

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.

ADMINISTRATRIX'S NOTICE

Estate of Leslie Ashton Byrne, deceased, late of 209 Lake Drive, Dingmans Ferry, PA 18328

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 the same, without delay to:

Katherine Byrne Leverich
209 Lake Drive
Dingmans Ferry, PA 18328
Administratrix

07/29/16 • 08/05/16 • **08/12/16**

ADMINISTRATRIX'S NOTICE

ESTATE OF Michael S. Messineo late of Milford, 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 the same without delay to

Amanda Messineo
83 Euclid Ave
Troy, NY 12180
Administratrix

07/29/16 • 08/05/16 • **08/12/16**

ESTATE NOTICE

Estate of Stephen J. Kapocsi, late of Shohola, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Stephen Kapocsi and Kevin A. Kapocsi, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

07/29/16 • 08/05/16 • **08/12/16**

ADMINISTRATOR'S NOTICE

ESTATE OF Amanda Tooley, late of Millrift, Pike County, Pennsylvania, deceased.

Letters of administration for the above estate having been granted to the Rhonda Tooley, all persons indebted to the said estate are requested to make

payment and those having claims to present the same without delay to The Law Offices of Moulton & Moulton, PC, 693 Route 739, Lords Valley, PA 18428
Attorney for the Administratrix
08/05/16 • 08/12/16 • 08/19/16

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 1785-2015-CIVIL**

The Bank of New York Mellon Trust Company, N.A. as successor in interest to all permitted successors and assigns of The JPMorgan Chase Bank, National Association as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2004-BC4 Plaintiff vs. Ronald Perina a/k/a Ronald D. Perina, Defendant
NOTICE OF SALE OF REAL PROPERTY

To: Ronald Perina a/k/a Ronald D. Perina, Defendant, whose last known addresses are Lot 126 Stage 6, Pine Ridge Drive n/k/a 4580 Pine Ridge Drive West, Lehman Township, PA 18328 and 144 Egbert Avenue, PH, Staten Island, NY 10310.
Your house (real estate) at Lot 126 Stage 6, Pine Ridge Drive n/k/a 4580 Pine Ridge Drive West, Lehman Township, PA 18328, is scheduled to be sold at the Sheriff's Sale on November

16, 2016 at 11:00 a.m. in the Pike County Admin. Bldg., Commissioners Meeting Rm., 506 Broad St., Milford, PA 18337, to enforce the court judgment of \$125,653.34, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **PROPERTY 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 No. 126, Stage 8, 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 10, Page 27 on June 20, 1973. **UNDER AND SUBJECT** to the covenants, conditions and restrictions of record. **TAX ID NO. 06-0-041475. BEING KNOWN AS:** Lot 126 Stage 6, Pine Ridge Drive n/k/a 4580 Pine Ridge Drive West, Lehman Township, PA 18328. **PROPERTY ID NO.:** 06-0-041475,188.02.01-27. **TITLE TO SAID PREMISES IS VESTED IN Ronald D. Perina BY DEED FROM Kenneth M. Vandermark, single, DATED 5/30/2003 RECORDED 6/5/2003 IN DEED BOOK 1986, PAGE 314. UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION**

OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 14-2016-CIVIL
NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE**

James B. Nutter & Company,
Plaintiff vs. Graham
MacDonald, Jr., in His Capacity
as Heir of Graham MacDonald,
Deceased, Emily Rink, in Her
Capacity as Heir of Graham
MacDonald, Deceased and
Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Graham MacDonald, Deceased,

Defendants
TO: Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or
Interest From or Under
Graham MacDonald, Deceased,
Defendant(s), whose last known
address is 803 Avenue C,
Matamoras, PA 18336.

**AMENDED COMPLAINT
IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, James B. Nutter & Company, 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. 14-2016-CIVIL, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 803 Avenue C, Matamoras, PA 18336, 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, PA Bar Assn., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375.

Jill Manuel-Coughlin, Amanda L. Rauer, Jolanta Pekalska, Harry B. Reese & Matthew J. McDonnell, Attys. for Plaintiff Powers, Kirn & Assoc., LLC Eight Neshaminy Interplex, Ste. 215
Trevose, PA 19053
(215) 942-2090

**In The Court of Common Pleas
of Pike County, Pennsylvania
Civil Action-Law
No. 1266-2015
Notice of Action in**

Mortgage Foreclosure
Nationstar Mortgage LLC,
Plaintiff vs. Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
claiming right, Title or Interest
from or under David L. Storms,
Sr., deceased and Linda Storms,
Known Heir of David L. Storms,
Sr., Deceased, Defendant(s)

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
TO:** Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
claiming right, Title or Interest
from or under David L. Storms,
Sr., deceased and Linda Storms,
Known Heir of David L. Storms,
Sr., Deceased, Defendant(s),
whose last known addresses are
109 Spruce Drive, Shohola,
PA 18458 and 10 Avenue M,
Matamoras, PA 18336.
Your house (real estate) at: 109
Spruce Drive, Shohola, PA
18458, 12-0-028.04-01-74, is
scheduled to be sold at Sheriff's
Sale on November 16, 2016,
at 11:00 AM, at Pike County
Admin. Bldg., 506 Broad
St., Milford, PA 18337, to
enforce the court judgment
of \$68,694.62, obtained by
Nationstar Mortgage, LLC
(the mortgagee) against you.
- **NOTICE OF OWNER'S
RIGHTS - YOU MAY BE
ABLE TO PREVENT THIS
SHERIFF'S SALE - To prevent
this Sheriff's Sale you must take
immediate action: 1. The sale
will be cancelled if you pay back
to Nationstar Mortgage LLC,
the amount of the judgment plus
costs or the back payments, late**

charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.296.6459. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and

the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Pike County Lawyer Referral Service, PA Bar Assn., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. **PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION**

OBTAINED WILL BE USED
FOR THAT PURPOSE.

Christopher A. DeNardo,
Kristen D. Little, Kevin S.
Frankel, Regina Holloway, Sarah
K. McCaffery, Leslie J. Rase,
Alison H. Tulio & Katherine M.
Wolf, Attys. for Plaintiff
SHAPIRO & DeNARDO,
LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800

NOTICE

Let it be known that any party
known to claim and interest in:

1) 1988 Ford F-250 Civil
court 1325-2015
Vin # 1FTHF26G2JNA98213

2) 1970 VW Karman Ghia
Civil court 1324-2015

Vin # 1402200343

3) 1978 Ford F-150

Civil court 1326-2015

Vin # F15HNBE0349

Vehicles are located at 673 Route
447, Canadensis, Pa. 18325

Declaration of ownership
will be considered at court of
jurisdiction

Any interested parties are to
notify the court of common
pleas of the 60th judicial district,
Commonwealth of Pennsylvania,
Pike County.

Date of original hearing was on
the 16th day of September, 2015
at 9:00 am.
