, for a report of a suspicious person. Millsbaugh was found in possession of Crack Cocaine and Heroin.

Gerard Louis Mignosi, age 42, of East Stroudsburg, PA, was sentenced to 1 year to 5 years in the Pike County Jail, fined \$2,900.00 and had his driver's license suspended for 18 months for the crime of Driving Under the Influence and the Summary Offenses of Required Financial Responsibility, Restraint Systems and Operation of Vehicle Without Certificate of Inspection. The state police responded to Winona Falls Road in Lehman Township on September 29, 2019, where Mignosi had crashed his vehicle. Present in the vehicle with Mignosi was a minor child who was not wearing a seat belt. Mignosi admitted to ingesting Suboxone, Seroquel and Ambien

the previous night. Mignosi performed the Field Sobriety Tests which showed impairment and was observed to have pinpoint pupils. Mignosi refused to submit to a blood test. Mignosi was also found displaying a fraudulent Pennsylvania inspection sticker in his vehicle and had no insurance.

Chase Vincent Kennedy, age 20, of Tafton, PA, was sentenced to 72 hours to 12 months in the Pike County Jail, fined \$1,300.00 and had his driver's license suspended for 12 months for the crimes of Driving Under the Influence of a Controlled or Counterfeit Substance and Possession of Drug Paraphernalia. The state police observed Kennedy turn off SR 507 onto Soose Way in Palmyra Township and drive off the road into a ditch on May 21, 2019. Upon speaking with Kennedy, the trooper detected the smell of Marihuana and observed Kennedy's eyes to be bloodshot and glassy with dilated pupils. Field Sobriety Tests showed impairment. Kennedy admitted to smoking Marihuana prior to police contact. A probable cause search revealed a baggie, grinder, pipe and pill bottle.

Jennifer Lynn Keegan, age 37, of Olyphant, PA, was sentenced to 3 months to 12 months in the Pike County Jail and a fine of \$300.00 for the crime of Theft by Unlawful Taking or Disposition. Keegan took a checkbook belonging to an individual residing in Greene Township between June 25, 2018 and June 28, 2018, and cashed a check in the amount of \$400.00 without the account owner's permission.

James Dupree Bryan, age 22, of Greentown, PA, was sentenced to a fine of \$300.00 for the crime of Possession of a Small Amount of Marihuana. On April 1, 2019, a state trooper on patrol along SR 507 in Greene Township observed Bryan and his passenger hunched over in his vehicle in a business parking lot. Upon making contact with the occupants, the trooper detected the smell of Marihuana. Bryan was found in possession of Marihuana.

Brian McKnight, age 28, of Milford, PA, was sentenced to a fine of \$300.00 for the Summary Offense of Disorderly Conduct. On December 31, 2019, deputies arrived at a residence in Dingman Township with three active warrants for McKnight. McKnight caused a public disruption.

Nigel Austin Tuten, age 28, of Tamiment, PA, was sentenced to 1 year of probation and a fine of \$200.00 for the crime of Simple Assault. On December 6, 2019, Tuten was involved in a domestic dispute where he struck an individual in the face with a closed fist causing injury.



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>

MONDAY, SEPTEMBER 14, 2020

- 9:00 AM Docket #: 2371-2010
Susan Jaczko vs. Robert Sanborn and New Jersey Manufacturers Insurance Company
Pre-Trial Conference
Plaintiff Attorney: Charles Kannebecker, Esq.
Defense Attorney: Ryan R. McBride, Esq.
- 9:30 AM Docket #: 1202-2019
Roy Schantz vs. Terri Schantz
Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Thomas Farley, Esq
Defense Attorney: Robert Reno, Esq
- 10:30 AM Docket #: 1648-2019
Michael Kolenet vs. Carol Kolenet
Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Ronald Bugaj, Esq
Defense Attorney: Matthew Galasso, Esq
- 10:30 AM Docket #: 675-2020
Deena Murphy vs. Ronald Papienuk
Hearing - Plaintiff Pet for Special Relief
Plaintiff Attorney: Justin E. Pfaff, Esq.
Defense Attorney:
- 11:30 AM Docket #: 553-2020
Eric Cruz vs. Melissa Cruz
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 336-2015 Wayne
Kelly DeWarren vs. Eric DeWarren
Custody Trial
Plaintiff Attorney: L. Theodore Hoppe, Jr.
Defense Attorney: Arthur Silberblatt, Esq., William J. Watt, III, Esq., Shannon Muir, Esq., GAL,
- 1:30 PM Docket #: 279-2020
Andrew Conroy vs. Leah Hornish
Mediation - Review
Plaintiff Attorney:
Defense Attorney:

- 2:30 PM Docket #: 509-2020
Erica Torres vs. Christopher Daniels
Mediation
Plaintiff Attorney:
Defense Attorney:

TUESDAY, SEPTEMBER 15, 2020

- 9:00 AM Docket #: 336-2015 Wayne
Kelly DeWarren vs. Eric DeWarren
Custody Trial
Plaintiff Attorney: L. Theodore Hoppe, Jr.
Defense Attorney: Arthur Silberblatt, Esq., William J. Watt, III, Esq., Shannon Muir, Esq., GAL,
- 10:30 AM Docket #: 525-2020
Jonathan Witten vs. Kimberly Witten
Custody Conference - Review
Plaintiff Attorney:
Defense Attorney:
- 11:30 AM Docket #: 1322-2018
Richard Hough vs. Emmily Goettsche
Custody Conference
Plaintiff Attorney: Chyna Beisel, Esq
Defense Attorney: Matthew Galasso, Esq

WEDNESDAY, SEPTEMBER 16, 2020

- 9:00 AM Docket #: 876-2020
Patricia Puzio-Balavender vs. Zebeede Cantlow
PFA Hearing
Plaintiff Attorney: Robert Reno, Esq.
Defense Attorney:
- 9:00 AM Docket #: 891-2020
Richard Matturri vs. Richard Matturri, Jr.
PFA Hearing
Plaintiff Attorney:
Defense Attorney:

- 9:30 AM Docket #: 892-2020
Diana Matturri vs. Richard Matturri, Jr.
PFA Hearing
Plaintiff Attorney:
Defense Attorney:
- 9:30 AM Docket #: 336-2015
Wayne
Kelly DeWarren vs. Eric DeWarren
Custody Trial
Plaintiff Attorney: L. Theodore Hoppe, Jr.
Defense Attorney: Arthur Silverblatt, Esq., William J. Watt, III, Esq., Shannon Muir, Esq., GAL,
- 9:30 AM Docket #: 1004-2018
Karen Wagenhoffer vs. Robert Wagenhoffer
Divorce Master Hearing
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: Thomas Mincer, Esq

THURSDAY, SEPTEMBER 17, 2020

- 9:00 AM Docket #: 336-2015
Wayne
Kelly DeWarren vs. Eric DeWarren
Custody Trial
Plaintiff Attorney: L. Theodore Hoppe, Jr.
Defense Attorney: Arthur Silverblatt, Esq., William J. Watt, III, Esq., Shannon Muir, Esq., GAL,

FRIDAY, SEPTEMBER 18, 2020

- 9:00 AM Docket #: 336-2015
Wayne
Kelly DeWarren vs. Eric DeWarren
Custody Trial
Plaintiff Attorney: L. Theodore Hoppe, Jr.
Defense Attorney: Arthur Silverblatt, Esq., William J. Watt, III, Esq., Shannon Muir, Esq., GAL,

SATURDAY, SEPTEMBER 19, 2020

- No Events Listed.

Pike County Bar Association



Pike County Bar Association, P.O. Box 183, Milford, PA 18337

(570) 296-5102 · www.pikebar.com

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.*

ADMINISTRATOR'S NOTICE

ESTATE OF JANICE M. GEORGE, 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 GARY VALLEAU, of 141 Constitution Drive, Lackawaxen, PA 18435, or to his attorneys, FARLEY & BERNATHY, 2523 Route 6, Suite 1, Hawley, PA 18428.

