



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.

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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* 

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IN THIS ISSUE

COURT CALENDAR	4
LEGAL NOTICES	14
CIVIL ACTIONS	18
MORTGAGES & DEEDS	21

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
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Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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PIKE COUNTY OFFICIALS

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PEMA

Tim Knapp



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>

INDEX

Time
Case Information
Court Official
Plaintiff Attorney
Defendant Attorney

MONDAY, DECEMBER 2, 2024

Courtroom 1

9 AM
Criminal Pre-Trial Conference
January 2025 Trial Term
President Judge Gregory H. Chelak

1:30 PM
Civil List – 3/5
President Judge Gregory H. Chelak
1 – 478-2019 Hearing on Petition for Contempt
Luis Ayala v. Denise Ayala
President Judge Gregory H. Chelak
BRIAN CALI
THOMAS MINCER
2 – 102-2023 Hearing
Joan Gramazio v. The Ey Group, Inc.
President Judge Gregory H. Chelak
NICHOLAS MCINTYRE
JAMES BARON
3 – 1477-2018 Hearing on Petition for Special Relief
Janine A. Crouthamel v.
Andrew Karl Crouthamel
President Judge Gregory H. Chelak
MATTHEW GALASSO
RICHARD HENRY

2:30 PM
Permanency Review Hearing – 2/6
President Judge Gregory H. Chelak
1 – 19-2023 Permanency Review Hearing
In re: E.O.
President Judge Gregory H. Chelak

2 – 20-2023 Permanency Review Hearing
In re: B.O.
President Judge Gregory H. Chelak

Hearing Room

1 PM
1275-2022 Custody Hearing
Timothy Jams Wendland v.
Holly Ann Muys
Hearing Officer Oressa P. Campbell
MATTHEW GALASSO
ERIC HAMILL

TUESDAY, DECEMBER 3, 2024

Courtroom 2

9 AM
19/25
Judge Kelly A. Gaughan
1 – 241-2021 Hearing on Petition for Contempt
Barbara Wells v. Emily McCoy
Judge Kelly A. Gaughan
JAMES BARON
CURT PARKINS
2 – 978-2018 Hearing
Celeste Selneck v. Mlangu Lama,
Karma Dhundup, and State Farm Insurance Company
Judge Kelly A. Gaughan
DEREK SMITH
THOMAS COMERFORD
GERALD CONNOR
3 – 1098-2022 Contempt Hearing
Thomas Faust v. Nancy Ahlert
Judge Kelly A. Gaughan
THOMAS MINCER
ASHLEY ZIMMERMAN
4 – 1267-2022 Hearing
Christopher Shay v. Jason Remick, et al.
Judge Kelly A. Gaughan
CHARLES KANNEBECKER
SAMUEL DUNLOP
LAUREN DOBROWALSKI

5 – 1363-2015 Hearing on Petition for Contempt

Heather Cholewka v.

Richard Neidkowski

Judge Kelly A. Gaughan

TAMMY LEE CLAUSE

ASHLEY ZIMMERMAN

6 – 805-2024 Argument

Jim Reed's Equipment Sales, Inc. v.

Allen P. Johns, III., et al.

Judge Kelly A. Gaughan

7 – 953-2023 Hearing on Motion for Sanctions

Jamilah Asmar v. OHI Asset (PA) Trust, et al., Omega Healthcare Investors, Inc.,

Frank's Lawn Care of PJ, LLC., John

Does 1-5, and Fictitious Defendant(s)

Judge Kelly A. Gaughan

NATAN SCHWARTZ

JOANNE KELHART

8 – 1168-2023 Hearing on Petition for Contempt and Hearing on Petition for

Special Relief

Irina L. Deputron v. Cleon A. Deputron

Judge Kelly A. Gaughan

MATTHEW GALASSO

THOMAS MINCER

9 – 933-2022 Argument

William Rosado v. 307 W. Harford St.,

Corp., Milford Dairy Bar, Inc., and

Milford Laundromat, Inc.

Judge Kelly A. Gaughan

RONALD BUGAJ

TAMMY LEE CLAUSE

10 – 1040-2024 Argument

Janene Groves v. Jeffrey Wagenbach &

Kathleen Wagenbach

Judge Kelly A. Gaughan

ROBERT MAGNANINI

RANDY BURCH

11 – 40186-2022 DR Argument

Jacqueline M. Barrett v.

John W. Barrett, III.

Judge Kelly A. Gaughan

MATTHEW GALASSO

THOMAS MINCER

12 – 1175-2024 Hearing

In re: Joint Petition of Stone Street Originations, LLC. & Edward

Kristoferson, Jr.

Judge Kelly A. Gaughan

13 – 62-2023 Argument

Andrew Babcock v. Tom Gannon, Majestic Tile, Granite & Flooring, LLC.,

Noah Thomas Builders, Inc., and

Brett Barnes

Judge Kelly A. Gaughan

CHARLES KANNEBECKER

ROBERT PANOWICZ

14 – 927-2024 Argument

Rochelle Kirtland & Somerset

Orthopedic Associates, P.A. v. Horizon

Blue Cross Blue Shield of New Jersey

Judge Kelly A. Gaughan

DEREK SMITH

15 – 109-2022 Hearing

Taylor Meyer v. Ryan Fitzpatrick

Judge Kelly A. Gaughan

JOHN J MARTIN

16 – 682-2024 Hearing

Colleen Marie Kresky v. County of

Pike & Pike County Office of the

Prothonotary

Judge Kelly A. Gaughan

BRETT RIEGEL

17 – 743-2023 Hearing on Petition for Contempt

Tammy M. Tyler v. Wayne C. Fallica

Judge Kelly A. Gaughan

MATTHEW GALASSO

18 – 485-2022 Hearing on Petition for Special Relief

Blacktoba Shabazz v.

Joette Colon-Shabazz

Judge Kelly A. Gaughan

SHANNON MUIR

19 – 931-2024 Name Change Hearing

In re: Petition for Name Change of

Jordan Elfrieda Abramowicz

Judge Kelly A. Gaughan

1:30 PM

872-2024 Hearing

Charles St. John, LLC v

Pike Bd of Assessment, Et al.

Judge Kelly A. Gaughan

RONALD BUGAJ JASON OHLIGER

NICHOLAS MCINTYRE

WEDNESDAY, DECEMBER 4, 2024

Courtroom 1

9 AM

4/20

President Judge Gregory H. Chelak
1 – 1-2023 JV Dispositional Review
Hearing

In re: K.M.

President Judge Gregory H. Chelak
2 – 65-2024 JV Adjudication Hearing
In re: E.M.

President Judge Gregory H. Chelak
3 – 29-2024 JV Adjudication Hearing
In re: C.A.R.

President Judge Gregory H. Chelak
4 – 78-2024 JV Detention Hearing
In re: C.B.

President Judge Gregory H. Chelak

10:30 AM

199-2024 Hearing
Commonwealth v. Robert P. Acoveno
President Judge Gregory H. Chelak
CAROLYN BRANCH

Courtroom 2

9 AM

Protection from Abuse Hearing – 8/10
Judge Kelly A. Gaughan

1 – 586-2024 Protection From Abuse -
NO TEMP-HEARING ONLY

Irina DePutron v. Cleon DePutron

Judge Kelly A. Gaughan

MATTHEW GALASSO

THOMAS MINCER

2 – 1290-2024 Protection From Abuse -
NO TEMP-HEARING ONLY

Judith Lanza v. Bryant Finnegan

Judge Kelly A. Gaughan

3 – 1321-2024 Protection from Abuse
Hearing

Kiesh Perez-Haney v.

William L. Haney, Jr.

Judge Kelly A. Gaughan

4 – 1335-2024 Protection from Abuse
Hearing

William L. Haney, Jr. v.

