

# 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. XVI ♦ MILFORD, PA ♦ NOVEMBER 8, 2024 ♦ NO. 45



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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* 

PIKE COUNTY LEGAL JOURNAL  
is published every Friday by the  
Pike County Bar Association

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*Publisher*  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
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F: 570-647-0086  
www.pikecountylegaljournal.com

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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:00 am on the Monday preceding publication or, in the event of a holiday, on the preceding work day.

We reserve the right to reject any advertisements or matters, whether non-legal or otherwise, submitted for publication. Advertisements and Services printed in *The Pike County Legal Journal* are not endorsed by the Pike County Bar Association.

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

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

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	\$75
Mailed & Emailed	\$125

**PIKE COUNTY OFFICIALS**

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Gregory H. Chelak, *President Judge*

Kelly A. Gaughan, *Judge*

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Harold A. Thomson, Jr., *Senior Judge, Retired* ⚔

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Randy Schmalzle

Deborah Fischer, *Retired*

Alan B. Cooper, Esq., *Retired*

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Jason Cameron, Chief Deputy

**District Attorney**

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**Clerk of the Orphans' Court**

Yvonne Merrill

**Court Administrator**

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**Chief Public Defender**

Robert Bernathy, Esq.

D. Benjamin vanSteenburgh III, Esq. *Retired*

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Gail Sebring

Judy Leary-Wagner

**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>*

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### INDEX

Time  
Case Information  
Court Official  
Plaintiff Attorney  
Defendant Attorney

### MONDAY, NOVEMBER 11, 2024

#### ***Courtroom 1***

*Courthouse Closed*  
*Veterans Day*

### TUESDAY, NOVEMBER 12, 2024

#### ***Courtroom 1***

9 AM  
Criminal Jury Selection  
November Trial Term  
President Judge Gregory H. Chelak

#### ***Courtroom 2***

9 AM  
363-2021 Custody Trial  
Christopher Holt v. Paige Little  
Judge Kelly A. Gaughan  
JOHN J MARTIN  
KARL LYNOTT

### WEDNESDAY, NOVEMBER 13, 2024

#### ***Courtroom 2***

9 AM  
Protection from Abuse Hearing – 4/6  
Judge Kelly A. Gaughan  
1 – 875-2024 Protection from Abuse  
Hearing  
Anthony Sudol v. Wynter Garrett  
Judge Kelly A. Gaughan  
SHANNON MUIR

2 – 941-2024 Protection from Abuse  
Hearing  
Christine Reynoso v Domingo Reynoso  
Judge Kelly A. Gaughan  
3 – 8-2024 Protection from Abuse  
Hearing  
Billy Jo Crown v. William Crown  
Judge Kelly A. Gaughan  
4 – 1266-Protection from Abuse Hearing  
Caeley Schwarz v. Tyler Brezinsky  
Judge Kelly A. Gaughan

10:30 AM  
Custody Trial – 1/1  
Judge Kelly A. Gaughan  
1 – 387-2023 Custody Trial  
Jodi Berrios v. Cruz Berrios  
Judge Kelly A. Gaughan  
THOMAS MINCER  
MATTHEW GALASSO

#### ***Hearing Room***

1 PM  
1129-2024 Mediation  
Judith Lanza v Bryant Finnegan  
Mediator Oressa P. Campbell

2:30 PM  
1110-2024 Mediation  
Michael Singh v Sarah Singh  
Mediator Oressa P. Campbell

3:30 PM  
824-2023 Divorce Master Pre-Hearing  
Conference  
Betty-Jane McAllister v.  
Terene McAllister  
Master Oressa P. Campbell  
SHANNON MUIR  
JAMES BARON

**THURSDAY, NOVEMBER 14, 2024**

***Courtroom 2***

9 AM

44-2023 Hearing

Michael Catena v.

Kamil & Slawomir Malinowski

Judge Kelly A. Gaughan

JOHN STIEH

NICHOLAS MCINTYRE

***Hearing Room***

9:30 AM

1353-2022 Custody Hearing

Matthew Gonzalez v. Shanna Sussens

Hearing Officer Samantha G Venditti

JAMES BARON

ASHLEY ZIMMERMAN

1:30 PM

518-2023 Custody Hearing

Catherine Usera v. Luis Usera, Jr.

Hearing Officer Samantha G Venditti

KURT LYNOTT

JAMES BARON

**FRIDAY, NOVEMBER 15, 2024**

***Courtroom 2***

9 AM

321-2022 Custody Trial

Tabitha Osborne v. Christopher Ramm

Judge Kelly A. Gaughan

MATTHEW GALASSO

JAMES BARON

**Pike County  
Bar Association**



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

[www.pikecountypalawyers.com](http://www.pikecountypalawyers.com)



**Pike County Bar Association, P.O. Box 183, Milford, PA 18337  
(570) 296-5102 • [www.pikebar.com](http://www.pikebar.com)**

**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 Walter Carmen Hamel  
AKA Walter C. Hamel, Walter Hamel  
Late of Lehman Township  
EXECUTOR  
Mary Lazzaro  
16 Filmore Drive  
Millstone, NJ 08510  
ATTORNEY  
John L. Dewitsky, Jr., Esq.  
17 N. 6th Street  
Stroudsburg, PA 18360

11/8/2024 • 11/15/2024 • 11/22/2024

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**LETTERS OF ADMINISTRATION**

Estate of Mary Lou Sullivan,  
deceased, late of 202 Fox Run Drive  
Venitia, PA 15367.

Letters of Administration 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:

Stephen Rupert  
Executor of the Estate of  
Mary Lou Sullivan  
410 Broad Street  
Milford, PA 18337

Or her attorney, Nicholas J. McIntyre, Esq., 410 Broad Street, Milford, PA 18337.

11/8/2024 • 11/15/2024 • 11/22/2024

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**ESTATE NOTICE**

Estate of Ronald S. Kauders  
AKA Ronald Kauders  
Late of Lake Township  
CO-EXECUTRIX  
Michele Ann Lyon  
548 Bimini Bay Blvd.  
Apollo Beach, FL 33572  
CO-EXECUTRIX  
Stacey Lynn Lora  
6 Cornel Drive  
Goldens Bridge, NY 10526  
ATTORNEY  
John F. Spall, Esq.  
2573 Route 6  
Hawley, PA 18428

11/8/2024 • 11/15/2024 • 11/22/2024

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**LETTERS TESTAMENTARY**

Estate of Joyce T. Patterson,  
Deceased, late of 710 Delaware  
Drive, Matamoras, PA 18336.

