

# 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. XI ♦ MILFORD, PA ♦ NOVEMBER 22, 2019 ♦ NO. 47

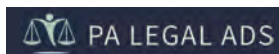


**Our Annual Bar Association Holiday gathering  
will take place at Peter's on  
Friday, December 6th, at 5:00 p.m.  
Even if you miss everything else, don't miss the party!**

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

PIKE COUNTY LEGAL JOURNAL  
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**IN THIS ISSUE**

COURT CALENDAR .....	4
LEGAL NOTICES .....	10
CIVIL ACTIONS .....	13
MORTGAGES & DEEDS .....	15

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

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
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**PIKE COUNTY OFFICIALS**

**Judge of the Court of Common Pleas**

Gregory H. Chelak, *President Judge*  
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**Sheriff**

Kerry Welsh

**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*

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 Ronald Schmalzle

**Treasurer**

John Gilpin

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Sharon Schroeder

**Coroner**

Christopher Brighton

**Auditors**

Thomas Foran  
 Gail Sebring  
 Missi Strub

**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>

**MONDAY, NOVEMBER 25, 2019**

- 9:00 AM Docket #: 537-2019  
**Portfolio Recovery Associates, LLC. vs. Patricia A. Ventre**  
Argument on Preliminary Objections - Def PO  
*Plaintiff Attorney: Robert Polas, Esq.*  
*Defense Attorney: Robert D. Klingsmith, Esq.*
- 9:00 AM Docket #: 966-2019  
**Commonwealth of PA vs. Gary A. Ristaino, Sr.**  
Argument on Preliminary Objections - Def PO  
*Plaintiff Attorney: Ashley Palaia, Esq.*  
*Defense Attorney: Christian E. Weed, Esq.*
- 9:00 AM Docket #: 894-2019  
**Anthony L. Olszowski vs. Frank Arroyo, Theresa Arroyo, and the Estate of Irene Shank**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Ashley G. Zimmerman, Esquire*  
*Defense Attorney: Eric L. Hamill, Esq.*
- 9:00 AM Docket #: 551-2018  
**Steven Dudle vs. Kimthoa Dudle**  
Argument on Exceptions - Defendants Exceptions  
*Plaintiff Attorney: Matthew J. Galasso, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
- 9:00 AM Docket #: 780-2019  
**Cavalry SPV I, LLC. as Assignee of Comenity Bank vs. Devin K. Itjen**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Kimberly F. Scian, Esq.*  
*Defense Attorney:*
- 9:00 AM Docket #: 1110-2019  
**Phillip A. Drumheiser & Blanche L. Drumheiser vs. Nicki J. Shook & David E. Shook**  
Argument on Preliminary Objections - Def PO  
*Plaintiff Attorney: Aimee L. Willett, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
- 9:00 AM Docket #: 670-2019  
**PHH Mortgage Corporation vs. Martha R. Hickey a/k/a Martha Hickey, Donald J. McConnell a/k/a Donald McConnell James McConnell**  
Argument on Motion for Judgment on the Pleadings -  
*Plaintiff Attorney: Edward J. McKee, Esq.*  
*Defense Attorney:*
- 9:00 AM Docket #: 403-2019  
**Citizens Bank, N.A. S/B/M Citizens Bank of Pennsylvania vs. Theresa Lehman**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Sean M. Duffy, Esq.*  
*Defense Attorney:*
- 9:00 AM Docket #: 5-2019 OC  
**In Re: Donia Magal Living Trust vs.**  
Argument - Motion to Overrule Objections to Subpoenas  
*Plaintiff Attorney: Emma M. Kline, Esq.*  
*Defense Attorney: Julie M. Cooper, Esq.*
- 9:00 AM Docket #: 700-2016  
**Audrey H. Sanko vs. Sunrise Lake Property Owners Association, Inc. and Sunrise Lake (Section 9) Water & Sewer Association**  
Argument - Def Mtn to Preclude Expert Testimony/Compel Deposi  
*Plaintiff Attorney: Tammy Lee Clause, Esq.*  
*Defense Attorney: Jason Obligher, Esq., Jeffrey E. Havran, Esq.*
- 9:00 AM Docket #: 945-2019  
**Octavio Agron by his Mother and Natural Guardian, Christine Pittenger vs. Velodrome Fund, Inc., Valley Preferred Cycling Center, and Andrew Lakatosh**  
Argument on Preliminary Objections - A.Lakatosh PO to Amended Complaint

- Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Michael J. Connelly, Esq., Greg A. Ray, Esq.*
- 9:00 AM Docket #: 945-2019  
**Octavio Agron by his Mother and Natural Guardian, Christine Pittenger vs. Velodrome Fund, Inc., Valley Preferred Cycling Center, and Andrew Lakatos**  
 Argument on Preliminary Objections - Velodrome Fund & Valley Pref Cycling PO to Amended  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Michael J. Connelly, Esq., Greg A. Ray, Esq.*
  - 9:00 AM Docket #: 551-2018  
**Steven Duple vs. Kimthoa Duple**  
 Argument on Exceptions - Plaintiffs Exceptions  
*Plaintiff Attorney: Matthew J. Galasso, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 9:00 AM Docket #: 1496-2018  
**Laneshia Jones, Individually, and as Parent and Natural Guardian of Nesean Lamari Hunt vs. Sunrise Assets, Aman Soim and Gateway Health Plan, Inc.**  
 Argument on Preliminary Objections - Gateway Health Plan PO to Amend Complaint  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: James Pryab, Esq., Melissa A. Dziak, Esq.*
  - 9:00 AM Docket #: 513-2019  
**Lauren Margiore vs. Pennsylvania National Mutual Casualty Insurance Company**  
 Argument - Def Mtn to Sever  
*Plaintiff Attorney: Edwin Abrahamsen, Jr., Esq.*  
*Defense Attorney: James Pryab, Esq.*
  - 9:00 AM Docket #: 6-2017 OA  
**In Re: In the Interest of K.K. vs.**  
 Adoption Hearing -  
*Plaintiff Attorney: James P. Baron, Esq*  
*Defense Attorney:*
  - 9:30 AM Docket #: 608-2019  
**Jorge Lazo vs. Stephanie Phillips**  
 Settlement Conference -  
*Plaintiff Attorney: Pamela Wilson, Esq*  
*Defense Attorney: Joseph Toczzydowski, Esq*
  - 10:30 AM Docket #: 110-2018  
**Lynda Smith vs. Darin Smith**  
 Divorce Master Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: Thomas Mincer, Esq*
  - 11:30 AM Docket #: 1181-2019  
**Amanda O'Keefe vs. Theodore O'Keefe**  
 Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
  - 1:30 PM Docket #: 1284-2019  
**Michelle Angevine vs. Jose Marrero**  
 Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
  - 1:30 PM Docket #: 1244-2019  
**PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank vs. Aleksander Grigoryev a/k/a A. Grigoryev, Marina Grigoryeva a/k/a M. Girgoryeva**  
 Mortgage Diversion Conference -  
*Plaintiff Attorney: Jeremy J. Kobeski, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 1:30 PM Docket #: 644-2019  
**The Honesdale National Bank vs. John A. Fedash**  
 Mortgage Diversion Conference -  
*Plaintiff Attorney: Kimberly Martin, Esq.*  
*Defense Attorney: Brett J. Riegel, Esq.*
  - 1:30 PM Docket #: 1183-2019  
**Wells Fargo Bank, NA as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFCI, Asset-Backed Pass-Through Certificates vs. Edward Ayala**  
 Mortgage Diversion Conference -  
*Plaintiff Attorney: Rebecca A. Solarz, Esq.*  
*Defense Attorney:*

- 2:00 PM Docket #: 1017-2019  
**Danielle Burks vs. Mark A. Bartholomew, II**  
Status Conferencere -  
*Plaintiff Attorney: Robert Bernathy, Esq.*  
*Defense Attorney: Eric Lester Leinbach, Esq.*
- 2:30 PM Docket #: 1276-2019  
**Emily Hammond vs. Lucas Mackerley**  
Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 2:45 PM Docket #: 1159-2017  
**Lauren McDonagh vs. Cory Reddington**  
Status Conferencere -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 3:30 PM Docket #: 1317-2019  
**Thomas Quattrochi vs. Sara Tomford**  
Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*

**TUESDAY, NOVEMBER 26, 2019**

- 9:00 AM Docket #: 125-2018  
**Howard McElnea and Carole McElnea, h/w, and Reginald Worthington and Julie Worthington, h/w vs. Estate of Jeffrey Van Slyke, Indra Van Slyke, A. Khillawan, Indra Van Slyke and Jeffrey Van Slyke, Trustees of the Indra C. Van Slyke Irrevocable Trust Dated February 2, 2017**  
Case Management Conference -  
*Plaintiff Attorney: Noreen P. Kemether, Esq.*  
*Defense Attorney: Eric L. Hamill, Esq.*
- 9:00 AM Docket #: 1491-2019  
**Lorie Delade vs. Lawrence Homan**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 9:00 AM Docket #: 1498-2019  
**Corinne Nestor vs. James Barker**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*