Kiesha Perez-Haney

Judge Kelly A. Gaughan

5 – 1208-2024 Protection from Abuse
Hearing

Judith Lopez v. Jose Torres-Ortiz

Judge Kelly A. Gaughan

6 – 1322-2024 Protection from Abuse
Hearing

Renee Troisi v. Jonathan Troisi

Judge Kelly A. Gaughan

7 – 1323-2024 Protection from Abuse
Hearing

Renee Troisi, OBO Jonathan Troisi, Jr.
(a minor) v. Jonathan Troisi

Judge Kelly A. Gaughan

8 – 1324-2024 Protection from Abuse
Hearing

Renee Troisi, OBO Duke Troisi (a

minor) v. Jonathan Troisi

Judge Kelly A. Gaughan

10:30 AM

15-2024 OA Involuntary Termination of
Parental Rights Hearing

In re: M.M.T.

Judge Kelly A. Gaughan

MARK MOULTON

JUSTIN PFAFF

11 AM

67-2024 OC Petition for Incapacity
Hearing

In re: Michael Darryl McKeeby, an
Alleged Incapacitated Person

Judge Kelly A. Gaughan

JOHN STIEH

JUSTIN PFAFF

1:30 PM

ARD – 17/25

Judge Kelly A. Gaughan

1 – 529-2023 Termination of ARD
Hearing

Commonwealth v. Mackenzie Quinn

Judge Kelly A. Gaughan

JAMES BARON

2 – 201-2022 Termination of ARD
Hearing

Commonwealth v. Devvan Scudder

Judge Kelly A. Gaughan

LAUREN ALLU

3 – 201-2022 Hearing on Motion to Withdraw as Counsel
Commonwealth v. Devvan Scudder
Judge Kelly A. Gaughan
BRETT RIEGEL
4 – 351-2024 ARD
Commonwealth v. Scott Potter
Judge Kelly A. Gaughan
GERALD BRUNELL
5 – 396-2024 ARD
Commonwealth v. Hunter Kirsch
Judge Kelly A. Gaughan
NICHOLAS MCINTYRE
6 – 392-2024 ARD
Commonwealth v. Ethy Echavarria Pena
Judge Kelly A. Gaughan
7 – 467-2024 ARD
Commonwealth v. Glen Zabriskie
Judge Kelly A. Gaughan
JAMES ELLIOTT
8 – 274-2024 Termination of ARD
Hearing
Commonwealth v.
Danielle Marie Whitney
Judge Kelly A. Gaughan
NICHOLAS MCINTYRE
9 – 59-2024 Termination of ARD
Hearing
Commonwealth v. Sean Anthony Barton
Judge Kelly A. Gaughan
NICHOLAS MCINTYRE
10 – 120-2024 Termination of ARD
Hearing
Commonwealth v.
Jessica-Brianna Monique Pugh
Judge Kelly A. Gaughan
JAMES BARON
11 – 483-2024 ARD
Commonwealth v. Thomas Simmons
Judge Kelly A. Gaughan
JAIR NOVAJOSKY
12 – 438-2024 ARD
Commonwealth v. Charles Chilton
Judge Kelly A. Gaughan
ERIC HAMILL
13 – 595-2023 Termination of ARD
Hearing
Commonwealth v. Ryan England
Judge Kelly A. Gaughan
MATTHEW GALASSO

14 – 124-2024 Termination of ARD
Hearing
Commonwealth v. Ebony Lorraine
Howard Judge Kelly A. Gaughan
CAROLYN BRANCH
15 – 474-2024 ARD
Commonwealth v. Michael Golden
Judge Kelly A. Gaughan
16 – 454-2024 ARD
Commonwealth v. Justin Genzlinger
Judge Kelly A. Gaughan
THOMAS FARLEY
17 – 386-2024 ARD
Commonwealth v. Debrann Esposito
Judge Kelly A. Gaughan
JAMES BARON

2 PM
279-2024 Sentencing
Commonwealth v. Tara Wilson
Judge Kelly A. Gaughan
JAMES BARON

2:30 PM
85-2024 Criminal Pre-Trial Conference
Commonwealth v. David Brian Weiss
Judge Kelly A. Gaughan
JAMES BARON

2:45 PM
214-2024 Criminal Pre-Trial Conference
Commonwealth v. Michael Moser
Judge Kelly A. Gaughan
JUSTIN PFAFF

Hearing Room

9 AM
1412-2017 Settlement Conference
Mary Ann Seese v. Jerry Seese
Kathryn Karam, Esq.
MATTHEW GALASSO
RONALD BUGAJ

10:30 AM
34-2023 Settlement Conference
Alan Jacobs v. Lisa Lloyd
Kathryn Karam, Esq., Master
JUSTIN PFAFF
RONALD BUGAJ

THURSDAY, DECEMBER 5, 2024

Courtroom 1

9 AM

8/10

President Judge Gregory H. Chelak
1 – 485-2024 Plea & Sentence
Commonwealth v. Stephen St.George
President Judge Gregory H. Chelak
JAMES ELLIOTT

2 – 609, 610-2023 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Ervin Washington
President Judge Gregory H. Chelak
CAROLYN BRANCH

3 – 130-2022 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v.
Anthony Vincent Zerilli

President Judge Gregory H. Chelak
ROBERT BERNATHY
4 – 360-2024 Bail Modification Hearing
Commonwealth v. Vladislav Alexandrov
President Judge Gregory H. Chelak
CAROLYN BRANCH

5 – 28-2024 Hearing on Modification of
Sentence
Commonwealth v. Joseph Kennedy
President Judge Gregory H. Chelak
CAROLYN BRANCH

6 – 280-2024 Hearing
Commonwealth v. Daniel Dagna
President Judge Gregory H. Chelak
ROBERT BERNATHY

7 – 539-2024 Bench Warrant Return
Commonwealth v. Anthony Sudol
President Judge Gregory H. Chelak
CAROLYN BRANCH

8 – 328-2023 Bench Warrant Return
Commonwealth v. Anthony Blefer
President Judge Gregory H. Chelak
ROBERT BERNATHY

9:30 AM

8/10

President Judge Gregory H. Chelak
1 – 429-2024 Guilty Plea
Commonwealth v. Jordan Fournier
President Judge Gregory H. Chelak
THOMAS MINCER

2 – 330-2024 Guilty Plea
Commonwealth v. George Cortright
President Judge Gregory H. Chelak
NICHOLAS MCINTYRE

3 – 240-2024 Guilty Plea
Commonwealth v. Richard Aiello
President Judge Gregory H. Chelak
JAMES BARON

4 – 460-2024 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Andrew Conroy
President Judge Gregory H. Chelak
THOMAS FARLEY

5 – 201-2024 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Daren Howlett
President Judge Gregory H. Chelak
LINDSEY COLLINS

6 – 507, 508-2023 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Walter Koch
President Judge Gregory H. Chelak
THOMAS MINCER

7 – 511-2022 Hearing
Commonwealth v. Kaylee Story
President Judge Gregory H. Chelak
JAMES BARON

8 – 156-2023 Reconsideration of
Sentence
Commonwealth v. Bryan Bailo
President Judge Gregory H. Chelak
ERIC HAMILL

10 AM

7/10

President Judge Gregory H. Chelak
1 – 441, 442-2021, 64-2022 Guilty Plea
Commonwealth v. Joseph Defebo
President Judge Gregory H. Chelak
MATTHEW MUCKLER

2 – 230-2024 Guilty Plea
Commonwealth v. Jereme Jacobi
President Judge Gregory H. Chelak
WILLIAM THOMPSON

3 – 247-2024 Guilty Plea
Commonwealth v. Richard March
President Judge Gregory H. Chelak
4 – 319-2024 Guilty Plea
Commonwealth v. Michael Ayres
President Judge Gregory H. Chelak

5 – 615-2023 Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Caesar Francis
President Judge Gregory H. Chelak
MARK MACK
6 – 112-2024 Hearing
Commonwealth v. Alton McCarthy
President Judge Gregory H. Chelak
PAUL ACKOUREY
7 – 332-2023 Bench Warrant Return
Commonwealth v. Daniel Diegidio
President Judge Gregory H. Chelak
MATTHEW MUCKLER