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:

Sharon Major  
710 Delaware Drive  
Matamoras, PA 18336

Or to her Attorney:

Jennifer Onofry  
515 Broad Street  
Milford, PA 18337

**11/8/2024 • 11/15/2024 • 11/22/2024**

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**ESTATE NOTICE**

Estate of Charles W. Shay  
Late of Westfall Township  
EXECUTOR  
Judith C. Shay  
400 Shay Lane  
Matamoras, PA 18336  
ATTORNEY  
Nicholas D. Tellie  
310 E. Drinker Street  
Dunmore, PA 18512

**11/1/2024 • 11/8/2024 • 11/15/2024**

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**ESTATE NOTICE**

Estate of Marilyn Siracuse, Late of  
Delaware Township, Pike County,  
Pennsylvania.

Letters Testamentary on the  
above estate having been granted to

Laura Siracuse, 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.

**11/1/2024 • 11/8/2024 • 11/15/2024**

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**ESTATE NOTICE**

Estate of William C. Fleming, late  
of Dingman Township, Pike County,  
Pennsylvania.

Letters Testamentary on the  
above estate having been granted to  
Deborah Cortright, 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.

**11/1/2024 • 11/8/2024 • 11/15/2024**

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**ESTATE NOTICE**

Estate of Kathleen Ann  
Brennan, A.K.A Kathleen A.  
Brennan, whose primary residence  
was as follows : Physical address  
102 Basswood Ln, Hawley, Pike,  
Pennsylvania, 18428 and mailing  
address was, 2060 Hemlock Farms,  
Hawley, Pike, Pennsylvania, 18428,  
deceased.

Timothy Sean Brennan has been  
appointed the Executor of this  
Estate.

ANDREA R. CAPITA, ESQ. OF  
CAPITA LAW LLC located at 104  
WEST HIGH STREET, MILFORD,  
PENNSYLVANIA 18337,  
TELEPHONE NUMBER: (570)

832-7498 EMAIL: ANDREA@CAPITALAWLLC.COM is the attorney of record.

All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to this attorney within twelve (12) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' 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.

**11/1/2024 • 11/8/2024 • 11/15/2024**

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**EXECUTOR'S NOTICE**

Estate of Louis E. Brienza,  
Deceased, late of Lehman  
Township, Pike County,  
Pennsylvania.

Letters Testamentary on the above-estate have been granted to, Emilo L. Brienza, 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: Emilo L. Brienza, Executor, of 213 Radcliff Road, Bushkill, PA 18324, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C., P. O. Box D, Milford, PA 18337.

Emilo L. Brienz

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By: James P. Baron, Esquire  
Attorney for Executrix

**11/1/2024 • 11/8/2024 • 11/15/2024**

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**ADMINISTRATORS NOTICE**

ESTATE OF ARTHUR CHIUSANO  
A/K/A ARTHUR ANTHONY  
CHIUSANO

LATE OF DELAWARE  
TOWNSHIP, PIKE COUNTY

NO. 52-24-00389

Pike County, Pennsylvania,  
Deceased

Letters of Administration on the above estate having been granted to Cassandra Maclane, Administrator, all persons indebted to the estate are requested to make payment and those having claims present the same, without delay, to the undersigned.

Scott G. Hoh, Esquire  
Resolution Law Group, LLC  
606 North 5th Street  
Reading, PA 19601

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**ESTATE NOTICE**

Estate of Emil A. Pacitti  
AKA Emil Pacitti  
Late of Lackawaxen Township  
EXECUTOR  
Thomas John Pacitti  
935 Grandview Way NW  
Acworth, GA 30101  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**ESTATE NOTICE**

Estate of John Carlo Avon  
AKA John C. Avon, John Avon  
Late of Lackawaxen Township  
EXECUTOR  
Steven C. Avon  
28 Locust Avenue  
Cortlandt Manor, NY 10567  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**ESTATE NOTICE**

Estate of Richard Lee Bartsch  
AKA Richard L. Bartsch  
Late of Palmyra Township  
EXECUTOR  
Michael D. Sciacca  
88 Fenwick Road  
Augusta, NJ 07822  
ATTORNEY  
John F. Spall, Esq.  
2573 Route 6  
Hawley, PA 18428

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**ADMINISTRATOR'S NOTICE**

Estate of Caroline Heiselman,  
Deceased, late 110 Dogwood Rd.,  
Dingmans Ferry, Pennsylvania  
18328.

Letters of Administration 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:

Lorilynn Ackerman  
54 Deer Trail South  
Greenwood Lake, NY 10925

Or to her Attorney:

Jennifer Onofry  
515 Broad Street  
Milford, PA 18337

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**ADMINISTRATOR'S NOTICE**

Estate of Muriel L. Rosenau aka  
Murial L. Rosenau, Deceased, 2137  
Bucktail Court, Bushkill Lehman  
Township, Pennsylvania 18328.

Letters of Administration 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:

Jennifer Onofry  
515 Broad Street  
Milford, PA 18337

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**ESTATE NOTICE**

Estate of Jean Martha Flittner  
AKA Jean Flittner, Jean M. Flittner,  
Jean Martha Brede, Jean M. Brede,  
Jean Brede  
Late of Delaware Township  
EXECUTOR  
Lorraine Willever  
735 Berdan Avenue  
Wayne, NJ 07470

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**EXECUTOR'S NOTICE**

Estate of John A. Lonsky, Deceased, late of Dingman Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to Andrew J. Lonsky. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Andrew J. Lonsky at P.O. Box 472, Dingmans Ferry, PA 18328, 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

10/25/2024 • 11/1/2024 • 11/8/2024

**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.*

**SHERIFF SALE  
NOVEMBER 20, 2024**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO850-2024r SUR JUDGEMENT NO. 850-2024 AT THE SUIT OF Freedom Mortgage Corporation vs Raymond Padgett and Terrylynn Padgett DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY at <https://www.Bid4Assets.com/PikePAsheriffSales> ON **WEDNESDAY, November 20, 2024 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a Writ of Execution No. 850-2024

**FREEDOM MORTGAGE CORPORATION**

v.  
**RAYMOND PADGETT;  
TERRYLYNN PADGETT**

owner(s) of property situate in the TOWNSHIP OF DINGMAN, PIKE County, Pennsylvania, being

107 KIEL RD.  
MILFORD. PA 18337  
Tax ID No. 122.02-06-58.001  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**

Judgment Amount: \$129,733.45

**Attorneys for Plaintiff**  
Brock & Scott, PLLC

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Raymond Padgett and Terrylynn Padgett DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$129,733.45** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND

CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **Raymond Padgett and TerryJynn Padgett** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$129,733.45** PLUS COSTS AND INTEREST AS AFORESAID.

