

## 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

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF JANE PHILLIPS late of 212 Creek Road, Greentown, Pike County, Pennsylvania (died September 16, 2012), to Alice Gavey, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445; (570) 676-5212.  
11/30/12 • 12/07/12 • **12/14/12**

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### ESTATE NOTICE

ESTATE OF Lahary L. Pittman, Sr., a/k/a Lahary L. Pittman, late of Lehman Township, Pike County, Pennsylvania died March 23,

2012. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Lahary L. Pittman, Jr., of 65 Hess Road, Callicoon, NY 12723. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.  
11/30/12 • 12/07/12 • **12/14/12**

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### IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA 60th JUDICIAL DISTRICT CIVIL ACTION- LAW

**RAYCHARLYN FRANCES  
CORREA KRASULSKI,**  
Plaintiff,

vs.

**JOHN TANELLA AND  
ANGELINA SANTINO,** his  
wife, Defendants.

No. 1455- 2011 CIVIL

**ACTION TO QUIET TITLE  
NOTICE BY LEGAL  
PUBLICATION**

NOTICE TO:  
JOHN TANELLA AND  
ANGELINA SANTINO,  
their heirs and assigns and all  
persons claiming any right, title,

claim or interest to the following described property:

All that certain lot or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, described as follows, to wit:

BEING LOT 178, SECTION B, as shown on a map or plan of Marcel Lake, Inc., entitled "Map Showing Section "B" of Marcel Lake, Inc. Delaware Township, Pike county, Pennsylvania, Scale 1"-110'. Surveyed May, 1962 by Harry F. Schoenagel, R S " recorded with the Recorder of Deeds in Plat Book 3, Page 213;

BEING the same premises described as: All that certain lot or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT 178, SECTION B, as shown on a map or plan of Old Marcel Lake (erroneously referred to as "Marcel Lake Estates") on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 3 at Page 213.

BEING the same lands which the Pike County Tax Claim Bureau by its deed dated December 2, 2010, and recorded in the Pike County Recorder of Deeds Office in Record Book 2352 at Page 1003, granted and conveyed unto Raycharlyn Correa-Krasulski.

TAKE NOTICE THAT Raycharlyn Correa-Krasulski

has filed an Action to Quiet Title in the aforesaid Court as of the above number, averring that she acquired title to the real property described aforesaid by virtue of a certain deed dated December 2, 2010 by the Pike County Tax Claim Bureau, and recorded in the Pike County Recorder of Deeds Office in Record Book 2352 at Page 1003. Plaintiff requests an order declaring Plaintiff to be the legal and equitable owner of the property and ordering the Recorder of Deeds to record an Order awarding fee simple title to Plaintiff. You are hereby notified to file an Answer within twenty (20) days following the date of this publication. If you fail to do so, final judgment may be entered against you, as prayed for in the Complaint.

11/30/12 • 12/14/12

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**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

METLIFE HOME LOANS,  
A DIVISION OF METLIFE  
BANK, N.A.

Plaintiff

vs.

MARY BELL, IN  
HER CAPACITY AS  
ADMINISTRATRIX OF THE  
ESTATE OF WILLIAM D.  
BELL A/K/A WILLIAM  
DANIEL BELL  
WILLIAM MICHAEL BELL,

IN HIS CAPACITY AS  
HEIR OF THE ESTATE OF  
WILLIAM D. BELL A/K/A  
WILLIAM DANIEL BELL

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER WILLIAM D. BELL,  
DECEASED  
Defendants

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
PIKE COUNTY  
No. 1884-2012

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR  
UNDER WILLIAM D. BELL,  
DECEASED

You are hereby notified that on September 26, 2012, Plaintiff, METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PIKE County Pennsylvania, docketed to No. 1884-2012. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 118 OLD SHOHOLA ROAD, A/K/A

LOT 14, 16, & 18 OLD  
ROAD, SHOHOLA, PA  
18458 whereupon your property  
would be sold by the Sheriff of  
PIKE County.

You are hereby notified to  
plead to the above referenced  
Complaint on or before 20 days  
from the date of this publication  
or a Judgment will be entered  
against you.

**NOTICE**

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defenses or objections in  
writing with the court. You are  
warned that if you fail to do so  
the case may proceed without  
you and a judgment may be  
entered against you without  
further notice for the relief  
requested by the plaintiff. You  
may lose money or property or  
other rights important to you.

**YOU SHOULD TAKE  
THIS NOTICE TO YOUR  
LAWYER AT ONCE. IF  
YOU DO NOT HAVE A  
LAWYER, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW. THIS  
OFFICE CAN PROVIDE  
YOU WITH INFORMATION  
ABOUT HIRING A  
LAWYER.**

**IF YOU CANNOT  
AFFORD TO HIRE A  
LAWYER, THIS OFFICE  
MAY BE ABLE TO  
PROVIDE YOU WITH  
INFORMATION ABOUT  
AGENCIES THAT MAY  
OFFER LEGAL SERVICES  
TO ELIGIBLE PERSONS AT**

A REDUCED FEE OR NO FEE.