10:30 AM

List – 12/15

President Judge Gregory H. Chelak
1 – 571-2020 Violation of Probation
Hearing
Commonwealth v. David Taggart
President Judge Gregory H. Chelak
THOMAS SUNDMAKER
2 – 189-2023 Violation of Parole
Hearing

Commonwealth v. Sean Clauss
President Judge Gregory H. Chelak
JAMES ELLIOTT

3 – 125-2024 MD Indirect Criminal
Contempt Hearing
Commonwealth v. Wynter Garrett
President Judge Gregory H. Chelak
4 – 534-2023 Violation of Parole
Hearing

Commonwealth v.
Jessica Ann Quattrochi
President Judge Gregory H. Chelak
JAMES BARON

5 – 378-2023 Violation of Parole
Hearing

Commonwealth v.
Matthew Robert Harriott
President Judge Gregory H. Chelak
ROBERT BERNATHY
6 – 91-2023 Violation of Parole Hearing
Commonwealth v. Zachary R. Lajoie
President Judge Gregory H. Chelak
ROBERT BERNATHY

7 – 612-2023 Violation of Parole
Hearing

Commonwealth v.
Amanda Sue Bodensieck
President Judge Gregory H. Chelak
JAMES BARON

8 – 447-2023 Violation of Probation
Hearing
Commonwealth v. Gennadiy Tenenbaum
President Judge Gregory H. Chelak
ROBERT BERNATHY

9 – 131-2023 Violation of Parole
Hearing
Commonwealth v. Trevor Scott
President Judge Gregory H. Chelak
JAMES ELLIOTT

10 – 558-2021 Violation of Probation
Hearing
Commonwealth v. Matthew Dazi
President Judge Gregory H. Chelak
JAMES ELLIOTT

11 – 158-2023 Violation of Probation
Hearing
Commonwealth v. Kevin Barnett
President Judge Gregory H. Chelak
LAUREN ALLU

12 – 647-2023 Violation of Parole
Hearing
Commonwealth v. Benjamin Kaiser
President Judge Gregory H. Chelak

11 AM

6/10

President Judge Gregory H. Chelak
1 – 286 & 288-2020 Sanctions Hearing
Commonwealth v. Amiello Amato
President Judge Gregory H. Chelak
MARK MOULTON

2 – 176-2024 Hearing
Commonwealth v. Guillermo Pigeot
President Judge Gregory H. Chelak

3 – 117-2024 Contempt Hearing
Commonwealth v. Tara Lyn Muller
President Judge Gregory H. Chelak
4 – 358-2019 Contempt Hearing
Commonwealth v. David Felder
President Judge Gregory H. Chelak
ROBERT BERNATHY

5 – 223-2012, 585-2015, 593-2015
Contempt Hearing
Commonwealth v. Maribeth Odea
President Judge Gregory H. Chelak
JASON OHLIGER

6 – 91-2014 Contempt Hearing
Commonwealth v. Meghan Faye Clark
President Judge Gregory H. Chelak
THOMAS MINCER

1 PM

6/25

President Judge Gregory H. Chelak

1 – 176-2024 Arraignment

Commonwealth v. Guilermo Pigeot

President Judge Gregory H. Chelak

ROBERT BERNATHY

2 – 208-2024 Parole Hearing

Commonwealth v. Andrew Mittelmark

President Judge Gregory H. Chelak

ROBERT BERNATHY

3 – 282-2018 Parole Hearing

Commonwealth v. Megan Lee Cron

President Judge Gregory H. Chelak

CAROLYN BRANCH

4 – 492-2024 Arraignment

Commonwealth v. Kelsey Lown

President Judge Gregory H. Chelak

ROBERT BERNATHY

5 – 502-2024 Arraignment

Commonwealth v. George Sisco

President Judge Gregory H. Chelak

ROBERT BERNATHY

6 – 410-2024 Arraignment

Commonwealth v. Louis Didonna

President Judge Gregory H. Chelak

CAROLYN BRANCH

1:30 PM

403-2024 Habeas Pre-Trial Motion

Hearing

Commonwealth v.

John Rocky McGinley

President Judge Gregory H. Chelak

THOMAS MINCER

2:30 PM

136-2024 Omnibus Pre-Trial Motion

Hearing

Commonwealth v. Jessica Koba

President Judge Gregory H. Chelak

JAMES BARON

Courtroom 2

9 AM

302-2024 Custody Trial and Relocation

Hearing

Bridget Sheerin v. Jon-Colin Barclay

Judge Kelly A. Gaughan

THOMAS MINCER

MATTHEW GALASSO

Hearing Room

9:30 AM

1087-2023 Custody Conference

Christine Bentley v. Kenneth Lynch

Hearing Officer Samantha G Venditti

10:30 AM

17-2021 Custody Conference

Amy Branham v. Bruce Vanderhoof

Hearing Officer Samantha G Venditti

11:30 AM

820-2024 Custody Conference

Laura Harris v. Joachim Goff

Hearing Officer Samantha G Venditti

THOMAS FARLEY

FRIDAY, DECEMBER 6, 2024

Courtroom 1

9 AM

Sentencing – 3/10

President Judge Gregory H. Chelak

1 – 619-2023 Sentencing

Commonwealth v. Diane Long

President Judge Gregory H. Chelak

CAROLYN BRANCH

2 – 442-2024 Sentencing

Commonwealth v. Jesse Johnson

President Judge Gregory H. Chelak

JAMES ELLIOTT

3 – 456-2022 Sentencing

Commonwealth v. Troy Richard

President Judge Gregory H. Chelak

9:30 AM

Sentencing – 5/10

President Judge Gregory H. Chelak

1 – 102-2024 Sentencing

Commonwealth v. Michael Lord

President Judge Gregory H. Chelak

JAMES BARON

2 – 227-2017 Sentencing

Commonwealth v. Nicholas Lee

President Judge Gregory H. Chelak

JUSTIN PFAFF

3 – 449-2024 Sentencing

Commonwealth v. Cylis Stewart

President Judge Gregory H. Chelak

ERIC HAMILL

4 – 158-2024 Sentencing
Commonwealth v. Dallas Kruzelnick
President Judge Gregory H. Chelak
JAMES BARON

5 – 197-2024 Sentencing
Commonwealth v. Miteshkumar Patel
President Judge Gregory H. Chelak
ERIC HAMILL

10 AM
Sentencing – 8/10
President Judge Gregory H. Chelak
1 – 495-2023 Sentencing
Commonwealth v. Michael McCarthy
President Judge Gregory H. Chelak
ERNEST PREATE

2 – 225-2024 Sentencing
Commonwealth v. Doiel Escamillia
President Judge Gregory H. Chelak
THOMAS WILLIAMS

3 – 173 & 324-2023 Violation of Parole
Hearing

Commonwealth v. Jesse Johnson
President Judge Gregory H. Chelak
JAMES ELLIOTT
4 – 306-2024 Sentencing

Commonwealth v. Richard Lombardo
President Judge Gregory H. Chelak
KATHLEEN MARTIN
5 – 259-2024 Sentencing

Commonwealth v. Brian Fisher
President Judge Gregory H. Chelak
JOHN PIKE
6 – 268-2024 Sentencing

Commonwealth v Mark Sinkevich
President Judge Gregory H. Chelak
JEFFREY POPLAWSKY
7 – 554-2023 Sentencing

Commonwealth v. Dondre Waterman
President Judge Gregory H. Chelak
MARSHALL ANDERS
8 – 627-2023 Sentencing

Commonwealth v. Walter Anderson
President Judge Gregory H. Chelak
ANDREW KATSOCK

11 AM
353-2023 Sentencing and Hearing on
Modification/Increase of Bail & ICC
Commonwealth v. Collin Heenan
President Judge Gregory H. Chelak
ROBERT BERNATHY