- 9:15 AM Docket #: 1458-2018  
**Brooke Giannini vs. Daniel Bilach**  
Status Conferencere -  
*Plaintiff Attorney:*  
*Defense Attorney: James Baron, Esq.*
- 9:30 AM Docket #: 2008-2010  
**Timothy DeGroat vs. Sebrina Alessandra**  
Status Conferencere -  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
- 9:30 AM Docket #: 567-2019  
**Robert VanHook vs. Brianna Slattery**  
Custody Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney: Christine Rechner, Esq.*
- 1:30 PM Docket #: 357-2018  
**Nicole J. Guadalupe vs. Lisandro Andres Guadalupe**  
Hearing - Plaintiff Pet for Special Relief  
*Plaintiff Attorney: Thomas F. Farley, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
- 1:30 PM Docket #: 1562-2015  
**Thomas Sheere and Susan Sheere, husband and wife, and Thomas Sheare t/d/b/a Milford Seamless Gutters vs. National Field Network Now, LLC and OneWest Bank, FSB vs. National Field Network Now, LLC vs. PGH Wholesale Homes, LLC.**  
Argument on Motion for Summary Judgment - National Field Network Now, LLC. Motion for SJ  
*Plaintiff Attorney: John T. Stieb, Esq.*  
*Defense Attorney: Thomas C. Regan, Esq., Diane B. Carvell, Esq.*
- 1:30 PM Docket #: 324-2018  
**Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2005-1, Mortgage Pass-Through Certificates Series @005-1 c/o/ OCWEN Loan Servicing, LLC. vs. William A. Lamac and Betty Lamac, a/k/a Betty M. Lamac a/k/a Betty M. Zajaceskowski**  
Argument on Motion for Summary Judgment - Plaintiff Mtn

- Plaintiff Attorney: Ethan R. O'Shea, Esq.*  
*Defense Attorney: Robert Reno, Esq.*

  - 1:30 PM Docket #: 40200-2017  
**Gina Hutchison vs. Robert D. Hutchison**  
 Hearing - Terminate APL  
*Plaintiff Attorney: John L. Dewitsky, Jr., Esq.*  
*Defense Attorney: Pamela Wilson, Esq.*
  - 1:30 PM Docket #: 40213-2018  
**Stacey Jean Smith vs. Erik Smith**  
 Hearing - Terminate APL  
*Plaintiff Attorney: Ronald Bugaj, Esq.*  
*Defense Attorney: Pamela Wilson, Esq.*
  - 1:30 PM Docket #: 460-2015  
**Debra Longo, Individually and as guardian of A.S.P., a minor vs. The Good Shepherd Child Care Center**  
 Hearing - Plaintiff Pet for Approval of Minor Compromise  
*Plaintiff Attorney: James J. Conaboy, Esq.*  
*Defense Attorney: Ryan L. Erdreich, Esq.*
  - 1:30 PM Docket #: 40241-2018  
**Commonwealth of PA vs. John A. Albright**  
 Hearing - Terminate APL  
*Plaintiff Attorney: Pamela Wilson, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
  - 1:30 PM Docket #: 1255-2019  
**Barrett Hill by his Father and Natural Guardian, George Hill and Jordan Anderson vs. Giovanni Valle and Luis A. Ufret**  
 Hearing - Plaintiff Pet for Approval of Minor Compromise  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney:*
  - 1:30 PM Docket #: 40247-2016  
**Kimberly A. Seul vs. James A. Seul**  
 Hearing - Terminate APL  
*Plaintiff Attorney: Marshall E. Anders, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
  - 1:30 PM Docket #: 259-2017  
**U.S. Bank National Association, as Trustee, on behalf of the Holders of the Credit Suisse First Boston Mortgage Securities Corp., Home Equity Pass Through certificates, Series 2007-1 vs. Michael A.**

- Schmierer and Janet F. Schmierer**  
 Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Richard J. Nalbandian, Esq.*  
*Defense Attorney: James Baron, Esq.*

  - 1:30 PM Docket #: 1080-2019  
**Commonwealth of PA vs. Michael Cotter and Elaine Cotter as Executor, Representative and Administrator of the Estate of John Oswald, and the Estate of John Oswald**  
 Argument on Preliminary Objections - Def PO  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: G. Christopher Parrish, Esq.*
  - 1:30 PM Docket #: 468-2017  
**William W. Spalding and Jill Spalding vs. Forest Lake Properties, Inc., et al.**  
 Hearing - Def Em Mtn for Prot Order  
  
*Plaintiff Attorney: Richard B. Pressman, Esq.*  
*Defense Attorney: Robin Snyder, Esq., Joseph R. Ryzewski, Esq.*
  - 1:30 PM Docket #: 979-2015  
**Mark Pittenger vs. Abby Pittenger**  
 Custody Conference -  
*Plaintiff Attorney: Thomas Farley, Esq*  
*Defense Attorney: Brian Cali, Esq*

**WEDNESDAY, NOVEMBER 27, 2019**

- 9:00 AM Docket #: 56-2019  
**In Re: WL**  
 Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 9:00 AM Docket #: 7-2019  
**In Re: NL**  
 Placement Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 9:00 AM Docket #: 60-2019  
**In Re: RW**  
 Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*