Jason Cameron, Chief Deputy  
PIKE COUNTY,  
PENNSYLVANIA  
Brock & Scott, PLLC  
2011 Renaissance Blvd., Ste. 100  
King of Prussia, PA 19406

**10/25/2024 • 11/1/2024 • 11/8/2024**

**SHERIFF SALE  
NOVEMBER 20, 2024**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO552-2024r SUR JUDGEMENT NO. 552-2024 AT THE SUIT OF Nikles Realty, Inc vs Jason Waldron and Allyson Waldron

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://www.Bid4Assets.com/PikePAsheriffSales> ON **WEDNESDAY, November 20, 2024 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PARCEL, piece or tract of land, situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, being more particularly described as follows:

BEING Lot 1126 Section E-2, as shown on a map or plan of Pocono Mountain Woodland Lakes, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat 11 Page 44.

Improvements: None.

BEING the same premises that Vincent D. Dellarocco, by deed dated May 31, 2011 and recorded in the Office of the Recorder of Deeds in and for the county of Pike, State of Pennsylvania in Record Book 2364, page 121, granted and conveyed unto Nikles Realty, Inc. Tax Map # 111.03-05-72

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **Jason Waldron and Allyson Waldron** DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF **\$34,326.25** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **Jason Waldron and Allyson Waldron** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$34,326.25** PLUS COSTS AND INTEREST AS AFORESAID.

Jason Cameron, Chief Deputy  
PIKE COUNTY,  
PENNSYLVANIA  
Levy, Steih & Baron  
542 RTE. 6 & 209  
Milford, PA 18337

**10/25/2024 • 11/1/2024 • 11/8/2024**

**SHERIFF SALE  
NOVEMBER 20, 2024**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 680-2024r SUR JUDGEMENT NO. 680-

2024\_ AT THE SUIT OF Legacy Mortgage Asset Trust 2021-GS3 vs **Robert Compton aka Robert L. Compton and Stephanie C. Compton** DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://www.Bid4Assets.com/PikePAsheriffSales> ON **WEDNESDAY, November 20, 2024 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED IN GREENE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD 372 (SAW MILL ROAD), BEING THE NORTHEASTERLY CORNER OF LANDS OF MARK GIBLIN, ET AL (DEED BOOK 1120, PAGE 50) AND RUNNING; THENCE NORTH 89 DEGREES 20 MINUTES 34 SECONDS WEST 430.02 FEET ALONG THE NORTHERLY LINE OF SAID GIBLIN PASSING A #4 REBAR SET AT 25 FEET TO A #4 REBAR SET, BEING THE COMMON CORNER OF LOT 1 AND LOT 4; THENCE NORTH 03 DEGREES 34 MINUTES 14 SECONDS EAST 314.90 FEET ALONG THE EASTERLY LINE OF LOT 4 TO A #4 REBAR SET, BEING THE COMMON CORNER OF LOT 1 AND LOT 2; THENCE NORTH 88 DEGREES 32 MINUTES 19 SECONDS EAST 416.29 FEET

ALONG THE SOUTHERLY LINE OF LOT 2 PASSING A #4 REBAR SET AT 391.29 FEET TO A POINT IN THE CENTER OF 1'-372; THENCE SOUTH 01 DEGREE 00 MINUTE 10 SECONDS WEST 329.88 FEET ALONG THE CENTER OF T-372 TO THE POINT OF BEGINNING. CONTAINING 3.13 ACRES MORE OR LESS. BEING LOT 1 IN THE M & 0 PROPERTIES SUBDIVISION PREPARED BY CHRISTOPHER KNASH, P.L.S. DATED APRIL 26,2000 AND RECORDED IN THE PIKE COUNTY BOOK 1852 AT PAGE 150. UNDER AND SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS, AND RESTRICTIONS: 1. A DRAINAGE AND UTILITY EASEMENT OF TEN (10) FEET IS RESERVED ALONG EACH BOUNDARY LINE OF EACH LOT. 2. NO TENTS, TRAILERS, TEMPORARY STRUCTURES OR MOBILE HOMES SHALL BE ERECTED ON ANY LOT MULTI-SECTION MANUFACTURED HOMES MAY BE ERECTED PROVIDED THAT THEY HAVE RESIDENTIAL HOUSE TYPE SIDING AND SHINGLED ROOF. 3. NO JUNK CARS OR ABANDONED VEHICLES, GARBAGE, TRASH OR DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON ANY LOT. 4. ALL DWELLINGS MUST HAVE ENCLOSED LIVING AREA OF AT LEAST 1,500 SQUARE FEET AND MUST BE ERECTED ON A FULLY ENCLOSED PERMANENT FOUNDATION. NO MORE

THAN ONE DWELLING UNIT MAY BE ERECTED ON ANY LOT. 5. NO ANIMALS OTHER THAN NORMAL HOUSEHOLD PETS AND HORSES MAY BE KEPT ON ANY LOT. 6. EACH LOT OWNER IS RESPONSIBLE FOR SEDIMENTATION AND EROSION CONTROL DURING ANY EARTH DISTURBANCE ON HIS/HER LOT, IF NEEDED. 7. ALL LOT OWNERS ARE SUBJECT TO ALL RULES, REGULATIONS CONTAINED ON THE APPROVED SUBDIVISION PLAN. BEING THE SAME PREMISES WHICH MARTIN J. O'HORA, JR., PARTNER, LEONARD MAIOCCO, PARTNER AND EUGENE F. CAREY, PARTNER, COPARTNERS D/B/A M & 0 PROPERTIES, BY DEED DATED SEPTEMBER 15,2000, AND RECORDED ON OCTOBER 3,2000 IN DEED BOOK 1864 AT PAGE 2463, A\|TI) CONVEYED UNTO STEPHEN F. SCHUSTER AND SANDRA J. SCHUSTER, IN FEE. TOGETHER WITH ALL AND SINGULAR THE BUILDINGS AND IMPROVEMENTS, WAYS, STREETS, ALLEYS, DRIVEWAYS, PASSAGES, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES, WHATSOEVER UNTO THE HEREBY GRANTED PREMISES BELONGING OR IN ANYWISE APPERTAINING AND THE REVERSIONS AND REMAINDERS, RENTS,

ISSUES, AND PROFITS THEREOF; AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF THEM, THE SAID GRANTORS, AS WELL AT LAW AS IN EQUITY, OF, IN AND TO THE SAME. TO HAVE AND TO HOLD THE SAID LOT OR PIECE OF GROUND DESCRIBED ABOVE, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, HEREDITAMENTS AND PREMISES HEREBY GRANTED, OR MENTIONED AND INTENDED SO TO BE, WITH THE APPURTENANCES, UNTO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, TO AND FOR THE ONLY PROPER USE AND BEHOOF OF THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER.