9/11/2020 • 9/18/2020 • 9/25/2020

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF WALTER R. THEOBALD** late of 386 Gravity Road, Lake Township, Wayne

County, Pennsylvania (died April 30, 2020), to Charles Theobald, as Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

9/11/2020 • 9/18/2020 • 9/25/2020

ESTATE NOTICE

Estate of Francisco Roberto Horna, late of Dingmans Ferry, Pike County, Pennsylvania. Letters of Administration have been granted to Anna Horna, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to 140 Colette Lane, Dingmans Ferry, PA 18328.

9/11/2020 • 9/18/2020 • 9/25/2020

EXECUTRIX NOTICE

Estate of Jeffery H. Zabriskie
Late of Pike County
EXECUTRIX
Phyllis Marie Zabriskie
153 Crocus Lane
Milford, PA 18337
ATTORNEY
John B. Swift III
6 Corral Lane
Goshen, NY 10924

9/4/2020 • 9/11/2020 • 9/18/2020

ADMINISTRATOR'S NOTICE

ESTATE OF STANLEY HAFTEK, a/k/a STANLEY R. HAFTEK, 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 Marie Haftek, 31 Portsmouth Court, Hamburg, NJ 07419, or to her attorneys, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

9/4/2020 • 9/11/2020 • 9/18/2020

ADMINISTRATOR'S NOTICE

ESTATE OF JOHN T. WHITE, SR., late of Palmyra Township, Wayne 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 JOHN T. WHITE, JR., 116 North Street, Hawley, PA 18428, or to his attorneys, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

9/4/2020 • 9/11/2020 • 9/18/2020

EXECUTOR'S NOTICE

Estate of Stanley M. Dobrzynski, Deceased, late of Dingman Township, Pike County, Pennsylvania. Letters Testamentary

on the above estate have been granted to Stanley M. Dobrzynski, Jr. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Stanley M. Dobrzynski, Jr., Executor, of 12 E. 86th Street, Apt. 401, New York, NY 10028, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C.

By: John T. Stieh, Esquire
Attorney for the Estate
Levy, Stieh & Baron, P.C
542 U.S. Routes 6 & 209
P.O. Box D, Milford, PA 18337

8/28/2020 • 9/4/2020 • 9/11/2020

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 on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.

**SHERIFF SALE
SEPTEMBER 23, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 739-2019 r SUR JUDGEMENT NO_739-2019_ AT THE SUIT OF American Advisors Group vs Leisa Rowe Known Surviving Heir o Frank Rowe and Unknown Surviving Heir of Frank Rowe
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE

OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY September 23, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE TOWNSHIP OF WESTFALL, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW STONE CORNER, SAID CORNER BEING IN THE LINE OF LANDS CONVEYED BY THE GRANTORS HEREIN TO GEORGE DECKER; THENCE ALONG THE LAND CONVEYED TO GEORGE DECKER, SOUTH 19 DEGREES 30 MINUTES EAST 266 FEET TO A PIPE FOR A CORNER; THENCE ALONG THE SAME, SOUTH 35 DEGREES 15 MINUTES EAST 314.6 FEET TO A POINT IN THE CENTER LINE OF HEATERS HILL (FORMERLY KNOWN AS THE OLD MOUNTAIN ROAD); THENCE ALONG THE CENTER LINE OF SAID ROAD THE FOLLOWING TWO COURSES AND DISTANCES; SOUTH 86 DEGREES 45 MINUTES EAST 139.6 FEET AND NORTH 75 DEGREES EAST 10.4 FEET TO A POINT; THENCE CUTTING THE LANDS OF THE

GRANTORS HEREIN, NORTH 28 DEGREES WEST 585 FEET TO A NEW STONE CORNER; THENCE CUTTING THE LANDS OF THE GRANTORS HEREIN, NORTH 86 DEGREES 45 MINUTES WEST 150 FEET TO A STONE CORNER, BEING THE POINT AND PLACE OF BEGINNING. CONTAINING 1.97 ACRES, BE THE SAME MORE OR LESS, AS SURVEYED BY VICTOR E. ORBEN, R.S., NOVEMBER 20, 1960, MAGNETIC MERIDIAN AS OF NOVEMBER, 1960.

