

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. VII ♦ MILFORD PA ♦ MARCH 13, 2015 ♦ NO. 11



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The Pike County Bar Association

Thank You

ATIME[®]
TO KILL

FROM THE BEST
SELLING AUTHOR
JOHN GRISHAM
MOVIE &
DISCUSSION

For Your Participation in the CLE on March 6, 2015

 PA LEGAL ADS



COURT OF COMMON PLEAS 60TH JUDICIAL DISTRICT:
Joseph F. Kameen, *President Judge*; Gregory H. Chelak, *Judge*;
Harold A. Thomson, Jr., *Senior Judge retired*

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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POST OFFICE BOX 183 ♦ MILFORD, PA 18337 ♦ 570-296-5102



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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

*Cover illustration by Bruce Frank, a renowned local artist commissioned by the United States Military Academy at West Point. He has achieved success for his pen and ink illustrations of local and historic structures. See Bruce Frank's ad on page 14 for more details.

**MESSAGE FROM THE PIKE COUNTY BAR ASSOCIATION
PRESIDENT, ELIZABETH A. ERICKSON KAMEEN**



We look forward to seeing you on Friday, March 20, at noon for a Pike County Bar Association meeting at the Apple Valley restaurant in Milford, PA.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$5 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

Judge of the Court of Common Pleas

Joseph F. Kameen, *President Judge*
Gregory H. Chelak, *Judge*
Harold A. Thomson, Jr., *Senior Judge, Retired*

Magisterial District Judges

Alan B. Cooper, *Esq.*
Deborah Fischer
Paul Menditto
Shannon Muir, *Esq.*
Stephen A. McBride, *Esq., Retired*
Jay Rose, *Esq., Senior Judge, Retired*
Charles F. Lieberman, *Esq., Senior Judge, Retired*

Sheriff

Phil Bueki

District Attorney

Raymond Tonkin, *Esq.*

**Prothonotary, Clerk of the Court,
Clerk of the Orphans' Court**

Denise Fitzpatrick

Court Administrator

Samantha Venditti, *Esq.*

Chief Public Defender

Robert Bernathy, *Esq.*
D. Benjamin vanSteenburgh III, *Esq. Retired*

Commissioners

Richard A. Caridi, *Chairman*
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Matthew M. Osterberg

Treasurer

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Kevin Stroyan

Auditors

Thomas Foran
Ann Seaman
Missi Strub

Jury Commissioners

Marjorie Wassmer
Gertrude Smith

PEMA

Roger Maltby

Thank You

TO OUR LOCAL PANELISTS:

ATIME[®] TO KILL CLE

MOVIE, CLIPS + DISCUSSION

Personally and on behalf of the Pike County Bar Association, thank you for sharing your valuable time and years of experience with us for The "A Time to Kill" Continuing Legal Education Program March 6, 2015 at Balch's Seafood Restaurant.

Your vast knowledge and legal skills kept a room full of attorneys educated and entertained with information from your years of experience.



Thank you again,

A handwritten signature in black ink, appearing to read "EK", written over a horizontal line.

*Elizabeth A. Erickson Kameen, Esq.
Pike County Bar Association, President*



PIKE COUNTY BAR ASSOCIATION

*Elizabeth A. Erickson Kameen, Esq., President • Aurthur K. Ridley, Esq., Vice President
James P. Baron, Esq., Treasurer • Kelly Anne Gaughan, Esq., Secretary*



THE HON. MICHAEL E. WEINSTEIN
Former Pike County District Attorney



JAMES A. SWETZ, ESQ.
PACDL President & Pennsylvania Trial Attorney



LOUISE LUCK
Mitigation Specialist



WILLIAM RUZZO, ESQ.
Pennsylvania Trial Attorney

PCBA "A TIME TO KILL" CLE



Pictured left to right: Elizabeth A. Erickson Kameen, Esq., Pike County Bar Association President; Louise Luck, Mitigation Specialist; Kelly Anne Gaughan, Esq., Pike County Bar Association Secretary; The Hon. Michael E. Weinstein, Former Pike Co. District Attorney; William Ruzzo, Esq., Pennsylvania Trial Attorney; James A. Swetz, Esq., PACDL President & Pennsylvania Trial Attorney.