BEING KNOWN AS: 280 SAW MILL ROAD, GREENTOWN, PA 18426

PROPERTY ID NUMBER:  
128.00-01-05

BEING THE SAME PREMISES WHICH STEPHEN F. SCHUSTER AND SANDRA J. SCHUSTER, HIS WIFE BY DEED DATED 6/5/2009 AND RECORDED 6/9/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2310 AT PAGE 644, GRANTED AND CONVEYED UNTO EDWARD T. SISCO, ROBERT L. COMPTON AND STEPHANIE

C. COMPTON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **Robert Compton aka Robert L. Compton and Stephanie C. Compton** DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$128,259.19** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **Robert Compton aka Robert L. Compton and Stephanie C. Compton** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$128,259.19** PLUS COSTS AND INTEREST AS AFORESAID.

Jason Cameron, Chief Deputy  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 Market Street, Ste. 5000  
Philadelphia, PA 19106-1532

10/25/2024 • 11/1/2024 • 11/8/2024

**SHERIFF SALE  
NOVEMBER 20, 2024**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1044-2023r SUR JUDGEMENT NO.\_1044-2023\_AT THE SUIT OF Nationstar Mortgage, LLC vs Nicholas Van Isham DelCorpo, known Heir of Marcel L. DelCorpo, deceased; Justin DelCorpo, known Heir of Marcel L. DelCorpo, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marcel L. DelCorpo, deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://www.Bid4Assets.com/PikePASheriffSales> ON **WEDNESDAY, November 20, 2024 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**PARCEL 1**

ALL THAT CERTAIN LOT, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, BEING LotILots No. 58, Section No. 3B as shown on map of Pocono Mountain Lake Estates, Inc. on file

in the Recorder's Office at Milford, Pennsylvania in Plot Book No.9, page 75.

**PARCEL II**

ALL THAT CERTAIN LOT, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, BEING LotILots No. 59, Section No. 3B as shown on map of Pocono Mountain Lake Estates, Inc. on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No.9, page 75.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever, unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors as well at law as in equity, of, in, and to the same.

TOGETHER WITH unto the Grantee herein, his heirs and assigns, all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, rights-of-way, reservations and exceptions recorded in all prior deeds filed in the Recorder of Deeds Office, Pike County, Pennsylvania. Reference may be had to said deeds or the records thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1208 Bluebird Lane, Bushkill, PA 18324

Map Numbers 182.03-01-73 and 182.03-01-74;

BEING THE SAME PREMISES which GRANTORS Robert C. Marney and Clara F. Marney, by Deed dated May 29,2019 and recorded June 7,2019 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Instrument No. 201900004154, Book 2577, Page 1903 granted and conveyed unto Marcel L. DelCorpo in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO\_Nicholas Van Isham DelCorpo, known Heir of Marcel L. DelCorpo, deceased; Justin DelCorpo, known Heir of Marcel L. DelCorpo, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marcel L. DelCorpo, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$130,891.79** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nicholas Van Isham DelCorpo, known Heir of Marcel L. DelCorpo, deceased; Justin DelCorpo, known Heir of Marcel L. DelCorpo, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marcel L. DelCorpo, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$130,891.79** PLUS COSTS AND INTEREST AS AFORESAID.

Jason Cameron, Chief Deputy  
PIKE COUNTY,  
PENNSYLVANIA  
LOGS Legal Group  
985 Old Eagle School Road,  
Ste. 514  
Wayne, PA 19087

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**SHERIFF SALE  
NOVEMBER 20, 2024**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 348-2023r SUR



JUDGEMENT NO.\_348-2023\_AT THE SUIT OF Allied First Bank, SB d/b/a Servbank vs 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, 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 and Millisa Orr, solely in capacity as heir of John Orr a/k/a John A. Orr, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://www.Bid4Assets.com/PikePAsheliffSales> ON WEDNESDAY, November 20, 2024 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DOCKET NO: 2023-00348

ALL THAT CERTAIN lot or piece of ground situate in the Township of Milford, County of Pike and Commonwealth of Pennsylvania.

TAX PARCEL NO:  
097.03-01-57.013

PROPERTY ADDRESS:  
104 Maple Court, Milford,  
Pennsylvania 18337

IMPROVEMENTS:  
a Residential Dwelling

SOLD AS THE PROPERTY OF:  
John Orr alk/a John A. Orr,  
Deceased

ATTORNEY'S NAME:  
Powers Kim, LLC

SHERIFF'S NAME:  
JASON CAMERON,  
CHIEF DEPUTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA 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, 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 and Millisa Orr, solely in capacity as heir of John Orr a/k/a John A. Orr, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$247,127.24** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE,

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF 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, 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 and Millisa Orr, solely in capacity as heir of John Orr a/k/a John A. Orr, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$247,127.24** PLUS COSTS AND INTEREST AS AFORESAID.

Jason Cameron, Chief Deputy  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kim, LLC  
8 Neshaminy Interplex, Ste. 215  
Treose, PA 19053

**10/25/2024 • 11/1/2024 • 11/8/2024**

**SHERIFF SALE  
NOVEMBER 20, 2024**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 542-2024r SUR JUDGEMENT NO. 542-2024 AT THE SUIT OF The Huntington National Bank vs Camille M. DiPalermo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY at <https://www.Bid4Assets.com/PikePAsheriffSales> ON **WEDNESDAY,**

**November 20, 2024 at 11:00 AM** PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain piece or parcel or Tract of land situate in the Lackawaxen, Pike County, Pennsylvania, and being known as 111 Ranger Road, Greeley, Pennsylvania 18424.

TAX MAP AND PARCEL NUMBER:046.04-0 1-0 1.0 11

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$55,301.87

SEIZED AND TAKEN TN EXECUTION AS THE PROPERTY OF: Camille M. DiPalermo

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO **Camille M. DiPalermo** DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF **\$55,301.87** PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF **Camille M.**

**DiPalermo** DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT **\$55,301.87** PLUS COSTS AND INTEREST AS AFORESAID.