- 9:00 AM Docket #: 61-2019  
**In Re: RH**  
Disposition Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Robert Bernathy, Esq.*
- 9:00 AM Docket #: 66-2019  
**In Re: DAM**  
Adjudication -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 9:00 AM Docket #: 43-2018  
**In Re: ZR**  
Placement Review Hearing -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
- 11:00 AM Docket #: 442-2018  
**Commonwealth of PA vs. Christopher Joseph Campanelli**  
Hearing - Def Petition for Habeas Corpus  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Brett J. Riegel, Esq.*
- 1:30 PM Docket #: 531-2019  
**Commonwealth of PA vs. Cassandra Porter**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
- 1:30 PM Docket #: 533-2019  
**Commonwealth of PA vs. Scott Brannigen**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
- 1:30 PM Docket #: 460-2018  
**Commonwealth of PA vs. Patrick Evan Boss**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Thomas Mincer, Esq.*
- 1:30 PM Docket #: 548-2019  
**Commonwealth of PA vs. William Perry**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 541-2019  
**Commonwealth of PA vs. Leslie T. Garrara**  
Arraignment & ARD -
- *Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 545-2019  
**Commonwealth of PA vs. Glenn Khoury**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 544-2019  
**Commonwealth of PA vs. Randy Maiella**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 543-2019  
**Commonwealth of PA vs. Justin M. Alunni**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 542-2019  
**Commonwealth of PA vs. John Bowker**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 559-2019  
**Commonwealth of PA vs. Kasper J. Endreny**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 557-2019  
**Commonwealth of PA vs. Daniel Grady**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Ashley Zimmerman, Esq.*
- 1:30 PM Docket #: 564-2019  
**Commonwealth of PA vs. Melissa Guerin**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Amanda Gumble, Esq.*
- 1:30 PM Docket #: 555-2019  
**Commonwealth of PA vs. Darien Gennaro**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*



- 1:30 PM Docket #: 556-2019  
**Commonwealth of PA vs. Matthwe Paul Doyle**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 551-2019  
**Commonwealth of PA vs. Jack Reino**  
Arraignment -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 552-2019  
**Commonwealth of PA vs. Erin M. Pizzo**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 580-2019  
**Commonwealth of PA vs. Lisa Ann Rashell-Rodriguez**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 593-2019  
**Commonwealth of PA vs. Jaclyn S. Moser**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 587-2019  
**Commonwealth of PA vs. Luis Avelino, Jr.**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*

- 1:30 PM Docket #: 583-2019  
**Commonwealth of PA vs. Lisa Marie Vogt**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*
- 1:30 PM Docket #: 462-2019  
**Commonwealth of PA vs. Michael Louis Cozza**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Christian E. Weed, Esq.*
- 1:30 PM Docket #: 570-2019  
**Commonwealth of PA vs. Gene Cornier**  
Arraignment & ARD -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney:*

## THURSDAY, NOVEMBER 28, 2019

- No Events Listed

## FRIDAY, NOVEMBER 29, 2019

- No Events Listed

## SATURDAY, NOVEMBER 30, 2019

- No Events Listed



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## LEGAL NOTICES

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

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### 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.*

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### ESTATE NOTICE

Estate of Anthony Amabile, late of Bushkill, Lehman Township, Pike County, Pennsylvania. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Joseph Amabile, Executor  
1130 Fawn Run  
Bushkill, PA 18324-8027

MICHELLE F. FARLEY, ESQ.

P.O. Box 222  
Cresco, PA 18326  
11/22/2019 • 11/29/2019 • 12/6/2019

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### ESTATE NOTICE

Estate of Antoinette Amabile, late of Bushkill, Lehman Township, Pike County, Pennsylvania. Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Orphan's Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Joseph Amabile, Executor  
1130 Fawn Run  
Bushkill, PA 18324-8027

MICHELLE F. FARLEY, ESQ.  
P.O. Box 222  
Cresco, PA 18326  
11/22/2019 • 11/29/2019 • 12/6/2019

---

### EXECUTOR NOTICE

Estate of Martina Merop, deceased, late of 109 Autumn Rd., Dingmans Ferry, PA 18328.

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:

Roy C. Merop, Jr.  
38 Robertson Way  
Lincoln Park, NJ 12771, Executor  
11/8/2019 • 11/15/2019 • 11/22/2019

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**EXECUTOR NOTICE**

Estate of William J. Heckman, deceased, late of 106 Avenue G, Matamoras, Pennsylvania 18336.

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:

Daniel W. Heckman  
15 East Main Street  
Port Jervis, New York 12771,  
Executor

or to his/her/their Attorney:

Vern S. Lazaroff, Esq.  
143 Pike Street, P.O. Box 1108  
Port Jervis, New York 12771  
11/8/2019 • 11/15/2019 • 11/22/2019

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Jeanne Lykes, who died on August 10, 2019, late resident of Westfall Township, Milford, PA 18337, to Susan Haney, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without

delay to Susan Haney, c/o The Law Offices of Howell & Howell, ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

11/8/2019 • 11/15/2019 • 11/22/2019

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**OTHER NOTICES**

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**NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 60th JUDICIAL DISTRICT  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF PIKE

ACTION IN QUIET TITLE

NO. 426 - CIVIL - 2019

LISBETH NUNEZ,  
Plaintiff

VS.