11:15 AM
198 & 199-2024 Sentencing
Commonwealth v Robert Acoveno
President Judge Gregory H. Chelak
CAROLYN BRANCH

1:30 PM
684-2019 Miscellaneous Civil Court
Debra & Gary Allen, as Executors of the
Estate of Ashley Allen v. Joseph Cirello,
M.D., and Atlantic Medical Group
President Judge Gregory H. Chelak
EDWIN ABRAHAMSEN

1:40 PM
482-2020 Miscellaneous Civil Court
Citibank, N.A. v. Denise Ayala
President Judge Gregory H. Chelak
MICHAEL R. LIPINSKI

1:50 PM
498-2021 Miscellaneous Civil Court
JP Morgan Chase Bank, N.A. v.
William Wall
President Judge Gregory H. Chelak
MICHAEL R. LIPINSKI

Courtroom 2

9 AM
1084-2017 Miscellaneous Civil Court
Kelly & Wayne Nagrowski v. William
Edwards & Safeco Insurance Company
Judge Kelly A. Gaughan

9:10 AM
1214-2017 Miscellaneous Civil Court
Dominic Fatigati v. Ashley Markwalter,
Selective Insurance Company, and
Travelers Insurance Company
Judge Kelly A. Gaughan
DEREK SMITH
MICHAEL GIANNETTA

9:20 AM
1098-2018 Miscellaneous Civil Court
Denise Wingo v. Trover Solutions, Inc.
Judge Kelly A. Gaughan
DEREK SMITH

9:30 AM

1036-2019 Miscellaneous Civil Court
Jesse Frazer v.
Patrick & Michael Falvey
Judge Kelly A. Gaughan
DEREK SMITH
MICHAEL GIANNETTA
KEVIN MCNULTY

9:40 AM

1569-2019 Miscellaneous Civil Court
Route 2001, LLC. v. Karrie Bercik
Judge Kelly A. Gaughan
DEREK SMITH

9:50 AM

538-2020 Miscellaneous Civil Court
Cheryl Ciccone v. Progressive Specialty
Insurance Company & Progressive
Insurance Company
Judge Kelly A. Gaughan
DEREK SMITH

10 AM

106-2021 Miscellaneous Civil Court
Rickan, Inc. v. PPL Electric Utilities &
Plymouth Rock Assurance
Judge Kelly A. Gaughan
DEREK SMITH

10:10 AM

52-2022 Miscellaneous Civil Court
Emma Boyd v. Heidi &
Randall Burgener
Judge Kelly A. Gaughan
DEREK SMITH
THOMAS COMERFORD

10:20 AM

119-2022 Miscellaneous Civil Court
Nicholas Ardito & Dr. Thomas Hartey v.
New Jersey Manufacturers Insurance
Company
Judge Kelly A. Gaughan
DEREK SMITH

10:30 AM

207-2021 Miscellaneous Civil Court
David & Valerie Moyer, Individually
and as Natural Parents of Dante Moyer
v. Karen Puiu & State Farm Mutual
Automobile Insurance Company
Judge Kelly A. Gaughan
JASON OHLIGER
EDWARD NEYHART

10:40 AM

883-2018 Miscellaneous Civil Court
Alexander Deutsch v. Sedgwick
Judge Kelly A. Gaughan

10:50 AM

971-2021 Miscellaneous Civil Court
Donald & Kathleen Decurtis v.
Samayam, LLC., and Sam Shaha
Judge Kelly A. Gaughan
JOHN LALLEY
RONALD BUGAJ

11 AM

1266-2018 Miscellaneous Civil Court
Theresa & Richard Gresh v.
Dutch Park Homes, Inc., Dutch Park
Homes, Total Recreation RV., and
Total Recreation, Inc.
Judge Kelly A. Gaughan

11:10 AM

105-2022 Miscellaneous Civil Court
Dale Mazzie v.
John G. Christ & Jill Christ
Judge Kelly A. Gaughan
JOHN J MARTIN
ERIC HAMILL

11:20 AM

850-2021 Miscellaneous Civil Court
Dirlam Brothers Lumber Co., Inc. v.
Patrick & Jennifer Connolly
Judge Kelly A. Gaughan
JOHN J MARTIN
ERNEST A. SPOSTO

11:30 AM
551-2022 Miscellaneous Civil Court
Nancy & Karl Kapp v.
Joshua W. Johnson
Judge Kelly A. Gaughan
EDWARD A. JAEGER
RONALD BUGAJ

11:40 AM
528-2019 Miscellaneous Civil Court
Angela Wilson, et al. v.
Wild Acres Lakes POA
Judge Kelly A. Gaughan
THOMAS MINCER
MARSHALL ANDERS

11:50 AM
900-2020 Miscellaneous Civil Court
611 Land Development, LLC. v.
Lynn Beesecker, Executrix of the
Estate of Alberta Beesecker
Judge Kelly A. Gaughan
JOSEPH RYDZEWSKI
THOMAS FARLEY

1:30 PM
1089-2020 Miscellaneous Civil Court
Kathryn Somerville v. Jeffrey L. Floss
& Vertiv Corporation
Judge Kelly A. Gaughan
OLIVER M. BATHER
LARS A. PETERSON
BENJAMIN F. COLBURN

1:40 PM
1145-2021 Miscellaneous Civil Court
Kerry Akiva v. Lorraine Gregory, Estate
of Randolph Gregory, Randolph
Gregory Revocable Trust, Randi Short,
and John H. Klemeyer
Judge Kelly A. Gaughan
GREGORY L. SCHELL
DANIEL L. CUMMINS

1:50 PM
725-2022 Miscellaneous Civil Court
American Express National Bank v.
Veronica Hinojosa
Judge Kelly A. Gaughan
JORDAN W. FELZER

2 PM
777-2021 Miscellaneous Civil Court
Saw Creek Estates Community
Association, Inc. v. Katherine Hicks
Judge Kelly A. Gaughan
EDWARD HOFFMAN

2:10 PM
832-2021 Miscellaneous Civil Court
Saw Creek Estates Community
Association, Inc. v. Carla Spence
Judge Kelly A. Gaughan
EDWARD HOFFMAN

2:20 PM
1100-2021 Miscellaneous Civil Court
Saw Creek Estates Community
Association, Inc. v. Ersie & Glendene
Richardson
Judge Kelly A. Gaughan
EDWARD HOFFMAN

2:30 PM
223-2020 Miscellaneous Civil Court
Wayco, Inc. v. Shohola Township
Judge Kelly A. Gaughan
RAYMOND WENDOLOWSKI
JASON OHLIGER

2:40 PM
373-2019 Miscellaneous Civil Court
Winona Lakes POA, Inc. v.
Lisa L. Wang
Judge Kelly A. Gaughan
NICHOLAS C. HAROS

2:50 PM
1230-2020 Miscellaneous Civil Court
Francis Devizia v. Theodore Mikulak
Judge Kelly A. Gaughan

3 PM
250-2022 Miscellaneous Civil Court
Waste Management of Pennsylvania,
Inc. v. Pocono Mountain Lake Forest
Corporation
Judge Kelly A. Gaughan
MICHAEL S. SIMONE

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.