Notice to Defend:  
Pike County  
Commissioner's Office  
Pike County Administration  
Building  
506 Broad Street  
Milford, PA 18337  
(570) 296-7613

Lawyer Referral Service:  
Pennsylvania Lawyer Referral  
Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

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**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

GREG NORMAN, IN HIS  
CAPACITY AS HEIR OF  
JESSE W. NORMAN, JR,  
DECEASED  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER JESSE W.  
NORMAN, JR, DECEASED  
Defendants

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
PIKE COUNTY  
No. 758-2012

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER JESSE W.  
NORMAN, JR, DECEASED

You are hereby notified  
that on April 10, 2012,  
Plaintiff, WELLS FARGO  
BANK, N.A., filed a Mortgage  
Foreclosure Complaint endorsed  
with a Notice to Defend,  
against you in the Court of  
Common Pleas of PIKE  
County Pennsylvania, docketed  
to No. 758-2012. Wherein  
Plaintiff seeks to foreclose on  
the mortgage secured on your  
property located at 1631 PINE  
RIDGE, BUSHKILL, PA  
18324-9704 whereupon your  
property would be sold by the  
Sheriff of PIKE County.

You are hereby notified to  
plead to the above referenced  
Complaint on or before 20 days  
from the date of this publication  
or a Judgment will be entered  
against you.

**NOTICE**

If you wish to defend, you  
must enter a written appearance  
personally or by attorney and file  
your defenses or objections in

writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

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Milford, PA 18337  
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Lawyer Referral Service:  
Pennsylvania Lawyer Referral  
Service  
Pennsylvania Bar Association  
100 South Street  
P.O. Box 186

Harrisburg, PA 17108  
(800) 692-7375

**NOTICE**

Notice is hereby given that the Court of Common Pleas of Pike County will hold a hearing upon and consider for approval the Petition of the Milford Borough Council for leave to increase the tax rate for general purposes from 30 mills to 35 mills for 2013 in the Pike County Courthouse on December 21, 2012 at 1:30 p.m. All interested persons are invited to attend.  
Lizanne Samuelson,  
Borough Secretary  
John H. Klemeyer, Esquire  
Borough Solicitor

**IN THE COURT OF  
COMMON PLEAS  
OF PIKE COUNTY,  
PENNSYLVANIA  
CIVIL**

**In Re: Petition of the Borough  
of Milford to Increase General  
Funds Taxes Above 30 Mills  
No. 2195-2012**

.....

**AND NOW**, this 4th day of December, 2012, upon consideration of the Petitioner's Petition, it is hereby **ORDERED** that:

- 1) A rule is issued upon any interested party, taxpayer or citizen of Milford Borough to show cause why the Petitioner is not entitled to the relief requested.
- 2) A Hearing shall be held on **December 21st 2012, at 1:30 p.m.**, Pike County Courthouse,

Milford Pennsylvania.

3) Petitioner is hereby **ORDERED** to serve a copy of this Rule and Petition upon all interested parties, taxpayers and citizens by publication one (1) time in the Pike County Dispatch and one (1) time in the Pike County Legal Journal, and file proof of service thereafter.

BY THE COURT:

s/ Hon. Gregory H. Chelak J.  
cc: John H. Klemeyer, Esq.  
Court Administration

**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY  
COMMONWEALTH OF  
PENNSYLVANIA**

IN RE:  
PETITION OF THE  
BOROUGH OF MILFORD  
TO INCREASE GENERAL  
FUNDS TAXES ABOVE 30  
MILLS  
No. 2195 of 2012  
Civil

**PETITION**

The Petitioner herein, by the Borough Solicitor John H. Klemeyer, Esquire hereby enters a Petition as hereinafter set forth, averring as follows:

1. The Petitioner is a body corporate and politic with offices at Catharine Street, Milford, PA 18337.

2. The Borough Code provides in part that: "The Council of the Borough shall have the power, by ordinance, to levy and collect annually, a tax, not exceeding 30 mills for

general Borough purposes, unless the Council by majority action shall, upon due cause shown by resolution, petition the court of common pleas, in which case the court may order a rate of not more than 5 mills additional to be levied.... " 53 P.S. § 46302(a).

3. Expenses for insurance continued to increase in the tax year 2012.

4. Tax receipts for the year 2012 came at budget levels but not enough to cover the shortfall.

5. The total assessed value of real estate in the Borough was decreased.

6. Income from realty transfer tax remained depressed.

7. Fuel costs have increased beyond the expense level of prior years.

8. The Council of the Borough of Milford has attempted to increase its revenues from other sources and has done so to the extent of its legal ability.

9. The Borough residents will be deprived of essential and needed services unless the increase is authorized.

WHEREFORE, THE COUNCIL OF THE BOROUGH OF MILFORD Petitions this Honorable Court to grant leave to the Council to charge 35 mills on assessed value for the tax year 2012 for general fund purposes.