GOLD KEY DEVELOPMENT CO., INC.,  
Defendant

.....

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally, or by attorney and filing in writing with the Court your

defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Northern Pennsylvania Legal Services, Inc.  
10 North Tenth Street  
Stroudsburg, PA 18360  
Telephone (570) 424-5338

To: Gold Key Development Co.,  
Inc. and any successors or assigns

Lisbeth Nunez owns Lot 3, Block 11, Section 4 in Gold Key Lake Estates previously owned by Constantin D. Lerescu and wife. There is a mortgage of record encumbering that lot recorded at Book 389, Page 166 dating to 1983, which the Lerescus claim was paid but was never satisfied of record. This action seeks a Court Order to satisfy that mortgage on the record.

**WARREN SCHLOESSER, ESQ.**  
214 Ninth Street  
Honesdale, PA 18431  
Telephone: (570) 253-3745

11/22/2019

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**CIVIL ACTIONS FILED**


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*From November 7, 2019 to November 14, 2019  
Accuracy of the entries is not guaranteed.*

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**CHANGE OF NAME**

2019-01479	Edwards Angelica On Behalf Of Edwards Cook Jade, Minor	Petitioner Petitioner	11/12/2019
2019-01480	Edwards Angelica On Behalf Of Edwards Cook Harlem, Minor	Petitioner Petitioner	11/12/2019

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

2019-01452	Citibank NA Ruiz Jessica	Plaintiff Defendant	11/07/2019
2019-01453	Citibank NA Drury Jasmin	Plaintiff Defendant	11/07/2019
2019-01454	Citibank NA Severe Sonia	Plaintiff Defendant	11/07/2019
2019-01455	Citibank NA Roberts Parbatie	Plaintiff Defendant	11/07/2019
2019-01467	LVNV Funding LLC Troch Damon	Plaintiff Defendant	11/12/2019
2019-01468	American Express National Bank Jones Aja Bressant Jones Aja A Bressant	Plaintiff Defendant Defendant	11/12/2019
2019-01475	Department Stores National Bank Postaski Carmen D	Plaintiff Defendant	11/12/2019
2019-01476	Citibank NA Nathanson Scott	Plaintiff Defendant	11/12/2019
2019-01477	Citibank NA Seidel Cristina	Plaintiff Defendant	11/12/2019
2019-01481	Citibank NA Vega Yvette	Plaintiff Defendant	11/13/2019
2019-01482	Citibank NA Winters Kenneth	Plaintiff Defendant	11/13/2019

**CONTRACT — DEBT COLLECTION: OTHER**

2019-01456	Portfolio Recovery Associates LLC Murphy Zachary	Plaintiff Defendant	11/07/2019
2019-01457	Portfolio Recovery Associates LLC Tomino Stephen	Plaintiff Defendant	11/07/2019
2019-01460	Branch Banking And Trust Company Schulte Bruce	Plaintiff Defendant	11/08/2019
2019-01461	Portfolio Recovery Associates LLC Dennis Matthew	Plaintiff Defendant	11/08/2019

**CUSTODY**

2019-01449	Letki David S	Plaintiff	11/07/2019
	Letki Maria L	Defendant	
2019-01463	Harvey Lincoln	Plaintiff	11/08/2019
	Vanderpool Dana	Defendant	
2019-01466	Decker George	Plaintiff	11/12/2019
	Shauger April	Defendant	

**MARRIAGE LICENSE FILINGS**

2019-00259	White Candice		11/08/2019
	Jean-Baptiste Reginald		
2019-00260	Marion Clarissa Justine		11/08/2019
	Blasses Jacob Matthew		
2019-00261	Stevenson Michelle		11/08/2019
	Kroupa Tomas		
2019-00262	Schwartzman Julie Ann		11/12/2019
	Acosta Daria		
2019-00263	Kresse Victoria Frances		11/12/2019
	Wittrien Ryan Austin Mr		
2019-00264	Small Scott Allen		11/13/2019
	Arrascue-Sanchez Zalra Patricia		

**MISCELLANEOUS — OTHER**

2019-01473	Treinkman Anita Estate Of	Plaintiff	11/12/2019
	Treinkman Daniel	Defendant	

**PROTECTION FROM ABUSE**

2019-01458	Palumbo Jenna	Plaintiff	11/08/2019
	Padgett Richard	Defendant	
2019-01469	Fortuna Tiffany	Plaintiff	11/12/2019
	Aguila Julian	Defendant	