PIKE COUNTY BAR ASSOCIATION HOSTS CONTINUING LEGAL EDUCATION PROGRAM

Milford, PA – The Pike County Bar Association (PCBA) President Elizabeth Erickson Kameen, Esq., announced a special presentation movie and Continuing Legal Education (CLE) discussion which was held on Friday, March 6th, 2015 at Balch's Seafood Restaurant in Milford, Pennsylvania.

Kameen screened *A Time To Kill*, a 1989 drama about the rape of a young black girl by two white men and the subsequent murder of those men by the girl's avenging

father. The movie examines the pitfalls of a black man's ability to receive fair trial in the "new South" as the murder trial proceeds with the role of the Ku Klux Klan as a backdrop.

The avenging black father said to his white lawyer, "You're my secret weapon. You see me the way the jury will see me. What would it take, if you were on the jury, to set



Pictured : The Hon. Michael E. Weinstein, Former Pike Co. District Attorney lead discussion about the movie.

me free?” As in many Hollywood productions, good prevails over evil and the audience is pleased to see the Klan fail.

The program featured four speakers including James A. Swetz, Esq. Pennsylvania Association of Criminal Defense Lawyers (PACDL) President and

Pennsylvania Trial Attorney; The Hon. Michael E. Weinstein, Former Pike County District Attorney; Louise Luck, Mitigation Specialist and William Ruzzo, Esq., Pennsylvania Trial Attorney.



Pictured : The Hon. Michael E. Weinstein, addressing a packed house for the CLE.



Pictured : Louise Luck, Mitigation Specialist, addressing questions presented by attendees.

President Kameen stated that the Pike County Bar Association is committed to providing ongoing legal education programs. Attorneys in attendance are given the opportunity to receive 6 hours of capital credit continuing legal education by attending this program.

“The Pike County Bar Association is committed to the advancement of legal education and is proud to provide services locally,” said President Kameen. More information can be found at www.pikebar.com.

This event is free of charge to the Pike County Bar Association members and \$150.00 for non-members. Breakfast, lunch and refreshments were served to all who attend.

Although attorneys are permitted to take a certain number of “online video courses” each year to meet the requirement of ongoing Continuing Legal Education, “live presentations” are engaging, educational and provide the opportunity to ask questions.



Pictured : James A. Swetz, Esq., PACDL President & Pennsylvania Trial Attorney, and William Ruzzo, Esq., Pennsylvania Trial Attorney.

PRESS RELEASE

SUPREME COURT LAUNCHES PILOT PROGRAM TO ENHANCE THE AVAILABILITY OF LEGAL AID

HARRISBURG — A pilot program that links lawyers who want to volunteer their services with clients unable to afford legal help was created today by the Supreme Court of Pennsylvania.

The program provides a centralized clearinghouse of lawyers willing to participate and a communications network for them to make their services known to those in need.

Provisions of the program outlined in an order issued today call for an appointed coordinator to administer a statewide list of lawyers with appellate court experience who are interested in providing free, or *pro bono*, representation to indigent litigants.

The coordinator will provide and regularly update the registry to the western, middle and eastern offices of the Supreme Court prothonotary — the state high court's chief record keeper. David R. Fine, a Harrisburg attorney who spent six years on the Supreme Court's Appellate Court Rules Committee, was appointed coordinator in today's order.

Participation in the program is limited to those representing themselves, or *pro se*, who have filed petitions of discretionary appeal in the Supreme Court from the Commonwealth or Superior courts. Those eligible may include parties in both criminal and civil cases — such as someone facing involuntary termination of his or her parental rights.