Jason Cameron, Chief Deputy  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway, LLC  
1420 Walnut Street, Ste. 1501  
Philadelphia, Pa 19102

**10/25/2024 • 11/1/2024 • 11/8/2024**

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**CIVIL ACTIONS FILED**


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*From October 24, 2024 to October 31, 2024*

*Accuracy of the entries is not guaranteed.*

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**CONTRACT – DEBT COLLECTION: CREDIT CARD**

2024-01219	Bank Of America Na	Plaintiff	10/24/2024
2024-01219	Salinas Maria Delgado	Defendant	10/24/2024
2024-01228	Citibank Na	Plaintiff	10/25/2024
2024-01228	Pochepinski Vladislav	Defendant	10/25/2024
2024-01231	Portfolio Recovery Assoc Llc	Plaintiff	10/25/2024
2024-01231	Brun Louis M	Defendant	10/25/2024
2024-01233	Citibank Na	Plaintiff	10/25/2024
2024-01233	Thomson Christine A	Defendant	10/25/2024
2024-01234	Citibank Na	Plaintiff	10/25/2024
2024-01234	Walsh John W	Defendant	10/25/2024
2024-01238	Wells Fargo Bank Na	Plaintiff	10/28/2024
2024-01238	Manzo Kenneth	Defendant	10/28/2024
2024-01240	Barclays Bank Delaware	Plaintiff	10/28/2024
2024-01240	Bolehala Beth	Defendant	10/28/2024
2024-01242	Cavalry Spv I Llc	Plaintiff	10/28/2024
2024-01242	Myers Jennifer Ann	Defendant	10/28/2024
2024-01243	Cavalry Spv I Llc	Plaintiff	10/28/2024
2024-01243	Marquita Kinsey A	Defendant	10/28/2024
2024-01244	Cavalry Spv I Llc	Plaintiff	10/28/2024
2024-01244	Vieira Nadilson	Defendant	10/28/2024
2024-01245	Cavalry Spv I Llc	Plaintiff	10/28/2024
2024-01245	Macnamara Krystal	Defendant	10/28/2024
2024-01258	Us Bank National Association	Plaintiff	10/31/2024
2024-01258	Elan Financial Services	Plaintiff	10/31/2024
2024-01258	Conklin Walter B	Defendant	10/31/2024

**CUSTODY**

2024-01226	Gonzalez Jeannette	Plaintiff	10/25/2024
2024-01226	Reinhardt Mark	Defendant	10/25/2024

**DIVORCE**

2024-01220	Reyes Olatunde	Plaintiff	10/24/2024
2024-01220	Reyes Samuel	Defendant	10/24/2024
2024-01221	Aragon Danielle	Plaintiff	10/24/2024
2024-01221	Aragin Ronal	Defendant	10/24/2024
2024-01222	Degraw Lily	Plaintiff	10/24/2024
2024-01222	Degraw James G III	Defendant	10/24/2024
2024-01224	Figueroa Richard D	Plaintiff	10/25/2024
2024-01224	Figueroa Lillian	Defendant	10/25/2024

**MARRIAGE LICENSES**

2024-00271	Semon Kaitlyn Joan Campagna Daniel Joseph	10/24/2024
2024-00272	League Anastasia Sarah Perez Salazar Rafael David	10/24/2024
2024-00273	Del Gaizo Vincent Thomas Desiderio Stephanie Ann	10/24/2024 10/29/2024
2024-00274	Mosteller Matthew Jay Skalaski Michelle Lee	10/24/2024
2024-00275	Budzinski Amy Lee Sisti Shawn Christopher	10/25/2024
2024-00276	Miller Jeanne Marie Hebel Barbara Nadine	10/25/2024
2024-00277	Holbert David Richard Mr Murphy Maria	10/28/2024 10/31/2024

**REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL**

2024-01217	Carrington Mortgage Services Llc	Plaintiff	10/24/2024
2024-01217	Boyle Susan Cook	Defendant	10/24/2024
2024-01218	Pennymac Loan Services Llc	Plaintiff	10/24/2024
2024-01218	Anderson Richard L	Defendant	10/24/2024
2024-01218	Andersen Vanessa	Defendant	10/24/2024
2024-01229	New Rez Llc D/B/A Shellpoint Mortgage Servicing	Plaintiff	10/25/2024
2024-01229	Brown Jami L	Defendant	10/25/2024
2024-01230	Us Bank Na	Plaintiff	10/25/2024
2024-01230	Biamonte Edgar L	Defendant	10/25/2024
2024-01230	Biamonte Edgar	Defendant	10/25/2024
2024-01230	Unkonwn Heirs Of Edgar Biamonte	Defendant	10/25/2024
2024-01230	Administrators To The Estate Of Edgar Biamonte	Defendant	10/25/2024
2024-01239	Bank Of New York Mellon	Plaintiff	10/28/2024
2024-01239	Grossi John A Jr	Defendant	10/28/2024
2024-01239	Grossi Lori G	Defendant	10/28/2024
2024-01247	New American Funding Llc	Plaintiff	10/29/2024
2024-01247	Waldron Jason	Defendant	10/29/2024
2024-01249	New Rez Llc D/B/A Shellpoint Mortgage Servicing	Plaintiff	10/29/2024
2024-01249	Quattrochi Nicole M	Plaintiff	10/29/2024
2024-01249	Quattrochi Nicole M Executrix Of Bonita G Hausler	Plaintiff	10/29/2024
2024-01249	Hausler Bonita G Deceased	Plaintiff	10/29/2024
2024-01253	United Wholesale Mortgage Llc	Plaintiff	10/30/2024
2024-01253	Montalvo William Suelto	Defendant	10/30/2024
2024-01253	Montalvo William A Suelto	Defendant	10/30/2024
2024-01254	Midfirst Bank	Plaintiff	10/30/2024
2024-01254	Brunson Jessica S	Defendant	10/30/2024
2024-01254	Brunson Jessica	Defendant	10/30/2024
2024-01259	Lakeview Loan Servicing Llc	Plaintiff	10/31/2024
2024-01259	Holder Katherine P	Defendant	10/31/2024