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

2019-01450	Newrez LLC	Plaintiff	11/07/2019
	New Penn Financial LLC	Plaintiff	
	Johnson Deborah A	Defendant	
	Johnson Edward L Jr	Defendant	
2019-01451	Nationstar Mortgage LLC	Plaintiff	11/07/2019
	Mr Cooper	Plaintiff	
	Conway Denise	Defendant	
	Meceli James Estate Of	Defendant	
	Meceli James J Estate Of	Defendant	
2019-01472	Navy Federal Credit Union	Plaintiff	11/12/2019
	Cassidy John I	Defendant	
	Cassidy Megan	Defendant	
2019-01483	Midfirst Bank	Plaintiff	11/13/2019
	Copening Cassandra B	Defendant	

**REAL PROPERTY — PARTITION**

2019-01464	Hunter Aleathia	Plaintiff	11/08/2019
	Morrison Curtis Stephen	Defendant	

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**MORTGAGES AND DEEDS**


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*Recorded from November 7, 2019 to November 13, 2019  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>AMOUNT</b>	<b>LOCATION</b>
Kuenzle Thomas	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	62900.00	Delaware Twp
Weis Gerard P Jr Weis Jennifer L	MERS Mortgage Electronic Registration System Inc Lakeview Loan Servicing LLC	257600.00	Dingman Twp
Flores Linda L	MERS Mortgage Electronic Registration System Inc Semper Home Loans Inc	134518.00	Palmyra Twp
Zaleck Erica E Zaleck Carol L	MERS Mortgage Electronic Registration System Inc Mortgage Unlimited LLC	202279.00	Shohola Twp
Golden Warren H Golden Maryann	Decarion Phil	31500.00	Delaware Twp
Gola Kyle	MERS Mortgage Electronic Registration System Inc Pentagon Federal Credit Union	131920.00	Lehman Twp
Ingolo Patricia A Ingold Paul R	MERS Mortgage Electronic Registration System Inc Freedom Mortgage Corporation	188693.00	Westfall Twp
Pearson Carl A Gentoso John A	Bank Of America NA Manufacturers & Traders Trust Company	100000.00	Dingman Twp
Gentoso Eileen J Slade Jennifer Maria	Wells Fargo Bank NA	200000.00	Greene Twp
Slade Alan James Finamore Anthony Finamore Sheena	MERS Mortgage Electronic Registration System Inc Absolute Home Mortgage Corporation	439200.00 330560.00	Palmyra Twp Shohola Twp

Verkhovskaya Irina	MERS Mortgage Electronic Registration System Inc Ark-La-Tex Financial Services LLC Benchmark Mortgage	92000.00	Delaware Twp
OShea Mary Alice Gawel Shaun M	MERS Mortgage Electronic Registration System Inc Guaranteed Rate Inc	176739.00	Dingman Twp
Albano Loryn D	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	196000.00	Dingman Twp
Bartholomae Janet S	MERS Mortgage Electronic Registration System Inc Guaranteed Rate Inc	103500.00	Blooming Grove Twp
Ashraff Patricia Lynn	Schneider Jeanne	123000.00	Dingman Twp
Ostrich Stephanie Mara Ostrich Jacob M	MERS Mortgage Electronic Registration System Inc A&D Mortgage LLC	160000.00	Palmyra Twp
Smartenko Alexander	Consumers Federal Credit Union	510000.00	Blooming Grove Twp
Smartenko Diana			
Washington Curtis L Jr Washington Tina L	MERS Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC	121500.00	Lehman Twp
Giordano Russell E	MERS Mortgage Electronic Registration System Inc Nationstar Mortgage LLC Mr Cooper	152188.00	Lehman Twp
Strong Christopher Strong Dawn	Dime Bank	100000.00	Palmyra Twp
Stoll Candace	Dime Bank	20000.00	Delaware Twp
Reece Daniel	Dime Bank	26000.00	Greene Twp
Parker & Parker Inc Parker & Parker Consulting Inc	Dime Bank	250000.00	Lackawaxen Twp
Marina Gary Marina Mary	Dime Bank	100000.00	Greene Twp



Kolb Debra A	Dime Bank		
Kolb Leslie S		30000.00	Dingman Twp
Dodson John W	Dime Bank		
Dodson Moira L		14000.00	Palmyra Twp
Fiumano Frank	Citizens Savings Bank		
Fiumano Joanne		131000.00	Lackawaxen Twp
Genduso Thomas	Petruzzelli Joseph Tr Joseph Petruzzelli Trust	60000.00	Delaware Twp
Weiss Michael P	MERS		
Ross Kimberly A	Mortgage Electronic Registration System Inc US Mortgage Network	62100.00	Palmyra Twp
Rivera Francisco	MERS		
Falcon Carmen L	Mortgage Electronic Registration System Inc Meridian Bank	122171.00	Lehman Twp
Guerrero Jose Angel	MERS		
Guerrero Jose Antonio	Mortgage Electronic Registration System Inc Fairway Independent Mortgage Corporation	84000.00	Lehman Twp
Diaz Robert III	MERS		
Diaz Natalia R	Mortgage Electronic Registration System Inc Quicken Loans Inc	154217.00	Blooming Grove Twp
Conklin Paula D	MERS		
	Mortgage Electronic Registration System Inc Caliber Home Loans Inc	268156.00	Dingman Twp
Maroney Robert J	MERS		
	Mortgage Electronic Registration System Inc Mortgage Solutions Of Colorado LLC	306854.00	Milford Borough
Lediard Christopher A	MERS		
	Mortgage Electronic Registration System Inc Homebridge Financial Services Inc	170000.00	Delaware Twp
Schuster Johann C	FNCB Bank		
Chiba-Schuster Tomie			
Schuster Tomie Chiba			
Chiba Schuster Tomie		164000.00	Greene Twp