An order accepting an appeal involving a qualified self-represented litigant will trigger the coordinator to contact potential attorneys on the list. An attorney from the list would be approved by the prothonotary with the litigant's consent.

After a nine-month trial period, the coordinator will evaluate the program to determine if it ought to continue as is — or change — and forward the recommendations to the Supreme Court for consideration. The pilot program is based on one used in the federal courts.

UPCOMING PCBA EVENTS / COMMITTEE MEETINGS

PCBA Meeting

Friday, March 20, 2015, Noon
Apple Valley, Milford, PA

Wills for Heroes

Saturday, May 9, 2015
Pike Co. Emergency Training Center,
Blooming Grove, PA
9am - 11am Attorney training
11am - 4pm Will preparation

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, MARCH 16, 2015

- 09:00 AM Docket #: 1515-2014
Raspberry Ridge Property Owners Association vs. Marianna Varga f/k/a Marianna Kovacs
Hearing - Petition for Preliminary Injunction
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Amanda Chesar, Esq.
- 09:30 AM Docket #: 1643-2014
Anthony Gentile vs. Megan Gentile
Mediation - Review
Plaintiff Attorney: Steven Guccini, Esq.
Defense Attorney: Kelly Gaughan, Esq.
- 10:30 AM Docket #: 1891-2014
Bill Jo Crawn vs. William Crawn
Mediation -
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1977-2011
John Martel vs. Amy Martel
Divorce Master Hearing -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Marshall Anders, Esq.

TUESDAY, MARCH 17, 2015

- 01:30 PM Docket #: 936-2004
Brenda Lou Wolpert vs. Steven Joseph Wolpert
Custody Conference -
Plaintiff Attorney:
Defense Attorney:

WEDNESDAY, MARCH 18, 2015

- 09:00 AM Docket #: 1743-2014
Alfred Everett, on behalf of Kristopher Sheerer, a minor vs. William Giordano
Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:30 AM Docket #: 163-2015

Jason Skisland vs. Lisa Skisland
Custody Conference & Hearing, if necessary -

Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Robert Reno, Esq.

- 9:00 AM Docket #: 304-2004

Bruce Fenimore & Jacqueline Fenimore, et al. vs. Tia Land Development, Inc, et al.
Non-Jury Trial -

Plaintiff Attorney: Robert Gawlas, Esq.;
Howard Rotherberg, Esq.

Defense Attorney: Michael Mey, Esq.;
Harry Coleman, Esq.

- 01:30 PM Docket #: 1935-2014

Michelle Gray vs. Walter Hasenauer

Custody Conference & Hearing, if necessary -

Plaintiff Attorney:
Defense Attorney:

THURSDAY, MARCH 19, 2015

- 09:00 AM Docket #: 304-2004

Bruce Fenimore & Jacqueline Fenimore, et al. vs. Tia Land Development, Inc, et al.
Non-Jury Trial -

Plaintiff Attorney: Robert Gawlas, Esq.;
Howard Rotherberg, Esq.

Defense Attorney: Michael Mey, Esq.;
Harry Coleman, Esq.

FRIDAY, MARCH 20, 2015

- 09:00 AM Docket #: 304-2004

Bruce Fenimore & Jacqueline Fenimore, et al. vs. Tia Land Development, Inc, et al.
Non-Jury Trial -

Plaintiff Attorney: Robert Gawlas, Esq.;
Howard Rotherberg, Esq.

Defense Attorney: Michael Mey, Esq.;
Harry Coleman, Esq.

DUE NOW

PIKE COUNTY BAR ASSOCIATION

MEMBERSHIP DUES

2015 Pike County Bar Association Dues \$125.00
— See Exceptions below

Optional \$283.50
2015 Pennsylvania State Bar Association Dues*
Discounted rate if paid by March 27, 2015 / \$315.00 before discount
— Call 570-296-5102 for more information

Optional \$100.00
One Year Ad on www.pikebar.com
— Call 570-296-5102 for more information

Pike County Bar Association members are entitled to free admission to Pike County Bar Association live CLE presentations and a complimentary subscription to the Pike County Legal Journal.