NOTICE OF ADMINISTRATOR

Estate of Bernice G. Hazen, Deceased, late of Matamoras Borough, Pike County, Pennsylvania. Letters of Administration D.B.N.C.T.A. in the above estate have been granted to Dianne Hazen Brady. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Dianne Hazen Brady at 2 Avenue N, Matamoras, PA 18336, 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

11/29/2024 • 12/6/2024 • 12/13/2024

ESTATE NOTICE

James J. Conroy, Jr., Deceased. Late of Palmyra Twp., Pike County, PA. D.O.D. 6/24/23. Letters Testamentary on the above Estate have been granted to the undersigned, who request 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 payment without delay to Elizabeth Tomkiewicz, Executrix, c/o Erin Saulino, Esq., 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462. Atty.: Erin Saulino, Saulino Law, LLC, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462

11/29/2024 • 12/6/2024 • 12/13/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Jennifer Vetrano, in the Estate of Donna Marie Familette, late of Dingman Township, Pike County, Pennsylvania, who died on October 16, 2024. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below:

Edwin A. Abrahamsen, Esquire
Abrahamsen, Conaboy &
Abrahamsen, P.C.
255 E. Grove St., 2nd Floor
Clarks Summit, PA 18411

11/29/2024 • 12/6/2024 • 12/13/2024

ESTATE NOTICE

Estate of James J. O'Connor, Late of
Blooming Grove Twp, Pike County,
Pennsylvania.

Letters Testamentary on the
above estate having been granted to
Patricia Traugot, all persons
indebted to the said estate are
requested to make payment, and
those having claims to present the
same without delay to her c/o
Joseph Kosierowski, Esq. 400 Broad
Street, Milford, Pennsylvania 18337.

11/29/2024 • 12/6/2024 • 12/13/2024

ESTATE NOTICE

In re: **ESTATE OF DAWN A.
HABERMANN**, late of Greene
Township, Pennsylvania, (died on
08/23/2024). Letters Testamentary
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 Hans
Herman, Personal Representative, or
to Joseph S. Toczydlowski, Esquire
of the Toczydlowski Law Office,
723 North Mair(stree\ Archbald, PA
18403.

11/29/2024 • 12/6/2024 • 12/13/2024

ESTATE NOTICE

Estate of Gabrielle B. Williams, late
of Tafton, Pennsylvania (died
October 12, 2024). Letters
Testamentary in the above estate
having been granted, all persons
having claims or demands against
estate of decedent shall make them
known and present them, and all
persons indebted to said estate shall
make payment thereof without delay
to Brian H. Williams, 136 Wenonah
Road, Tafton, PA 18464; or to Paul
D. Horger, Oliver, Price & Rhodes,
LLP, Attorney for the Estate, 1212
South Abington Road, Clarks
Summit, Pennsylvania 18411.

11/22/2024 • 11/29/2024 • 12/6/2024

ESTATE NOTICE

Estate of William G. Giannini a/k/a
William George Giannini a/k/a
William George Giannini Sr. a/k/a
William Giannini, deceased
Late of Milford Borough, Pike
County

Notice is hereby given that
Letters Testamentary have been
granted on the Estate of William G.
Giannini a/k/a William George
Giannini a/k/a William George
Giannini Sr. a/k/a William Giannini
by the Register of Wills of Pike
County, PA, to Maria Ann Giannini.
All persons having claims against
the Estate are requested to make
them in writing without delay, and
all persons indebted to the Estate
make payment to the Executrix.

Maria Ann Giannini, Executrix
c/o Timothy B. Fisher II,
Esquire
FISHER & FISHER LAW
OFFICES
PO Box 396
Gouldsboro, PA 18424

11/22/2024 • 11/29/2024 • 12/6/2024

ESTATE NOTICE

Estate of Harriet Dianne Evans
AKA Dianne Evans
Late of Westfall Township
EXECUTOR
Candace Krikorian
5 Mark Drive
Port Jervis, NY 12771
ATTORNEY
Edwin A. Abrahamsen
255 E. Grove Street, 2nd Fl.
Clarks Summit, PA 18411

11/15/2024 • 11/22/2024 • 11/29/2024

ESTATE NOTICE

Estate of Ashley Alexandra K. Allen
Late of Dingman Township
CO-EXECUTOR
Debra Allen
222 Christian Hill Road
Milford, PA 18337
CO-EXECUTOR
Gary Allen
222 Christian Hill Road
Milford, PA 18337
ATTORNEY
Edwin A. Abrahamsen, Jr.
255 E. Grove Street, 2nd Fl.
Clarks Summit, PA 18411

11/15/2024 • 11/22/2024 • 11/29/2024

OTHER NOTICES

**ARTICLES OF
INCORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on October 15, 2024, and a Certificate of Incorporation has been issued to HILLS HOMESTEAD, INC., in accordance with the provisions of the Business Corporation Law of May 5, 1933, PL. 364 as amended and supplemented. The purpose of the corporation is for ownership and management of a delicatessen and any and all acts allowed under the Statutes of the Commonwealth of Pennsylvania.

11/29/2024

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 19, 2024, for Blue Dragon Reiki with a principal place of business located at 1 Ave M, Matamoras, PA 18336 in Pike County. The individual interested in this business is Madelyn LaStella, also located at 1 Ave M, Matamoras, PA 18336. This is filed in compliance with 54 Pa.C.S. 311.

11/29/2024

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 9/12/2024, for:

STREAMLINED VENTURES INC

having a registered office address of:
1558 Oak Lane
Saw Creek Estates
Bushkill, PA 18324

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

11/29/2024

NOTICE

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

CIVIL ACTION - LAW
NO. 2023-00348

Allied First Bank, SB dba Servbank
vs.

Diana Orr, solely in capacity as heir
of John Orr a/k/a John A. Orr,
Deceased

Matthew Orr, solely in capacity as
heir of John Orr a/k/a John A. Orr,
Deceased

Millisa Orr, solely in capacity as heir
of John Orr a/k/a John A. Orr,
Deceased

Unknown Heirs, Successors, Assigns
and All Persons, Firms or
Associations Claiming Right, Title

or Interest From or Under John Orr
a/k/a John A. Orr, Deceased

NOTICE

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under John Orr
a/k/a John A. Orr, Deceased

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real
estate located at **104 Maple Court,
Milford, Pennsylvania 18337**, is
scheduled to be sold at Sheriff's
Sale on **November 20, 2024 at 11:00
AM** at <https://www.Bid4Assets.com/PikePASheriffSales>, to enforce
the Court Judgment of **\$247,127.24**
obtained by Allied First Bank, SB
dba Servbank against you.

Property situated in Pike County
BEING premises: 104 Maple
Court, Milford, Pennsylvania 18337
Tax Parcel: 097.03-01-57.013
Improvements consist of residential
property.

Sold as the property of John Orr
TERMS OF SALE: The purchaser
at sale must pay the full amount of
his/her bid by two o'clock P.M. on
the day of the sale, and if complied
with, a deed will be tendered by the
Sheriff at the next Court of
Common Pleas for Pike County
conveying to the purchaser all the
right, title and claim which the said
defendant has in and to the said
property at the time of levying the
same. If the above conditions are not
complied with on the part of the
purchaser, the property will again be
offered for sale by the Sheriff at
three o'clock P.M., on the same day.
The said purchaser will be held

liable for the deficiencies and additional costs of said sale. TAKE NOTICE 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 sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

Powers Kirn, LLC
 Attorneys for Plaintiff
 8 Neshaminy Interplex, Suite 215
 Trevoese, PA 19053
 215.942.2090
 Attorney for Plaintiff
 23-0203

11/29/2024

CIVIL ACTIONS FILED

*From November 14, 2024 to November 21, 2024
 Accuracy of the entries is not guaranteed.*

CERTIFIED COPY OF LIENS

2024-45526	Pa Department Of Revenue Bureau Of Compliance	Creditor	11/18/2024
2024-45526	Passamonte Michael	Debtor	11/18/2024
2024-45527	Pa Department Of Revenue Bureau Of Compliance	Creditor	11/18/2024
2024-45527	Garrett Jason	Debtor	11/18/2024
2024-45528	Pa Department Of Revenue Bureau Of Compliance	Creditor	11/18/2024
2024-45528	Cuccio Gaetano	Debtor	11/18/2024
2024-45528	Cuccio Dawn M	Debtor	11/18/2024

CHANGE OF NAME

2024-01331	Muniz Jeffrey Peter	Petitioner	11/19/2024
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CONTRACT – DEBT COLLECTION: CREDIT CARD