Vogt Michael B	MERS		
Vogt Christine E	Mortgage Electronic Registration System Inc		
	Guaranteed Rate Inc	85000.00	Palmyra Twp
Patruno Brady	MERS		
Rosa-Patruno Michelle	Mortgage Electronic Registration System Inc		
Patruno Michelle Rosa	United Mortgage Corporation		
Rosa Patruno Michelle		100000.00	Lehman Twp
Smith Teresa A	MERS		
	Mortgage Electronic Registration System Inc		
	Loandepot.Com LLC	253500.00	Lackawaxen Twp
Opitz Jeffrey J Jr	Crowell Christopher B		
	Crowell Nicholas S		
	Crowell Geoffrey B	265000.00	Delaware Twp

## DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Bertsch John	Karpiak Paul John	32000.00	Blooming Grove Twp
Sledzinski Michael	Flores Linda L		
Sledzinski Ann		137000.00	Palmyra Twp
Brown Mountain Group LLC	Brown Peter F		
	Brown Maria A	1.00	Lackawaxen Twp
Kushnir Tamara	Coleman John Keith		
	Coleman Virginia	235000.00	Lackawaxen Twp
Burns Christopher J	Zaleck Erica E		
Zaleck Erica E	Zaleck Carol L	1.00	Shohola Twp
Padgett Betty L	Commonwealth Of Pennsylvania		
Schaffer George W	Department Of Transportation	1.00	Blooming Grove Twp
County Of Pike	Commonwealth Of Pennsylvania		
	Department Of Transportation	1.00	Blooming Grove Twp
Danny & Linda Bakker Living Trust	Commonwealth Of Pennsylvania		
	Department Of Transportation	1.00	Blooming Grove Twp
Kusiak Joseph Francis	Commonwealth Of Pennsylvania		
Kusiak Victoria	Department Of Transportation	1.00	Blooming Grove Twp
Stevenson Michael A	Commonwealth Of Pennsylvania		
Stevenson Jacqueline L	Department Of Transportation	1.00	Blooming Grove Twp
Hanna Marwan S	US Bank NA Tr		
Hanna Susann	RMAC Trust Series 2016-CTT	1.00	Dingman Twp

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Donohue William M	Donohue Gerald P	1.00	Dingman Twp
Marangelli Vito	Gola Kyle		
Marangelli Phyllis		136000.00	Lehman Twp
Welsh Kerry Shrff	Fifth Third Bank		
Morrison John Jude	Fifth Third Mortgage Company		
Morrison John J			
Morrison Courtney A		1.00	Dingman Twp
Welsh Kerry Shrff	Home Point Financial Corporation		
Rankin Debora Kay		1.00	Delaware Twp
Welsh Kerry Shrff	Wilmington Savings Fund Society FSB Tr		
Spages Fred R	Christiana Trust Tr Residential Credit Opportunities Trust	1.00	Milford Twp
Welsh Kerry Shrff	Tigue Thomas		
Oriani Elizabeth		136111.80	Lackawaxen Twp
Welsh Kerry Shrff	Fannie Mae		
Bonkosky Ronald		1.00	Blooming Grove Twp
Welsh Kerry Shrff	Federal National Mortgage Association		
Rixford Leon H		1.00	Delaware Twp
Gilpin Nathan R	Gilpin Nathan R Jr	1.00	Greene Twp
Thatcher Dale A	Atherstone Real Estate Partners LLC		
Montau Thatcher Yanina			
Thatcher Yanina Montau		267897.80	Milford Borough
Welsh Kerry Shrff	Fannie Mae		
Lundberg Joan M		1.00	Delaware Twp
Welsh Kerry Shrff	Bank Of America NA		
Anderton Carolyn		1.00	Lehman Twp
Merrell Raymond C	Slade Jennifer Maria		
Merrell Maryann F	Slade Alan James	543500.00	Palmyra Twp
Reinhardt John	Bravo Christopher	160000.00	Dingman Twp
Faiella Lewis III	Bess Stephan		
Faiella Marianne	Bess Karen	28000.00	Lackawaxen Twp
McCabe Joseph A Sr	Finamore Anthony		
McCabe Angela	Finamore Sheena	320000.00	Shohola Twp
Weir Thomas	Brown Bruce		
Weir Theresa M		141000.00	Lackawaxen Twp
Fisher Martin L Exr	Fisher Martin L Tr		
Fisher Aurea Est	Fisher Vano Nicole Tr		
Fisher Audrey Est	Vano Nicole Fisher Tr Trust A	1.00	Blooming Grove Twp
Pierce Julia I	Verkhovskaya Irina	115000.00	Delaware Twp