Pay by Check: Please make checks payable to:
PIKE COUNTY BAR ASSOCIATION and mail (with completed invoice) to
P.O. Box 183, Milford, Pennsylvania 18337.

Pay Online: You may also pay your dues online at the Pike County Bar Association website at www.pikebar.com using PayPal. Click "Renew Your Membership" under the Memberships heading.

PIKE COUNTY BAR ASSOCIATION DUES EXCEPTIONS

Attorneys admitted to practice less than one year (\$25.00)
Attorneys in their first year after entering private practice (\$25.00)
Assistant Public Defenders (\$25.00) provided attorney does not have a private practice.
Full Time Legal Service Attorneys (\$25.00) provided that the attorney does not have a private practice.
Law Clerks (Exempt from Dues)
Attorneys over age 70 (Exempt from Dues)

DUE NOW

**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.

**LETTERS
TESTAMENTARY**

Estate of Barry C. Benner,
Deceased, late of 223 Firetower
Road, Milford, Pennsylvania
18337.

Letters Testamentary on the
above estate have 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:

Trina M. Churchill
710 Prospect Hill Road
Huguenot, NY 12746
and

Jason A. Benner
3 Cresthaven Lane
Clifton Park, NY 12065
or to their attorney, Douglas J.
Jacobs, Esq., 515 Broad Street,
Milford, PA 18337.

02/27/15 · 03/06/15 · **03/13/15**

EXECUTRIX'S NOTICE

Estate of Francis Xavier
Carrozza, late of Lackawaxen,
Pike County, Pennsylvania
and Staten Island, Richmond
County, New York, deceased.

Letters Testamentary on the
above estate having been granted
to the undersigned, all persons
indebted to the said estate are
requested to make payment
and those to having claims to
present same without delay to
June Murphy Carrozza, 102
Log Cabin Drive, Lackawaxen,
Pennsylvania 18435, Executrix.
02/27/15 · 03/06/15 · **03/13/15**

ESTATE NOTICE

Estate of Gerard Schultz,
Late of Brooklyn, New York.

Letters of Administration
on the above estate having been
granted to Gerard K. Schultz,
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.

02/27/15 · 03/06/15 · **03/13/15**

**LETTERS
TESTAMENTARY**

Estate of Lilliam P.
Harwood, Deceased, late of 312
Mountain Top Drive, Dingmans
Ferry, PA 18328.

Letters Testamentary on the

above estate have 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:
Arthur J. Kapetanakis
312 Mountain Top Drive
Dingmans Ferry, PA 18328
or to their attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.
02/27/15 · 03/06/15 · **03/13/15**

ESTATE NOTICE

Estate of Marion B. Almquist late of Milford, Pennsylvania.

Letters Testamentary on the above estate having been granted to Edgar Almquist, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.
02/27/15 · 03/06/15 · **03/13/15**

ADMINISTRATOR'S NOTICE

Estate of Vanessa J. Van Gorder, a/k/a Vanessa Joy Van Gorder, deceased, late of Palmyra Township, Pike County, Pennsylvania. Any person or persons having any claims against or indebted to said estate, present same to Scott R. Van Gorder, Administrator, 117 Bennett Lane, Paupack, PA 18451, or his attorneys, Bugaj/Fischer, PC, P.O. Box 390, 308 Ninth Street, Honesdale,

Pennsylvania 18431.
BUGAJ/FISCHER, PC
P.O. Box 390, 308 Ninth St.
Honesdale, PA 18431
(570) 253-3021
02/27/15 · 03/06/15 · **03/13/15**

EXECUTOR'S NOTICE

Estate of Henry E. Golubiewski, deceased, late of Twin Cedars Senior Living, 364 Little Walker Rd., Shohola, PA 18458.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Walter M. Gursky, 19 Delwood Dr., Danville, PA 17821, Executor.
03/06/15 · **03/13/15** · 03/20/15