Map and Parcel ID: 13-0-002843/082.00-01-42

Being known as: 215 Heaters Hill Road, Matamoras, Pennsylvania 18336.

Title to said premises is vested in Frank Rowe by deed from Willard Wilson and Florence Wilson, husband and wife, dated December 1, 1961 and recorded December 1, 1961 in Deed Book 159, Page 8. The said Frank Rowe died on December 9, 2018 without a will or appointment of an Administrator, thereby vesting title in Leisa Rowe Known Surviving Heir of Frank Rowe and Unknown Surviving Heir of Frank Rowe by operation of law.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Leisa Rowe Known Surviving Heir of Frank Rowe and Unknown

Surviving Heir of Frank Rowe
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,707.93 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 Leisa Rowe
Known Surviving Heir o Frank
Rowe and Unknown Surviving Heir
of Frank Rowe
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$158,707.93 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.2080
Philadelphia, PA 19109

8/28/2020 • 9/4/2020 • 9/11/2020

**SHERIFF SALE
SEPTEMBER 23, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 860-2019 r SUR
JUDGEMENT NO. 860-
2019_AT THE SUIT OF Ditech
Financial LLC vs Hermina
Waterton
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY IN THE
PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA 18337
ON WEDNESDAY September 23,
2020 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

Legal Description

ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF LAND
SITUATE IN THE TOWNSHIP
OF LEHMAN, COUNTY OF
PIKE, AND
COMMONWEALTH OF
PENNSYLVANIA, BEING LOT
87, SECTION IX, PINE RIDGE,
AS SHOWN ON A PLAN OF
LOTS RECORDED IN THE
OFFICE OF THE RECORDER
OF DEEDS IN AND FOR THE
COUNTY OF PIKE, IN PLOT
BOOK VOLUME 12, PAGE 12.

UNDER AND SUBJECT TO ALL
CONDITIONS, COVENANTS
AND RESTRICTIONS AS OF
RECORD.

TOGETHER WITH ALL AND SINGULAR THE BUILDINGS AND IMPROVEMENTS, WAYS, STREETS, ALLEYS, DRIVEWAYS, PASSAGES, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES, WHATSOEVER UNTO THE HEREBY GRANTED PREMISES BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSIONS AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF; AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF IT, THE SAID GRANTOR, AS WELL AT LAW AS IN EQUITY, OF, IN AND TO THE SAME.

BEING KNOWN AS: 87
HUFFMAN CIRCLE
BUSHKILL, PA 18324

PROPERTY ID: 188.02-01-70

TITLE TO SAID PREMISIS IS VESTED IN HERMINA WATERTON, BY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION BY THEIR AGENT-IN-FACT, LUZ ARANGO BY POWER OF ATTORNEY RECORDED IN PIKE COUNTY IN RECORD BOOK VOLUME 1860 PAGE 1204 DATED 08/19/2002 RECORDED 09/27/2002 IN BOOK NO. 1946 PAGE 431. (INS# 200200015664).

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hermina Waterton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$57,052.12 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 Hermina Waterton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 57,052.12 PLUS COSTS AND INTEREST AS AFORESAID.

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

8/28/2020 • 9/4/2020 • 9/11/2020

**SHERIFF SALE
SEPTEMBER 23, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 146-2020 r SUR JUDGEMENT NO._146-2020 _A T THE SUIT OF Citizens Savings Bank vs Robin K. Hammond DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY September 23, 2020 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 Palmyra Township, Pike County, Pennsylvania more particularly described as follows:

BEGINNING at a point for a comer, said point of beginning being on the common boundary line of Lots #3 and #4 as shown on a survey map prepared by Victor E. Orben, R.S., dated October 21, 1968, Drawing #E-1147; said point of beginning also being North fifty-seven (57) degrees seven (07) minutes East One hundred fifty-five and two tenths (155.2) feet from the center line of Legislative Route #390 between Fairview Lake and Hawley; thence North sixty (60) degrees fifty (50) minutes East One hundred fifty-four and seven tenths (154.7) feet to a point for a comer

in the center line of a private road; thence along the center line of said private road South twenty-nine (29) degrees twenty-four (24) minutes East Two hundred and five hundredths (200.05) feet to a point for a comer; thence leaving the center line of the private road and going along the common boundary line between Lots #2 and #4 as shown on the aforementioned survey map South sixty (60) degrees fifty (50) minutes West One hundred fifty-five and seven tenths (155.7) feet to a point for a comer; thence North 29 degrees 10 minutes West Two hundred and no tenth (200.0) feet to the point and place of BEGINNING.

BEING the same premises conveyed by Robert K. Drain and Virginia Drain to Larry R. Hammond and Robin K. Hammond by Deed dated October 2, 2003 and recorded in Pike County Recorder of Deeds as Instrument No. 20030020467. Larry R. Hammond died on October 15, 2012 and title to the premises described in the foregoing Deed vested in Robin K. Hammond as surviving tenant by the entireties.

BEING the same premises described in a Mortgage from Larry R. Hammond and Robin K. Hammond in favor of Citizens Savings Bank dated October 3, 2003, and recorded in Pike County Record Book 2010 at pages 892-905.

BEING the premises described in certain corrective action relative to title, as follows:

(a) a Corrective Deed from Millard R. Renner and Karla R. Renner to Robert K. Drain and

Virginia Drain dated June 9, 2019 and recorded in Deed Book 2583 at page 35; and

(b) a Stipulation for Entry of Order, and the Order entered pursuant thereto, dated December 23, 2019, filed and issued in that certain action commenced by Citizens Savings Bank, as plaintiff, against Larry R. Hammond and Robin K. Hammond, and Robert T. Drain and Virginia Drain, as defendants, docketed in the Court of Common Pleas of Pike County to No. 1109-2019, which Order was recorded in the Office of the Recorder of Deeds as Instrument No. 2020-00001524 in Deed Book 2599 at page 1215 (and again as Instrument No. 2020-00001684 in Deed Book 2599 at page 2456).

Tax Map No.: 043.03-02-30
Tax I.D. No.: 10-0-011534
Exhibit A

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robin K. Hammond DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$75,812.03 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_ Robin K. Hammond DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 75,812.03 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kreder Brooks Hailstone & Ludwig
Esq
Ste 200, 220 Penn Ave.
Scranton, PA 18501

8/28/2020 • 9/4/2020 • 9/11/2020

**SHERIFF SALE
SEPTEMBER 23, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 352-2020 r SUR JUDGEMENT NO._352-2020_AT THE SUIT OF Fairway Consumer Discount Company vs Charles T. Lord and Laurie A. Lord

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY September 23, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHERIFF'S SALE By virtue of a Writ of Execution No. 2020-352 Fairway Consumer Discount Company v. Charles T. Lord and Laurie A. Lord, Husband and Wife Owners of the property situate in Lackawaxen Township, Pike County, Pennsylvania

Being tax map no. 026.00-01-42.002

Property being known as: 145 Lords Brooks Road, Greeley, Pike County, Pennsylvania, and/or 104 Grouse Court, Lackawaxen Twp., Pike County

Improvements thereon:
Single Family Residence

Attorney: Andrew D. Bigda, Esquire, 340 Market Street, Kingston, PA 18704; Telephone No. (570) 714-4001

NOTICE IS HEREBY GIVEN to all claimants and parties in interest, that the Sheriff will within thirty (30) days after the sale file a schedule of distribution in his office, where the same will be available for inspection and that distribution will be made in accordance with this

schedule unless exceptions are filed to it within twenty (20) days or within twenty (20) days after the Sheriff's Sale if no schedule of distribution need be filed. SEIZED AND TAKEN into execution at the suit of FAIRWAY CONSUMER DISCOUNT COMPANY against CHARLES T. LORD and LAURIE A. LORD and will be sold by:

KERRY WELSH Sheriff of Pike County

LAW OFFICE OF ANDREW D. BIODA Attorney

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles T. Lord and Laurie A. Lord DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$36,506.61 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 Charles T. Lord
and Laurie A. Lord
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$36,506.61 PLUS

COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Andrew D. Bigda
340 Market Street
Kingston, PA 18704

8/28/2020 • 9/4/2020 • 9/11/2020

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CIVIL ACTIONS FILED

*From August 27, 2020 to September 3, 2020
Accuracy of the entries is not guaranteed.*

CHANGE OF NAME

2020-00856	Jones Kathleen	Petitioner	8/27/2020
2020-00864	Seabrooks Carleen Clair	Petitioner	8/28/2020

CONTRACT — BUYER PLAINTIFF

2020-00862	Cavalry SPC I LLC	Plaintiff	8/28/2020
	Kalafut Christopher D	Defendant	

CONTRACT — DEBT COLLECTION: CREDIT CARD

2020-00870	Portfolio Recovery Associates LLC	Plaintiff	8/31/2020
	Baumann Jeannette L	Defendant	

CONTRACT — OTHER

2020-00863	White Meata	Plaintiff	8/28/2020
	Farmers Fire Insurance Company	Defendant	

CUSTODY

2020-00857	Golding Michael	Plaintiff	8/28/2020
	Golding Michele	Plaintiff	
	Kubach Traci	Defendant	
2020-00858	Carroll Richard	Plaintiff	8/28/2020
	Carroll Kathleen	Plaintiff	
	Robles Eduardo Montes	Defendant	
2020-00865	Savage Cheyane	Plaintiff	8/31/2020
	Savage James	Defendant	
2020-00869	Bower Craig	Plaintiff	8/31/2020
	Bower Christina	Plaintiff	
	Ahmed Ali	Defendant	

DIVORCES FILED

2020-00866	Abbadessa Chelsea Adams	Plaintiff	8/31/2020
	Abbadessa Michael Matthew	Defendant	

MARRIAGE LICENSE FILINGS

2020-00156	Roeser Julie Kate	8/28/2020
	Gillespie Alexander Hugh	
2020-00157	Ennis Marion Lee	8/28/2020
	Seinfeld Saul Benjamin	
2020-00158	Tarrant Gina Marie	8/31/2020
	Wurster Frederic William	
2020-00159	Terwilliger Ashley Elizabeth	9/01/2020
	Presto Lennon John	
2020-00160	Eisenhauer Glyn Harry	9/02/2020
	Dispenza Elizabeth Ann	

MISCELLANEOUS — OTHER

2020-00872	Priola Gail Civisca Michael Civisca Michael	Plaintiff Plaintiff Plaintiff	8/31/2020
2020-00872	Allendale Community For Senior Living Bentley Assisted Living At Branchville Hackensack University Medical Center The Valley Hospital	Defendant Defendant Defendant Defendant	8/31/2020

MISCELLANEOUS — REPLEVIN

2020-00873	Ally Bank Fischgrund Douglas J	Plaintiff Defendant	9/01/2020
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PROTECTION FROM ABUSE

2020-00853	OConnor Jason Salinas Mariana Luz Salinas	Plaintiff Defendant	8/27/2020
2020-00860	Carroll Kathleen A Robles Eduardo Montes	Plaintiff Defendant	8/28/2020
2020-00861	Carroll Richard A Robles Eduardo Montes	Plaintiff Defendant	8/28/2020
2020-00867	Schaffer Kimberly A Schaffer Paul W	Plaintiff Defendant	8/31/2020
2020-00868	Munn Annamarie Deblock Edward R Jr	Plaintiff Defendant	8/31/2020
2020-00876	Balavender Patricia Puzio Cantlow Zebeede	Plaintiff Defendant	9/02/2020

WRIT OF SUMMONS CIVIL

2020-00854	OBrien Ocean Poltersdorf William D Falvey Patrick	Plaintiff Defendant Defendant	8/27/2020
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