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**MORTGAGES AND DEEDS**


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*Recorded from October 24, 2024 to October 30, 2024  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>LOCATION</b>	<b>AMOUNT</b>
Maroney Robert J	Mortgage Research Center Llc Veterans United Home Loans Mortgage Electronic Registration System Inc	Dingman Twp	\$375,461.00
Gilmour Michael C	United Trust Bank Mortgage Electronic Registration System Inc	Greene Twp	\$205,000.00
Idelchik Eugene			
Idelchik Liza	Nbt Bank Na	Blooming Grove Twp	\$406,000.00
Cantwell Renee	Honesdale National Bank	Palmyra Twp	\$199,200.00
Grant Christine	Crosscountry Mortgage Llc		
Gomez Noel	Mortgage Electronic Registration System Inc	Lehman Twp	\$176,000.00
Spohn Philip			
Spohn Lenore	Qnb Bank	Blooming Grove Twp	\$600,000.00
Rustia Butler Bernadette Duca Joseph III	Ark-La- Tex Financial Services Llc Eleven Mortgage Mortgage Electronic Registration System Inc	Delaware Twp	\$183,200.00
Ramella Elina M	Novus Home Mortgage Ixonnia Bank Mortgage Electronic Registration System Inc	Dingman Twp	\$271,150.00
Berlin Eugene Berlin Jamie	Farmers Bank & Trust Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$312,000.00
Formanyuk Natalia Batynivan	Rapid Mortgage Company Mortgage Electronic Registration System Inc	Lehman Twp	\$150,000.00
Deal House Capital Fund 2 Llc	Kiavi Funding Inc	Dingman Twp	\$150,000.00
Fix Fawn Landis Austin	Members 1st Federal Credit Union Mortgage Electronic Registration System Inc	Greene Twp	\$49,500.00
Hamilton Brain G Hamilton Suzanne S	Bank Of America Na Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$540,000.00

Puskas Zoltan	Think Mortgage Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$307,285.00
Corda Michael V Jr Corda Christina	Dime Bank	Lackawaxen Twp	\$391,400.00
Rude Virginia S Rude Amy E	Lakeview Loan Servicing Llc Mortgage Electronic Registration System Inc	Dingman Twp	\$500,000.00
Helms John	East Cost Capital Corporation Mortgage Electronic Registration System Inc	Matamoras Borough	\$164,500.00
Swagler Kelsey	Pentagon Federal Credit Union		
Deitricii Ryan	Mortgage Electronic Registration System Inc	Greene Twp	\$480,000.00
Chang Jonathan J	Change Lending Llc Mortgage Electronic Registration System Inc	Shohola Twp	\$343,500.00
Guttadauro Thomas Guttadauro Alisaann Agent			
Guttadauro Alisa Ann Decker Bryant Eckes Kayla	Honesdale National Bank Pennymac Loan Services Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp	\$40,000.00 \$205,453.00
Emmanuel Darren A Miutano Aimee	Novus Home Mortgage Ixon Bank Mortgage Electronic Registration System Inc	Delaware Twp	\$348,570.00
Deputron Cleon Andrew Palma Dominic R	Jpmorgan Chase Bank Na Nexbank Mortgage Electronic Registration System Inc	Delaware Twp Dingman Twp	\$157,600.00 \$245,410.00
Alvarez Giancarlo Martinez David Jr Alfaro-Martinez Jennifer Diane Martinez Jennifer Diane Alfaro Alfaro Martinez Jennifer Diane	Citizens Bank Na Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Lackawaxen Twp Dingman Twp	\$310,000.00 \$272,650.00
Gili Frank Anthony Earley Jessica Lynn	Pennymac Loan Services Llc Mortgage Electronic Registration System Inc	Delaware Twp	\$321,569.00
Cory Stephen R Abdalla Joseph S	Wayne Bank United Wholesale Mortgage Llc Mortgage Electronic Registration System Inc	Lackawaxen Twp Dingman Twp	\$40,000.00 \$742,500.00

Bodine Garry Sinclair	Kind Lending Llc Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$300,000.00
Collins Steve			
Collins Lindsey	Coastal Community Bank	Dingman Twp	\$89,000.00
Traverse Andrew R	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Dingman Twp	\$124,500.00
Gama Philip J Jr	Guaranteed Rate Inc Mortgage Electronic Registration System Inc	Dingman Twp	\$311,200.00
Griffenkrantz Thomas R	Freedom Mortgage Corporation		
Griffenkrantz Amanda V	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$184,167.00
Schiller Jeffrey L	Guaranteed Rate Inc		
Schiller Kimberly L	Mortgage Electronic Registration System Inc	Shohola Twp	\$333,841.00
Bornstein Tetyana	Mortgage Electronic Registration System Inc Angel Oak Mortgage Solutions Llc	Shohola Twp	\$314,000.00
Brown Janet	Rocket Mortgage Llc		
Moran Doug	Mortgage Electronic Registration System Inc	Blooming Grove Twp	\$208,000.00
Hogan William Robert	Movement Mortgage Llc		
Anselmi Hogan Linda	Mortgage Electronic Registration System Inc	Dingman Twp	\$336,000.00
Hogan Linda Anselmi			
Lopez Michael J			
Escobar Levdi	Hudson Valley Credit Union	Dingman Twp	\$273,000.00
Domanico Gregory M	Mortgage Electronic Registration System Inc		
Domanico Lisa M	Sun West Mortgage Company Inc	Delaware Twp	\$198,005.00
Avila Ilianna	Mortgage Electronic Registration System Inc Amerisave Mortgage Corporation	Dingman Twp	\$42,000.00
Henriksen Brian T			
Henriksen Ann Marie	Wayne Bank	Milford Twp	\$60,000.00
Lanning William W			
Lanning Shirley	Nbt Bank Na	Blooming Grove Twp	\$85,000.00
Vinansky Chad	Net Federal Credit Union	Palmyra Twp	\$40,000.00
Daccordo Armand			
Daccordo Armando	Peltz Daniel	Lackawaxen Twp	\$300,000.00



Larocco Randee			
Khan Mehdi			
Laroccorosenberg			
Iva Bonnee			
Rosenberg Iva	Mortgage Electronic		
Bonnee Larocco	Registration		
Larocco Rosenberg	System Inc		
Iva Bonnee	Spring Eq Llc	Lehman Twp	\$125,000.00
Korreis John	Mortgage Electronic		
	Registration System Inc		
	Rocket Mortgage Llc	Lehman Twp	\$62,780.00
Egleston Robert Pearson	Mortgage Electronic		
Gentile Egleston Celia	Registration System Inc		
Egleston Celia Gentile	Rocket Mortgage Llc	Dingman Twp	\$81,000.00
Manning Michael J			
Manning Janet M	Honesdale National Bank	Lackawaxen Twp	\$150,000.00
Gabel Dustin			
Gabel Amanda	Pnc Bank Na	Dingman Twp	\$100,000.00
Davco Jordan			
Davco Jordan P			
Davco Tracy J	Apci Federal Credit Union	Greene Twp	\$55,000.00
Rice Las Honda	Mortgage Electronic		
	Registration System Inc		
	Spring Eq Llc	Lehman Twp	\$31,800.00
Tertbury Mason			
Teribury Alyssa	Truist Bank	Matamoras Borough	\$100,000.00
Weir Stephen T Jr			
Weir Syliva R	Citizens Bank Na	Dingman Twp	\$380,000.00
Marc Adriane Nicole			
Marc Ernst	Citizens Bank Na	Blooming Grove Twp	\$103,700.00
Sullivan Nicole	Secretary Of Housing		
	& Urban Development	Lehman Twp	\$6,383.38
Emmanuel Darren A	Pennsylvania Housing		
Militano Aimee	Finance Agency	Delaware Twp	\$17,750.00
Marshall April N	Secretary Of Housing		
	& Urban Development	Lehman Twp	\$16,084.72