EXECUTOR'S NOTICE

Estate of Kenneth A. Kertis, late of Milford, Pike County, Pennsylvania, who died February 1, 2015. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to: John Skelton, III, 3 Oratam Road, Upper Saddle River, NJ 07458 or to the Law Office of Charles Kannebecker, 104 West High Street, Milford PA 18337.
03/06/15 · **03/13/15** · 03/20/15

**ADMINISTRATOR'S
NOTICE**

Estate of Neil O'Sullivan,
late of Westfall Township, Pike
County, Pennsylvania, deceased.

Letters Testamentary on the
above estate having been granted
to the undersigned, all persons
indebted to the said estate are
requested to make payment and
those having claims to present
same, without delay to Brian D.
Fitzpatrick, 46 Center Grove
Rd, Apt U419, Randolph, NJ
07869, Administrator.
03/06/15 • **03/13/15** • 03/20/15

**ADMINISTRATOR'S
NOTICE**

ESTATE of Wayne
William Semancik late of
432 Route 739, Lords Valley,
PA 18428, Pike County,
Pennsylvania. Deceased

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

Karl A. Semancik
1117 Grand
Hamptons Drive
Herndon, VA 20170
Administratrix

03/06/15 • **03/13/15** • 03/20/15

ESTATE NOTICE

Estate of Caroline
D. Scharff, deceased of
Lackawaxen Township, Pike
County, Pennsylvania. Letters
Testamentary on the above
estate having been granted to
Christopher Scharff, Executor,

all persons indebted to the said
estate are requested to make
payment, and those having
claims to present the same
without delay to his attorney,
Anthony J. Magnotta, Esquire,
1307 Purdytown Turnpike, Suite
A, Lakeville, PA 18438
03/13/15 • 03/20/15 • 03/27/15

EXECUTOR'S NOTICE

Estate of Gertrude M.
Recino, Deceased, late of
Delaware Township, Pike
County, Pennsylvania.

Letters of Testamentary
on the above Estate have been
granted to the undersigned. All
persons indebted to the said
Estate are requested to make
payment, and those having
claims should present the same
without delay to: Anthony
E. Recino, Executor, of 122
Laurel Drive, Dingmans Ferry,
Pa 18328, or to the Attorneys
for the Estate, Levy, Stieh &
Gaughan, P.C., P.O. Box D,
Milford, PA 18337.

By: John T. Stieh, Esquire
Attorney for Executor
03/13/15 • 03/20/15 • 03/27/15

ESTATE NOTICE

Estate of Mary Frances
Donohue, late of Dingmans
Ferry, Pike County,
Pennsylvania.

Letters Testamentary on the
above estate having been granted
to Michael Donohue, all persons
indebted to the said estate are
requested to make payment, and
those having claims to present
the same without delay to his
attorney, Joseph Kosierowski,

Ridley, Chuff, Kosierowski &
Scanlon, P.C., 400 Broad Street,
Milford, PA 18337.


03/13/15 • 03/20/15 • 03/27/15


CIVIL ACTIONS FILED

*From February 26, 2015 to March 04, 2015
Accuracy of the entries is not guaranteed.*

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

Bank of America, NA. v. Stephen J. Guillman and Sara A. Guillman	No. 282-2015	02/26/15
Lakeview Loan Servicing, LLC. v. Tabitha A. Brandt, Tabitha Brandt, and Kenneth E. Brandt	No. 283-2015	02/26/15
Honesdale National Bank v. Lisa Boria	No. 284-2015	02/26/15
Ocwen Lean Servicing, LLC v. Rose Brown, Executrix of the Estate of John J. Ward, John J. Ward, and James John Ward	No. 291-2015	03/02/15
Honesdale National Bank v. Kenneth A. Rapach and Andrea E. Rapach	No. 292-2015	03/02/15