2024-01314	Wells Fargo Bank Na	Plaintiff	11/14/2024
2024-01314	Khan Ameer	Defendant	11/14/2024
2024-01327	Jpmorgan Chase Bank Na	Plaintiff	11/18/2024
2024-01327	Holgerson Carrie L	Defendant	11/18/2024
2024-01328	Citibank Na	Plaintiff	11/18/2024
2024-01328	Altobello Joanne	Defendant	11/18/2024
2024-01329	Citibank Na	Plaintiff	11/18/2024
2024-01329	Reynoso Domingo	Defendant	11/18/2024
2024-01330	Citibank Na	Plaintiff	11/18/2024
2024-01330	Chalhoub Michel	Defendant	11/18/2024
2024-01337	Us Bank National Association	Plaintiff	11/20/2024
2024-01337	Stone Howard Robert Jr	Defendant	11/20/2024
2024-01337	Stone Howard R Jr	Defendant	11/20/2024
2024-01338	Discover Bank	Plaintiff	11/20/2024
2024-01338	Kelly Courtney T	Defendant	11/20/2024
2024-01342	Jpmorgan Chase Bank Na	Plaintiff	11/20/2024
2024-01342	Miller Tommy L	Defendant	11/20/2024

CONTRACT – DEBT COLLECTION: OTHER

2024-01312	M&T Bank	Plaintiff	11/14/2024
2024-01312	Oliver Ivan	Defendant	11/14/2024
2024-01325	Lvnv Funding Llc	Plaintiff	11/18/2024
2024-01325	Davis Sherrell	Defendant	11/18/2024
2024-01333	Credit Acceptance Corporation	Plaintiff	11/19/2024
2024-01333	Kusiappouh Justin	Defendant	11/19/2024
2024-01339	Discover Bank	Plaintiff	11/20/2024
2024-01339	Joy Timothy	Defendant	11/20/2024
2024-01339	Joy Timothy P	Defendant	11/20/2024
2024-01340	Discover Bank	Plaintiff	11/20/2024
2024-01340	Robertella Peter	Defendant	11/20/2024
2024-01341	Velocity Investments Llc	Plaintiff	11/20/2024
2024-01341	Corcia Jason Di	Defendant	11/20/2024
2024-01343	Velocity Investments Llc	Plaintiff	11/20/2024
2024-01343	Baldiwin Elexa	Defendant	11/20/2024
2024-01344	Velocity Investments Llc	Plaintiff	11/20/2024
2024-01344	Croom Jamie	Defendant	11/20/2024

CUSTODY

2024-01320	Malone Emil	Plaintiff	11/15/2024
2024-01320	Berrios Heather	Defendant	11/15/2024
2024-01345	Belmond Asia	Plaintiff	11/20/2024
2024-01345	Feliciano Christopher	Defendant	11/20/2024

DIVORCE

2024-01292	Edwards Kristen	Plaintiff	11/14/2024
2024-01292	Guyer Ronald Fred Jr.	Defendant	11/14/2024

JUDGMENT

2024-45529	Genovese Guisepp	Plaintiff	11/19/2024
2024-45529	Jackson Robert	Defendant	11/19/2024
2024-45529	Seiber Samantha	Defendant	11/19/2024

MARRIAGE LICENSES

2024-00290	Hansen Dane Patrick Polirer Ilyssa Marie	11/14/2024
2024-00291	Salinas Daniel James Johnson Kyra	11/14/2024
2024-00292	Campeanu Hollie Beth Ten Eyck Joseph Allen	11/15/2024
2024-00293	Olving Amanda Beth Rehrig Seth Andrew	11/18/2024
2024-00294	Sobilo Richard Ziser Erin	11/18/2024
2024-00295	Walsh Jordan Alexis Peralta Jimenez Jonath Antonio	11/19/2024

MECHANICS LIEN COMPLAINT

2024-01317	Eltech Management Tr	Plaintiff	11/15/2024
2024-01317	Kulebakina Liudmila	Defendant	11/15/2024
2024-01317	Neva Home Cleaning Ny Inc	Defendant	11/15/2024

MISCELLANEOUS – REPLEVIN

2024-01318	Cd Rentals Llc	Plaintiff	11/15/2024
2024-01318	Raikos-Evora Margareta I	Defendant	11/15/2024
2024-01318	Raikos Alexandros S	Defendant	11/15/2024

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

2024-01315	Lakeview Loan Servicing Llc	Plaintiff	11/14/2024
2024-01315	Noble Leah	Defendant	11/14/2024
2024-01315	Noble Bradey S	Defendant	11/14/2024
2024-01316	Freedom Mortgage Corporation	Plaintiff	11/14/2024
2024-01316	Castiglione Nicole A	Defendant	11/14/2024
2024-01316	Finigan Jesse J III	Defendant	11/14/2024
2024-01316	The United States Of America	Defendant	11/14/2024
2024-01319	Federal Home Loan Mortgage Corporation	Plaintiff	11/15/2024
2024-01319	Pond Dianne L	Defendant	11/15/2024
2024-01319	Schelero Rosemary	Defendant	11/15/2024
2024-01334	Pnc Bank National Association	Plaintiff	11/20/2024
2024-01334	Vandervliet Kenneth	Defendant	11/20/2024
2024-01334	Van Der Vliet Felicia Deceased	Defendant	11/20/2024
2024-01334	Vandervliet Felicia Esteli.E Deceased	Defendant	11/20/2024



MORTGAGES AND DEEDS

*Recorded from November 14, 2024 to November 20, 2024
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	LOCATION	AMOUNT
Gersing Aissatou Bah Gersing Kilian	TD Bank Na Mortgage Electronic Registration System Inc	Lehman Twp	\$292,000.00
Valvano Cory G	Summit Mortgage Corporation	Palmyra Twp	\$232,000.00
Batzel Lynelle A	Honesdale Associates Inc	Palmyra Twp	\$208,000.00
Grover Maryruth S	Secretary Of Housing & Urban Development	Lackawaxen Twp	\$4,620.55
Heiberger Peter M Heiberger Caroline P	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Dingman Twp	\$411,070.00
Wallace Daniel Wallace Kelly	Novus Home Mortgage Ixon Bank Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$308,312.00
Gomez Rosalind Frank Evens	Novus Home Mortgage Ixon Bank Mortgage Electronic Registration System Inc	Dingman Twp	\$371,153.00
Peters Jake Potyrala Natalia	Better Mortgage Corporation Mortgage Electronic Registration System Inc	Lehman Twp	\$144,000.00
Kevill Matthew David	Us Bank Na	Dingman Twp	\$100,000.00
Rodriguez Blanqui I Rodriguez Frank J	Prosperity Home Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$330,650.00
Costain Jodi Costain Brian	Federal Housing Commissioner	Lehman Twp	\$322,500.00
Tortorici Donna	Traditional Mortgage Acceptance Corporation Goodlife Home Loans	Lehman Twp	\$322,500.00
Tortorici Donna	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$191,035.00
Woodfield Lisa			