## Pike County Bar Association



Pike County Bar Association • P.O. Box 553 • Milford, PA 18337  
 (570) 500-2954 • pikecountybar@gmail.com

**DEEDS**

SELLER	BUYER	LOCATION	AMOUNT
Valdellon Alejandro M	Tanglwood Resort		
Valdellon Marie E	Masters Association Inc	Palmyra Twp	\$2,038.40
Cole June Admr			
Cole Thomas Est	Cole June	Lehman Twp	\$1.00
Hazelwood Darryl	Hamilton Brian G		
Gershowitz Danielle	Hamilton Suzanne S	Lackawaxen Twp	\$675,000.00
Rmd Contracting Llc	Rmd Contracting Llc	Lackawaxen Twp	\$1.00
Hernandez Teofilo	Ciccarelli Nidia M		
Hernandez Julio	Ciccarelli Joseph	Dingman Twp	\$306,054.00
Chmlelowiec Dartzuz			
Chmielowiec Malgorzata	Mre Construction Llc	Dingman Twp	\$25,000.00
Chang Jonathan J			
Conner Clea C			
Chang Clea C	Chang Jonathan J	Shohola Twp	\$1.00
Steele Lynn L	Heller Michelle	Lehman Twp	\$1.00
Cychner Julie Ann Admr	Guelton Philippe		
Wilson Benjamin L Admr	Donck-Guelton Chlustine		
Huff Ralph A Est	Guelton Christine Donck		
	Donck Guelton Christine		
	Donck Isabelle Jacqueline		
	Gibson Peter John	Delaware Twp	\$210,000.00
Boehmler Walter	Walter E Boehmler 2024		
	Trust 09/03/2024	Dingman Twp	\$1.00
Andersen Daryl C Exr			
Andersen Donald VII Exr	Andersen Daryl C		
Andersen Donald V Est	Andersen Donald V	Blooming Grove Twp	\$1.00
Clyde Eugene K	Judith Clyde Revocable		
Clyde Judith A	Trust 05/15/1997	Westfall Twp	\$1.00
Edward Hartey Living	Cenci David		
Trust 10/17/2023	Cenci Jordan	Dingman Twp	\$1.00
Edwards Kathleen			
Winstedt Daniel	Winstedt Daniel	Dingman Twp	\$11,858.00
Correale Orlando	Correale Orlando	Lackawaxen Twp	\$1.00
Heim David	Githens Anna	Lackawaxen Twp	\$375,000.00
Eisenhauer Glyn	Eisenhauer Glyn		
	Eisenhauer Elizabeth A	Shohola Twp	\$1.00
Larocco Randee	Larocco Randee		
Kihan Mehdi	Khan Mehdi		
	Laroccorosenberg Iva Bonnee		
	Rosenberg Iva Bonnee Larocco		
	Larocco Rosenberg Iva Bonnee	Lehman Twp	\$1.00
Johansen Jennifer Leigh	Idelchik Eugene		
Nemeth Kenneth Eugene	Idelchik Liza	Blooming Grove Twp	\$580,000.00
Park Se Hong			
Jeong Yunkyoung	Deputron Cleon	Delaware Twp	\$197,000.00
Vanluvender Clara	Miller George		
	Miller Carolyn	Greene Twp	\$279,900.00
Shakarov Elana	Bodine Garry Sinclair	Blooming Grove Twp	\$400,000.00
Beliveau Michael			
Beliveau Paula	Biondo Dianne	Blooming Grove Twp	\$380,000.00

Kalock James	Guttadauro Thomas		
	Guttadauro Alisa Ann	Lackawaxen Twp	\$280,000.00
Patricia A Tweedy	Crance David		
Living Trist 03/30/2021	Morton Nina	Palmyra Twp	\$244,000.00
Escape Property Owners Association Inc	Paniagua Elkin		
	Paniagua Beatriz	Greene Twp	\$5,000.00
5044 Rte 17m Inc			
Five Zero Four			
Four 12m Inc	Bjk Rentals Llc	Dingman Twp	\$145,000.00
Zanol Craig R	Traverse Andrew R	Dingman Twp	\$249,000.00
Rae Grace Llc	Gama Philip J Jr	Dingman Twp	\$389,000.00
Kowal Josep	Tanglwood Resort		
Kowal Lisa	Master Association Inc	Palmyra Twp	\$8,163.40
Tanglwood Resort	Alonzo Ernesto Jr		
Master Association Inc	Alonzo Almadelia G	Palmyra Twp	\$2,116.80
Flores Kayla L Admrx			
Flores Linda L Est	Flores Kayla L	Palmyra Twp	\$1.00
Wells Randy			
Williams Stacey Agent	Javier Martin	Lackawaxen Twp	\$139,000.00
Lake Region			
Development 6 Llc	Cantwell Renee	Palmyra Twp	\$249,000.00
Ga Homes Inc	Corde Michael V Jr		
G A Homes Inc	Corde Christina	Lackawaxen Twp	\$561,400.00
Mattoszko Tymon	Shook James		
	Shook Aleah Marie	Lackawaxen Twp	\$350,000.00
Gilbert & Ann Prosser	Prosser Tara		
Irrevocable Living Trust	Prosser Jamie	Lackawaxen Twp	\$150,000.00
Ommerman Kim	Bushkill Pa Eagle		
Skeans Kim	Village Llc	Lehman Twp	\$2,959.60
Green Pamela L	Grant Christine		
	Gomez Noel	Lehman Twp	\$220,000.00
Gurda Brandon	Kelsey M Gurda Living		
Gurda Kelsey	Trust 04/17/2024	Greene Twp	\$1.00
Cerda Marina F	Halbert Timothy		
	Halbert Elizabeth	Palmyra Twp	\$530,000.00
English Thomas R	Thomas & Kim English		
English Kim R	Irrevocable Family Trust	Westfall Twp	\$1.00
Python Llc	Joseph Jonathan	Lehman Twp	\$68,600.00
Tamarack Properties Llc	Ramella Elina M	Dingman Twp	\$319,000.00
Jackson William A Jr			
Jackson Rebekka C	Jackson Rebekka C	Shohola Twp	\$1.00
Pohanis Lucas J			
Pohanis Helen	Young William J	Delaware Twp	\$10,000.00
Cameron Jason Chief			
Deputy Sheriff			
Hopkins Gladys A Est	Tashlik Jesse		
Sotomayor Jorge	Shah Parin	Lehman Twp	\$304,486.00
Owczarek Joseph P	Martinez David Jr		
Roussakova	Alfaro-Martinez Jennifer Diane		
Owczarek Olga	Martinez Jennifer Diane Alfaro		
Owczarek Olga	Alfaro Martinez Jennifer Diane		
Roussakova		Dingman Twp	\$287,000.00