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Pike County Mini Prints
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REDUCED
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Available in black & white or full color, prints are double matted and framed in either hardwood or gold in an 8"x10" frame. Hang a group of them together in your office or study for under \$100 – priced during these hard times at below wholesale to Pike County residents. *Collect all of the scenes of local historical subjects or local picturesque landscapes!*

Ocwen Loan Servicing, LLC. v. John S. Passamonte, Jr. and Jennifer J. Passamonte	No. 297-2015	03/03/15
US Bank National Association v. Frederick H. Catanzariti and Frederick Catanzariti	No. 298-2015	03/03/15
PHH Mortgage Corporation v. Karl H. Stine and Beryl A. Stine	No. 299-2015	03/03/15
Nationstar Mortgage, LLC. v. Unknown Heirs of Elsa Hattrich and Brian Hattrich	No. 301-2015	03/03/15
Bank of New York Mellon v. Dale Bernice Craft	No. 307-2015	03/04/15

MARRIAGE LICENSE FILINGS

Roni Lifshitz and Jason John Warren	No. 017-2015	03/02/15
Marcy Beth Sloan and Landon Aeron Williams	No. 018-2015	03/02/15
Rachelle Marie Baisley and David Keith Iversen	No. 019-2015	03/02/15
Taylor Alexandria Drinkwater and Rita Elena Martinez	No. 020-2015	03/03/15
Nadine Laura Kully and Frank Anthony Navarro, Jr.	No. 021-2015	03/04/15

CUSTODY

Monique Brown v. Brandon David Walsh and Sandra E. Brown	No. 305-2015	03/04/15
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DIVORCES FILED

Amy Axelband v. Scott Axelband	No. 281-2015	02/26/15
Christopher Michael Faldetta v. Charisse Colon Faldetta	No. 289-2015	02/27/15
John A. Santiago v. Michelle A. Santiago	No. 293-2015	03/02/15
James Dixon	No. 302-2015	03/03/15
James Michael v. Wendi Kiermaier	No. 306-2015	03/04/15

DIVORCES GRANTED

Marsha Damato v. Paul Damato	No. 2162-2009	02/27/15
Christopher Calvert v. Jennifer Calvert	No. 336-2014	03/02/15
Brian Villone v. Vera Villone	No. 1357-2014	03/06/15

JUDGMENT

Anesthesia Management Associate of NJ, LLC. v. Cheryl Hussey (\$3,142.00)	No. 45154-2015	02/26/15
Gloria Muentes and Luis G. Muentes v. Christopher J. Kimble and Tracy Kimble (\$5,569.34)	No. 45158-2015	02/26/15

PROTECTION FROM ABUSE

Rebecca Grillo v. Raymond Rieder, Jr.	No. 296-2015	03/03/15
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MORTGAGES AND DEEDS

*Recorded from February 26, 2015 to March 04, 2015
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Leyenson, Aleksandr Leyenson, Galina	NBT Bank NA	140,000	Hemlock Farms Blooming Grove Township
Skrypek, John R. Skrypek, Carol P.	NBT Bank NA	100,000	PMWL Dingman Township
Young, Daniel A. Young, Kathryn M.	ESSA Bank & Trust	100,000	Woodloch Springs Lackawaxen Township
Malatchyan, Hovhannes Shushanyan, Susanna Ghazaryan, Susanna	RBS Citizens NA	39,600	Saw Creek Estates. Lehman Township
Pfuhler, IV., John L. Pfuhler, Susan L.	Wells Fargo Bank NA	245,000	Crescent Lake Cove Dingman Township
Miron, Barbara L.	MERS Mortgage Electronic Registration System, Inc. Village Capital & Investment LLC	135,365	Apple Lands Palmyra Township
Mathur, Rajeev Mathur, Ritu	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	148,000	Masthope Rapids Lackawaxen Township
Clauss, Peter M. Clauss, Margot A.	Quayle, Dale	80,000	Palmyra Township
Morris, Kenny Efrat, Guy Guyon Partnership Efrat, Guy Agent	Wells Fargo Bank NA	81,000	Gold Key Lake Estates. Dingman Township
Bubaris, Demetrios Bubaris, Jennie	MERS Mortgage Electronic Registration System, Inc. Primelending	304,354	North Castle Acres Map Westfall Township
Warren, Jason	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	201,300	Lackawaxen Township