Huss Janusz			
Markuthuss Barbara			
Huss Barbara Markut	Polish & Slavic		
Markut Huss Barbara	Federal Credit Union	Lehman Twp	\$120,000.00
Miller Michael	Fidelity Deposit & Discount Bank	Lehman Twp	\$542,000.00
Miller Michael	Fidelity Deposit & Discount Bank	Lehman Twp	\$542,000.00
Miller Michael	Fidelity Deposit & Discount Bank	Lehman Twp	\$542,000.00
Miller Michael	Fidelity Deposit & Discount Bank	Lehman Twp	\$542,000.00
Miller Michael	Fidelity Deposit & Discount Bank	Lehman Twp	\$542,000.00
Miller Michael	Fidelity Deposit & Discount Bank	Lehman Twp	\$542,000.00
Roszkowski Krzysztof	Gareden State Home Loans Inc Oceanfirst Bank Na Mortgage Electronic Registration System Inc	Lehman Twp	\$196,000.00
Walsh Jeremy M	Kind Lending Llc		
Walsh Joanna	Mortgage Electronic Registration System Inc	Palmyra Twp	\$331,987.00
Mccollough Branda M	Provident Funding Associates Lp		
Mccollough Colin K	Mortgage Electronic Registration System Inc	Palmyra Twp	\$246,000.00
Kirschner Jon Michael	Advantagefirst Lending Inc Mortgage Electronic Registration System Inc	Delaware Twp	\$244,200.00
Spear Alexis	Go Mortgage Llc		
Garito Nicholas	Mortgage Electronic Registration System Inc	—	\$245,471.00
Beers Teresa	Royal United Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$115,200.00
Egan David	New American Funding Llc		
Egan Kimberly	Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$332,500.00
Williams Craig	Zillow Home Loans Llc Mortgage Electronic Registration System Inc	Matamoras Borough	\$168,000.00
Cho Daniel			
Yoon-Cho Neysa	Wells Fargo Bank Na	Dingman Twp	\$350,000.00
Rothermel Lauren	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Dingman Twp	\$199,900.00

Bauer Gunter	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$145,653.00
Fontes George M Fontes Elsa E	Cross Country Mortgage Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$192,000.00
Lenza Beth Loveridge	Cardinal Financial Company Lp	Lackawaxen Twp	\$355,500.00
Angelo Robert	Mortgage Research Center Llc		
Angelo Kellym	Veterans United Home Loans Mortgage Electronic Registration System Inc	Palmyra Twp	\$360,020.00
Nasti Michael R Nasti Kelley J	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$175,000.00
Citrone Anthony L Citrone Madeline C	Nbt Bank Na	Blooming Grove Twp	\$220,000.00
Booth Christopher Terrence	Honesdale National Bank	Palmyra Twp	\$340,000.00
Wachter Erica Wachter Eric	Gateway Mortgage Mortgage Electronic Registration System Inc	Palmyra Twp	\$594,012.00
Ranieri Michael H	New American Funding Llc		
Ranieri Christine F	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$170,000.00
Lake Region Development 6 Llc	Honesdale National Bank	Palmyra Twp	\$950,000.00
Penn Michael V Penn Juliette M	Greenway Mortgage Funding Corporation Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$150,000.00
Dad Launch Rd Llc	Community Bank Na	Palmyra Twp	\$716,000.00
Foody Thomas J	Navy Federal Credit Union	Dingman Twp	\$294,533.00
Wilson William E	Mortgage Electronic Registration System Inc Rocket Mortgage Llc	Delaware Twp	\$166,870.00
Mcginty William Mcginty Maryann	Citizens Bank Na	Matamoras Borough	\$110,000.00
Wong Michael D			
Qin Jixia	Citizens Bank Na	Delaware Twp	\$100,000.00
Cancel Curtis Cancel Laurie	Citizens Bank Na	Dingman Twp	\$75,000.00

Rauf Abdul	Griffin Funding Mortgage Electronic Registration System Inc	Matamoras Borough	\$375,000.00
West Terence Harvey Janillia L Lhote Jeffrey Richard	Secretary Of Housing & Urban Development	Lehman Twp	\$6,034.06
Martine Maranda	Heritage Financial Credit Union	Dingman Twp	\$80,000.00
Brennan Jon A	Heritage Financial Credit Union	Matamoras Borough	\$30,000.00
Brennan Yocasta	Mortgage Research Center Llc		
	Veterans United Home Loans Mortgage Electronic Registration System Inc	Lehman Twp	\$358,139.00
Laino Ismael Jesus	Loandepot.Com Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$260,000.00
Birney Robert J	Crosscountry Mortgage Llc Mortgage Electronic Registration System Inc	Palmyra Twp	\$663,300.00
Matos Milagros	Secretary Of Housing & Urban Development	Lehman Twp	\$50,714.09
Diamond Bruce	Rocket Mortgage Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$577,500.00
Mure Renee Mure Mark	Wayne Bank	Palmyra Twp	\$50,000.00
Mccabe William Andrew	Mortgage Electronic Registration System Inc Newrez Llc	Dingman Twp	\$50,001.00
Cermak Eleanor	Jpmorgan Chase Bank Na	Dingman Twp	\$53,000.00
Sarden Ramon Sarden Denise	Equity Prime Mortgage Llc Mortgage Electronic Registration System Inc	Lehman Twp	\$175,010.00
Singer Vera Irene	Pennsylvania Housing Finance Agency	Greene Twp	\$25,000.00
Bulfamante Joyce M	Mortgage Electronic Registration System Inc		
	Rocket Mortgage Llc	Dingman Twp	\$153,301.00
Kerchusky Charles David Hellegers Edward K	Pnc Bank Na	Greene Twp	\$325,000.00
	Village Capital & Investment Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$174,600.00
Ashlee Investments Llc	Mortgage Electronic Registration System Inc Loan Funderllc Series 89706	Dingman Twp	\$162,100.00

DEEDS

SELLER	BUYER	LOCATION	AMOUNT
Didonato Daniel	Gersing Aissatou Bah Gersing Kilian	Lehman Twp	\$366,000.00
Ishman Roger W	Batzel Lynelle A Valvano Cory G	Palmyra Twp	\$232,000.00
Otto Ellis H	Bushkfl Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Tashlik Jesse Shah Parm	Tashlik Jesse Shah Parl n	Dingman Twp	\$1.00
Lake Region Development 6 Llc	Grover Maryruth S	Palmyra Twp	\$260,000.00
Stoss James	Huber John Huber Stacy	Blooming Grove Twp	\$75,000.00
Ruisi Patrick S	Gomez Rosalind Frank Evens	Blooming Grove Twp	\$314,000.00
Yeager William Yeager William F Jr			
Yeager Priscilla	Yeager William	Lackawaxen Twp	\$1.00
Buonanno Brett	Peters Jake		
Buonanno Gina	Potyrala Natalia	Dingman Twp	\$378,000.00
Vandervliet Kenneth Admr	Kevill Matthew David		
Vandervliet Felicia Est	Spinks-Kevill Kerry Ann		
Vandervliet Felicia Estelle Est	Kevill Kerry Ann Spinks Spinks Kevill Kerry Ann	Lehman Twp	\$180,000.00
Carballo Anthony	Carballo Anthony		
Carballo Josephine F	Carballo Josephine F	Greene Twp	\$1.00
Carr Michael	Costaln Jodi		
Carr Melissa	Costain Brian	Dingman Twp	\$389,000.00
Haldaman Albert G Jr	Duggan Shane Duggan Brittney	Greene Twp	\$1.00
Hernandez Juan Jose	Krzysztof Roszkowski	Lehman Twp	\$280,000.00
Nygaard Robert E Nygaard Janet			
Nygaard Kenneth E	Nygaard Kenneth E	Lackawaxen Twp	\$1.00
Hooper Joanne M	Brammer Angela	Palmyra Twp	\$1.00
Salomon Thomas J	Walsh Jeremy M		
Salomon Kathleen	Walsh Joanna	Palmyra Twp	\$1.00
David L & Gale M Rose Revocable Trust 04/03/2018	Mccollough Brenda M Mccollough Colin K	Palmyra Twp	\$410,000.00
Lezama Fausto	Garito Nicholas Alexander		
Lezama Maryann	Spear Alexis	Lackawaxen Twp	\$250,000.00
Aarc Properties Llc	Shroff Shekeab	Lackawaxen Twp	\$5,000.00
Highland Village Development Company Llc	Highland Village Development Company Llc	Lehman Twp	\$1.00
Highland Village Development Company Llc	Highland Village Development Company Llc	Lehman Twp	\$1.00