Tunnel Road Holdings LLC	Iribarren Lisa	180000.00	Dingman Twp
Schulz Robin	Gawel Shaun M		
Schuetrumpf Robin	Oshea Mary Alice	180000.00	Dingman Twp
Treuting Waldo	Treuting Waldo		
Treuting Sandra	Treuting Sandra		
	Durso Joseph		
	Durso Lisa V	1.00	Lackawaxen Twp
Doherty John O	Bartholomae Janet S	115000.00	Blooming Grove Twp
Schneider Jeanne	Ashraff Patricia Lynn	1.00	Dingman Twp
Comba Robert P	Guthenberg Cynthia Jeanne	1.00	Dingman Twp
Gordon Scott	Ostrich Stephanie Mara		
Gordon Joanne	Ostrich Jacob M	200000.00	Palmyra Twp
McCarthy Martin	Smartenko Alexander		
Rykowski-McCarthy Maureen	Smartenko Diana		
McCarthy Maureen			
Rykowski			
Rykowski McCarthy Maureen		637500.00	Blooming Grove Twp
Murphy Kevin T	Washington Curtis L Jr		
	Washington Tina L	135000.00	Lehman Twp
Pennymac Loan Services LLC	Secretary Of Veterans Affairs	1.00	Lackawaxen Twp
Wheeler Doug	Miller Dawn		
Wheeler Douglas K			
Wheeler Pamala R			
Wheeler Barry			
Wheeler Barry Bruce			
Wheeler Heather L			
Tiffany Jennie C			
Tiffany Jennie Clara			
Wheeler Pamala Agent			
Greene Twp		65000.00	6287.50
Selbert Troy Marianne	Gary Sinise Foundation		
Troy Marianne Selbert		65000.00	Delaware Twp
Hu Anthony	Wild Acres Lakes Property & Homeowner Assoc		
Hu Ivy		1760.50	Delaware Twp
Cueli Denise Ann	Cueli Victor Tr		
	Cueli Denise Tr		
	Victor & Denise Cueli		
	Living Trust 10/21/19	1.00	Westfall Twp
Cueli Victor	Cueli Victor Tr		
Cueli Denise	Cueli Denise Tr		
	Victor & Denise Cueli		
	Living Trust 10/21/19	1.00	Westfall Twp
Northern Residential			
Solutions Inc	Matrix Renovations LLC	35000.00	Delaware Twp

Markwith John E Jr	Weiss Michael P		
Markwith Linda J	Ross Kimberly A	69000.00	Palmyra Twp
Wilton Gary D	Wilton Gary O		
	Wilton Mary Ellen	1.00	Delaware Twp
Barnett Rochelle G	Rivera Francisco		
	Falcon Carmen L	119600.00	Lehman Twp
Abbruzzese Anthony	Guerrero Jose Angel		
Abbruzzese Marie	Guerrero Jose Antonio	105000.00	Lehman Twp
Usinger Eric D	Haberman Lee		
Usinger Bryan T			
Usinger Eric D Agent			
Usinger Jaime M			
Devito Elena R			
Devito Shanna L			
Devito Annie			
Usinger Eugenia		79000.00	Lehman Twp
Pierson Dante	Lediard Christopher A		
Pierson Amanda		170000.00	Delaware Twp
Bamford Scott A	Schuster Johann C		
Bamford Cheryl R	Chiba-Schuster Tomie		
	Schuster Tomie Chiba		
	Chiba Schuster Tomie	205000.00	Greene Twp
Ocwen Loan Servicing LLC	Secretary Of Housing & Urban Development		
		10.00	Westfall Twp
Murray Charlotte F	Vogt Michael B		
	Vogt Christine E	135000.00	Palmyra Twp
Hayter Leslie A	Cottell David	140000.00	Palmyra Twp
US Bank NA Tr	Patire Heather C		
RMAC Trust Series 2016-CTT			
Rushmore Loan Management Services LLC Agent		78750.00	Delaware Twp
Patruno Brady	Patruno Brady		
	Rosa-Patruno Michelle		
	Patruno Michelle Rosa		
	Rosa Patruno Michelle		Lehman Twp
Dercqu Lauren	Tanglwood Resort Master Association Inc	1388.28	Palmyra Twp
Niveyro Barbara	Meyer Barbara		
Meyer Barbara		1.00	Lackawaxen Twp
Crowell Christopher B	Opitz Jeffrey J Jr		
Crowell Nicholas S Agent			
Crowell Nicholas S			
Crowell Geoffrey B			
Crowell Ann M			
Crowell Alice R		465000.00	Delaware Twp

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