Martuscelli, Christine M.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	212,759	Hemlock Farms Blooming Grove Township
Thomas, Pamela A.	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	110,700	Birchwood Lakes Delaware Township
Buchanan, Lester J. Buchanan, Nancy Carol	MERS Mortgage Electronic Registration System, Inc. Freedom Mortgage Corporation	225,582	Westfall Township
Sigley, Thomas E. Sigley, Robin L.	Wells Fargo Bank NA	292,000	Tanglwood Lakes Palmyra Township
Salerno, Thomas P. Salerno, Christine	Wells Fargo Bank NA	158,000	Tanglwood Lakes Blooming Grove Township
Quintana, Claudia M.	MERS Mortgage Electronic Registration System, Inc. NFM, Inc. NFM Lending	93,367	Pocono Ranchlands Lehman Township
Kerkhoven, Neil G. Kerkhoven, Carol A.	Secretary of Housing & Urban Development	63,085	Wild Acres Delaware Township
Mandoske, Robert Mandoske, Arrena	Mandoske, Jr., Curtis R.	63,240	PMWL Dingman Township
Schneider, Jr., Albert W.	Sussex Bank	75,000	Westfall Township
Kroupa, Tomas Kroupa, Martina	Honesdale National Bank	111,500	Ledgeview Division Lackawaxen Township
Sigtermans, Brian Sigtermans, Sarah	MERS Mortgage Electronic Registration System, Inc. Freedom Mortgage Corporation CHL Mortgage	178,868	PMWL Dingman Township
Quinones, Carlos Quinones, Ana I.	Wells Fargo Bank NA	137,497	Saw Creek Estates Lehman Township
Heiselman, Caroline	Wells Fargo Bank NA	34,857	Birchwood Lakes Delaware Township
Hulseberg, Suzanne	Wells Fargo Bank NA	96,000	Sunrise Lake Dingman Township
Biafora, Antonio Biafora, Jeanette	Dime Bank	115,000	Lodziato Lands Shohola Township
Empire Property Management	Dime Bank	70,000	St. Johns Map Matamoras Borough

Clyde, Eugene E.	Wells Fargo Bank NA	71,653	Wild Acres Delaware Township
Perras, David R.	MERS Mortgage Electronic Registration System, Inc. Loandepot.com LLC	115,884	Falling Waters at Masthope Lackawaxen Township
Cordray, Peter Cordray, Kelly	MERS Mortgage Electronic Registration System, Inc. United Wholesale Mortgage	415,500	Weitz Lands Palmyra Township
Lindner, Jane Pluto, Patrice I.	Wells Fargo Bank NA	314,517	Palmyra Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Caljean, Dominick V.	Caljean, Katrina	1.00	Gumble Lands Palmyra Township
McCree, Mary McCree, Joseph F.	McCree, Mary McCree, Arnold Est	1.00	Pine Ridge Lehman Township
Malachyanyan, Hovhannes Ghazaryan, Susanna Shushanyan, Susanna	Pavlinova, Antonia	44,000	Saw Creek Estates Lehman Township
Lopez, Georgiana Lopez, Walter	Helbig, Judith Helbig, William R.	22,000	The Escape Greene Township
Avcı, Hilal	Fannie Mae Federal National Mortgage Association KML Law Group PC Agent	54,000	Marcel Lake Estates Delaware Township
Secretary of Housing & Urban Development	Ocwen Loan Servicing LLC	1.00	Westfall Township
Christiana Trust TR Wilmington Savings Fund Society, FSB. TR ARLP Trust 3	Oliveras, Joseph	1.00	Saw Creek Estates Lehman Township
Kaja Holdings 2, LLC	Federal Home Loan Mortgage Corporation Stewart Lender Services, Inc. Agent	1,490	Pine Ridge Lehman Township