Negron Daniel	Daniel & Marisol Negron		
Negron Marisol	Living Trust 10/16/2024	Dingman Twp	\$1.00
Kier James J	Kier James J		
	Kier Jennifer R	Greene Twp	\$1.00
Burke Alfred R Jr Est			
Burke Richard J Exr	Palma Dominic R	Dingman Twp	\$253,000.00
Jacobellis Claire Ann	Ducaioseph III		
	Rustiabuler Bernadette		
	Buler Bernadette Rustia		
	Rustiabuler Bernadette	Delaware Twp	\$229,000.00
Eckes Dori Ann	Eckes Vincent Jr		
	Eckes Victoria	Greene Twp	\$7,500.00
Wotring Linda L	Fix Fawn		
	Landis Austin	Greene Twp	\$55,000.00
Lea Mary-ETTA	Landman Vicki	Dingman Twp	\$11,000.00
Ward Joseph J	Bushkill Pa Eagle		
Ward Ann Marie	Village Llc	Lehman Twp	\$2,959.60
Emard Jean-Paul	Bushkill Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Jezowski Andrew B	Schramm Alexie		
Jezowski Alicja	Cooney Jillian	Lehman Twp	\$230,000.00
Ellbacher John	Eilbacher John		
	Eilbacher Sarah	Shohola Twp	\$1.00
Triple V	Castillo Mariaa		
Development Llc	Castillo Robert R	Lehman Twp	\$340,000.00
Flood David O			
Flood Barbara Est	Bushkill Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Gingerich Andrew Scott			
Gingerich Josie Marie	Bushkill Pa Eagle Village Llc	Lehman Twp	\$2,959.60
Shearer Douglas	Isabella Nicholas		
Shearer Ellen	Isabella Joanne	Lackawaxen Twp	\$339,000.00
Tigue Wayne	Alvarez Giancarlo	Lackawaxen Twp	\$387,500.00
Martell Home			
Builders Inc	Hilltop Homes Llc	Dingman Twp	\$22,000.00
Brand Estate Ltd	Londono Melina	Lehman Twp	\$15,000.00
Bodine Garry	Deal House Capital		
	Fund 2 Llc	Dingman Twp	\$150,000.00
Cameron Jason Chief			
Deputy Sheriff	Firstkey Master Fund		
Sotomayor Rosa	2021-A Collateral Trust	Lehman Twp	\$1.00
Berrios Cruz	Hogan William Robert		
Berrios Jodi	Anselmi Hogan Linda		
	Hogan Linda Anselmi	Dingman Twp	\$420,000.00
Dubrovsky Yury	Emmanuel Darren A		
	Militano Aimee	Delaware Twp	\$355,000.00
Ruoff Michael	Spohn Philip		
Ruoff Natalie	Spohn Lenore	Blooming Grove Twp	\$800,000.00
Jackson William A Jr	Jackson Rebekka C	Shohola Twp	\$1.00
Restucci Elizabeth C	Berlin Eugene		
Roth Michelle Agent	Berlin Jamie	Blooming Grove Twp	\$390,000.00
Campbell Douglas			
Campbell Denise	Helms John	Matamoras Borough	\$235,000.00

Mazza Tali A R Admr			
Palichak Hazel Marie Est	Picker Roger	Milford Twp	\$275,000.00
Cameron Lawrence G	Schiller Jeffrey L		
	Schiller Kimberly L	Shohola Twp	\$340,000.00
Malouf Robert P	Batyn Ivan		
	Formanyuk Natalia	Lehman Twp	\$240,000.00
Cilurso Raymond J	Lopez Michael J		
Cilurso Linda S	Escobar Leydi	Dingman Twp	\$298,000.00
Fiumano Joseph J			
Fiumano Lean Ora P	Fiumano Joseph Paul	Westfall Twp	\$1.00
Estadt Brooks	Blyman Chester		
	Blyman Kyle P		
	Blyman Kevin G	Delaware Twp	\$294,175.00
Kent Deborah L	Kent Deborah L		
Kent Charles Edward	Kent Charles Edward		
	Kent Brian Charles		
	Niosi Audrey	Matamoras Borough	\$1.00
Gorbach Boris			
Gorbach Marina	Aminov Mikhail	Dingman Twp	\$1.00
Higgins James C	Marian Abraczinskas		
Higgins Pamela J	Revocable Trust	Dingman Twp	\$547,500.00
Bajana Ivonne			
Mendoza Serna			
Juan Felipe			
Serna Juan Felipe	Alvarez Jamintong F		
Mendoza	Pulido Luz Amanda	Dingman Twp	\$5,000.00
Lumpkin Michael L	Higgins James C		
Lumpkin Jan M	Higgins Pamela	Milford Twp	\$459,000.00
Kovalcik William			
Kovalick Beverly	Yuriy Tymkiv	Dingman Twp	\$14,000.00
Molloy Jennifer	Mikhailov Viktor		
Welnerl Franc	Mikhailova Larissa		
	Kovtun Tatiana	Dingman Twp	\$5,000.00
Casale Louis S Jr	Glodova Helena		
	Levin Julia	Dingman Twp	\$5,000.00
Franco Luis Paz	Martinez Maneino Jose Luis		
	Maneino Jose Luis Martinez	Dingman Twp	\$12,000.00
Tonnesen William S	Dustin R Shares		
Tonnesen Phyllis A	Revocable Trust		
	Agreement 10/03/2024	Dingman Twp	\$635,000.00
Rege George L	Cubas Donaldo Mira	Dingman Twp	\$4,000.00



# Pike County LEGAL JOURNAL

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