Highland Village Development Company Llc	Highland Village Development Company Llc	Lehman Twp	\$1.00
Highland Village Development Company Llc	Highland Village Development Company Llc	Lehman Twp	\$1.00
Turco Charles J	Desravines Ditcherllne		
Turco Domenica	Jecrois Rose Mauve		
Turco Mimma	Jecrois Bickner	Lehman Twp	\$3,500.00
Woodloch Pines Inc	Respite Center Real Estate Company	Lackawaxen Twp	\$1,299,000.00
Roldan Francis	Egan Kimberly		
Roldan Alissa	Egan David	Lackawaxen Twp	\$475,000.00
Minnick Marlyn			
Minnick Liptak Martha	Ferraro William		
Liptak Martha Minnick	Wilson Renee	Blooming Grove Twp	\$163,500.00
Henry C & Roseann Prigge Revocable Trust 12/13/2002			
Prigge Roseann			
Cocalas Annetee Lee Agent	Loughney Joseph P Loughney Theresa M	Shohola Twp	\$349,000.00
Stephanie T Pesce Family Irrevocable Trust			
Alfred C Bohnhorst Family Irrevocable Trust	Edgd Llc	Lackawaxen Twp	\$59,900.00
Tokarczyk Leszek			
Tokarczyk Maria	Bermejo Segundo Galo	Lackawaxen Twp	\$24,500.00
Stewart Eric			
Stewart Becky	Williams Craig	Matamoras Borough	\$210,000.00
Shelley Catherine L	Cho Daniel		
	Yoon-Cho Neysa	Dingman Twp	\$535,980.00
Kurlansky John J	Kurlansky John J Moreira Jennifer L	Greene Twp	\$1.00
Rivers Edge Lp			
River Landing Llc	Fredericks Cheryl A	Westfall Twp	\$434,900.00
Martin Stephanie Admrx			
Martin Annabelle Est	Martin Stephanie A	Lehman Twp	\$1.00
Major Sharon Exrx			
Patterson Joyce Est	Major Sharon	Matamoras Borough	\$1.00
Lewis Gerard A Admr			
Lewis Rose M Est	Stretz Renee	Lehman Twp	\$1.00
Tamarack Properties Llc	Rothermel Lauren	Dingman Twp	\$329,900.00
Rosiak Alberta	Fontes George M Fontes Elsa E	Blooming Grove Twp	\$240,000.00
Rivilli Frank	Lenza Vincent		
Riselvato Josephine	Loveridge Lenza Beth Lenza Beth Loveridge	Lackawaxen Twp	\$395,000.00

Baptista Peter	Bushkill Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Abbruzzese Edward M	Bushkill Pa Eagle Village Llc	Lehman Twp	\$5,919.20
Hallowell Thomas E			
Hallowell Nancy J	Bushkill Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Highland Village Development Company Llc	Highland Village Development Company Llc	Lehman Twp	\$1.00
Vanderburgh Leighton N	Bushkill Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Renaut Patricia L	Bushkill Pa Eagle Village Llc	Lehman Twp	\$5,919.20
Gaetano Charles S	Nasti Michael R		
Gaetano Debra L	Nasti Kelley J	Blooming Grove Twp	\$475,000.00
Shuleski Peter M			
Shuleski Patricia D	Booth Christopher Terrence	Palmyra Twp	\$437,500.00
Zimmerman Barbara A	Jemmott Barbara A Est	Dingman Twp	\$1.00
Klebes Edward A III	Honicker Robert	Porter Twp	\$110,000.00
Ceballos Leandro	Pineda Mercedes		
Ceballos Alba	Jaramillo Jamie	Shohola Twp	\$10,000.00
Cera So Rosemarie	Mundy Victoria		
	Rakowski Alan	Dingman Twp	\$14,000.00
31 Soose Way Llc	Kruleski Kevin		
Three One Soose Way Llc	Krileski Julie	Palmyra Twp	\$699,000.00
Tufano Joseph C	Joseph C & Barbara A		
Tufano Barbara A	Tufano Irrevocable Trust	Lackawaxen Twp	\$1.00
Dellarocco Vincent	Rodriguez Jose E		
	Argueta Ana O	Dingman Twp	\$2,500.00
Tanglwood Resort Master Association Inc	Lake Region Development 6 Llc	Palmyra Twp	\$1,200,000.00
Bourgholtzer Dorian Exr			
Bourgholtzer James Daniel Est			
Bourgholtzer JD Est	Bourgholtzer Dorian	Delaware Twp	\$1.00
Ioannou Amaryllis Exrx			
Ioannou John Est	Aktipis Stavros	Dingman Twp	\$84,000.00
Martyn Michael	Koller Jason		
Martyn Katherine	Koller Kelly	Dingman Twp	\$21,000.00
Oleary Lawrence C			
Oleary Teresa L			
Oleary Steven			
Oleary Joan	Dad Launch Rd Llc	Palmyra Twp	\$1,100,000.00
Steven & Ruby Shapiro Trust Revocable Inter Vivos Trust 06/05/2020	Samp Robert James Jr Butterworth Marianne Helen	Blooming Grove Twp	\$825,000.00
Hendrickson Misty	Hushon Robert A	Blooming Grove Twp	\$13,543.00
Veneziano Peter	Veneziano Peter		
Veneziano Annemarie C	Veneziano Annemarie C	Dingman Twp	\$1.00
Foody Donald J			
Maldonado-Foody Jessica			
Foody Jessica Maldonado			
Maldonado Foody Jessica	Foody Thomas J	Dingman Twp	\$1.00

Postma Jonathan A	Kraminskiy Innesa Kraminskiy Vladimir	Dingman Twp	\$21,900.00
Schneider Thomas Schneider Ameer Lake Adventure Community Association	Joswick Debra A Joswick David S Lopez James	Palmyra Twp Dingman Twp	\$349,000.00 \$6,500.00
Costanza Michael	Michael Costanza Living Trust	Porter Twp	\$1.00
Cupo Timothy J Cupo Diane I	Timothy J Cupo Living Trust 11/08/2024 Diane I Cupo Living Trust 11/08/2024	Palmyra Twp	\$1.00
Vazquez Angel R Vazquez Ana M	Vazquez Ana M	Lehman Twp	\$1.00
Kryzan Kathryn Ann Admr Kryzan Frances B Est	Kryzan Kathryn Ann Kryzan Joseph A Stevens Mary Frances Christenson Patricia Jane	Palmyra Twp	\$1.00
Doyle Camilla Doyle Lee Doyle Lee P	Dooner James F		
Doyle Camilla M Agent	Dooner Teresa	Delaware Twp	\$675,000.00
Riley Family Trust 09/16/1997/ Riley Survivors Trust 09/16/1997	Riley Alvin M III	Lackawaxen Twp	\$1.00
Riley Family Trust 09/16/1997/ Riley Survivors Trust 09/16/1997	Riley Alvin M III	Lackawaxen Twp	\$1.00
Riley Family Trust 09/16/1997/ Riley Survivors Trust 09/16/1997	Riley Alvin M III	Lackawaxen Twp	\$1.00
Cole Paul Groningercole Kelly Cole Kelly Groninger Groninger Cole Kelly Garrett Jason B	Diamond Bruce Central Penn Capital Management Llc	Dingman Twp Lehman Twp	\$770,000.00 \$183,000.00
Inganamorte Bernard Inganamorte Arlene Blackburn Linda Minton Zachary	Blackburn Linda Blackburn Shane Minton Zachary Minton Yolande	Dingman Twp Lehman Twp	\$1.00 \$1.00
Botek Margaret K	Vani Anthony Vani Annette	Lackawaxen Twp	\$254,000.00

Stuczynski Stanley Stuczynski Rose	Rose & Stanley J Stuczynski 2024 Irrevocable Trust	Blooming Grove Twp	\$1.00
Weaver James L Weaver Iris A	Bushkill Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Paladino Patricia	Patricia Paladino Irrevocable Family Trust 10/30/2024	Lehman Twp	\$1.00
Ragin-Jacarus Beth Mari Jacarus Beth Marl Ragin	Ashlee Investments Llc	Dingman Twp	\$135,000.00

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