Kraminskiy, Innesa Kraminskiy, Maksim	Wells Fargo Bank NA TR Sasco 2007-MLN1 Trust Fund Select Portfolio Servicing, Inc. Agent	97,000	Sunrise Lake Dingman Township
Jalbert, Eileen	Fannie Mae Federal National Mortgage Association McCabe Weisberg & Conway, PC. Agent	33,733	Saw Creek Estates Lehman Township
Mathur, Rajeev Mathur, Ritu	Cohen, Andrew	185,000	Masthope Rapids Lackawaxen Township
Wells Fargo Bank NA	Bueki, Philip Shrff. Sutter, Paul C. Sutter, Laura M.	1.00	Saw Creek Estates Lehman Township
Morris, Kenny Efrat, Guy	Arace-Murray, Theresa Kathryn Exrx. Murray, Theresa Kathryn Arace Exrx. Arace, Joseph N. Est Arace, Ludmila	135,000	Gold Key Lake Estates Dingman Township
Manookian, Jack M.	Manookian, Jack M. Manookian, Patricia H.	1.00	Cherry Shores Division Lackawaxen Township
Fratto, Vincent	Deutsche Bank National Trust Company TR Ameriquet Mortgage Securities, Inc. Asset Backed Pass Thru Cert. Series 2004-R12 Ocwen Loan Servicing LLC Agent	97,900	Conashaugh Lakes Dingman Township
Thomas, Pamela A.	Mackaravitz, Joann Mackaravitz, -Hanley, Joann Hanley, Joann Mackaravitz	123,000	Birchwood Lakes Delaware Township
US Bank NA TR Bank of America, NA TR LaSalle Bank NA TR Morgan Stanley Mtg. Loan Trust 200612XS Mortgage Pass Thru Certs. Series 2006-12XS	Bueki, Philip Shrff. Olivier, Ronald D. Olivier, Cheryl A.	1,268	The Falls at Saw Creek Lehman Township
CR Homes LLC	Bueki, Philip Shrff. Moore, Ruth E.	64,430	Birchwood Lakes Delaware Township

Quintana, Claudia M.	Secretary of Housing & Urban Development	85,000	Pocono Ranchlands Lehman Township
Nakashian, Susan	Pike County Tax Claim Bureau TR Guanzon, Emmanuel	1,500	Birchwood Lakes Delaware Township
Mandoske, Robert Mandoske, Arrena	Mandoske, Jr., Curtis R.	63,240	PMWL Dingman Township
Schultz, Gerard K. Schultz, Edward J. Boston, Diane M.	Schultz, Gerard K. Admr. Schultz, Gerard Est.	1.00	Woodloch Pines Lakehouses Lackawaxen Township
Kroupa, Tomas	Kroupa, Martina Kroupa, Tomas	231,000	Ledgeview Division Lackawaxen Township
Clapcich, Josephine Tr. Gallaro Premises Trust	Gallaro, Joseph Gallaro, Lucia	1.00	Pocono Ranchlands Lehman Township
Buchalter, Eric N. Tr. Hyman I. Buchalter Revocable Trust	Buchalter, Hyman Buchalter, Dolores Est. Buchalter, Hyman I. Buchalter, Eric N. Agent	1.00	Hemlock Farms Blooming Grove Township
Carli, Peter J. Carol C. Carlo Living Trust 04/11/2011	Posner, Nadine Cruz, Nivia	215,000	Gold Key Lake Estates Dingman Township
Marcel Lakes Property Owners Association	Hashemi, Paul Hashemi, Noor J.	9,742	Marcel Lake Estates Delaware Township
Marcel Lake Estates Prop Owners Association	Wayne, Jr., Stephen M.	9,742	Marcel Lake Estates Delaware Township



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