KLEMEYER FARLEY & BERNATHY, LLC

By: s/ John H. Klemeyer,  
Esquire

Attorney for Petitioner  
402 Broad Street

Milford, PA 18337  
570-296-6453  
Atty. ID #17694

**VERIFICATION**

**GREGORY MYER**,  
Borough Treasurer after being  
duly sworn according to law,  
deposes and says that, he or  
she is authorized to execute  
this verification on behalf of  
the responding party and that  
the statements made in the  
attached pleading are true and  
correct according to his or her  
knowledge information and  
belief. This affidavit is made  
pursuant to the penalties of  
18 Pa.C.S. § 4904 relating  
to unsworn falsifications to  
authorities.

s/ GREGORY MYER

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

**CHRISTOPHER L. MADY  
and HEATHER J. PETER  
n/b/m HEATHER J. MADY,  
his wife, Plaintiffs,**

v.

**FRANK CARRABA,  
EXECUTOR OF OF THE  
ESTATE OF JAMES C.  
ROSE, THOMAS JACKSON  
ELLIOTT, FIDUCIARY  
OF THE ESTATE OF  
VIRGINIA ELLIOTT, And  
BARRIER AUNG, INC.,  
Defendants.**

**NO.: 266-2011-Civil  
ACTION TO QUIET TITLE**

.....

**NOTICE TO DEFEND**

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  
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TELEPHONE THE OFFICE  
SET FORTH BELOW TO  
FIND OUT WHERE YOU  
CAN GET LEGAL HELP.**

Pike County  
Commissioners' Office  
Pike County  
Administration Building  
506 Broad Street  
Milford, PA 18337  
(570) 296 - 7613

**IN THE COURT OF  
COMMON PLEAS  
PIKE COUNTY,  
PENNSYLVANIA**

**60th JUDICIAL DISTRICT**

**CHRISTOPHER L. MADY  
and HEATHER J. PETER  
n/b/m HEATHER J. MADY,  
his wife, Plaintiffs,  
v.  
FRANK CARRABBA,  
EXECUTOR OF THE  
ESTATE OF JAMES C.  
ROSE, THOMAS JACKSON  
ELLIOTT, FIDUCIARY  
OF THE ESTATE OF  
VIRGINIA ELLIOTT, and  
BARRIER AUNG, INC.,  
Defendants.**

**NO.: 266-2011-Civil  
ACTION TO QUIET TITLE  
.....**

**COMPLAINT**

***AND NOW COME*** the

Plaintiffs, Christopher L. Mady and Heather J. Peter n/b/m Heather J. Mady, by and through their attorney, Eric L. Hamill, Esquire, and bring this Action to Quiet Title to certain real estate hereinafter described against the Defendants, Frank Carrabba, Executor of the Estate of James C. Rose, Estate of Virginia Elliott and Barrier Aung, Inc., and avers the following:

1. That the Plaintiffs, Christopher L. Mady and Heather J. Peter n/b/m Heather J. Mady, his wife, are adult individuals with a mailing address of 119 Rose Lane, Matamoras, Pennsylvania 18336.

2. That Defendant, Frank Carrabba, Executor of the Estate of James C. Rose, has a last

known mailing address of 100 Hamilton Plaza, Paterson, New Jersey.

3. That Defendant, Thomas Jackson Elliott, Fiduciary of the Estate of Virginia Elliott, has a last known mailing address of 43 Mark Twain Road, Asheville, North Carolina 28806.

4. That Defendant, Barrier Aung, Inc., is a non-profit corporation duly organized and existing under and by virtue of the laws of the State of New Jersey, with its address at 506 East Ridgewood Avenue, Ridgewood, New Jersey 07450.

5. That the Plaintiffs, Christopher L. Mady and Heather J. Peter n/b/m Heather J. Mady, his wife, are the owners in fee and are in possession of certain premises being bounded and described as follows:

**ALL THAT CERTAIN** lot or parcel of land, situate in Westfall Township, County of Pike, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

**POINT OF BEGINNING** being located South 38 degrees 51 minutes West 100 feet from the edge of a certain road known as "Rose Lane" and being a common corner with Lot No. 1 of lands owned by Declarants as is more particularly described in a certain deed from Theodore C. Strouse, et ux dated May 21, 1970 to Declarants, as recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book



235 at page 420; thence from said point of beginning running South 38 degrees 51 minutes West 100 feet; South 51 degrees 19 minutes East 100 feet; North 38 degrees 51 minutes East 100 feet and, running along the common bound with the aforesaid lands of Declarants, South 51 degrees 19 minutes East 100 feet to the Point and Place of BEGINNING.

6. That Jean Troutman, Trustee under the Jean Troutman Living Trust dated October 27, 2004, conveyed by Deed dated September 23, 2008 to Christopher L. Mady and Heather J. Peter, recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Book 2289 and page 1825.

7. That the Defendants were possible title holders at such time as the property was acquired by adverse possession by Plaintiffs' predecessors in interest as form in the Statement of Adverse Possession attached hereto and incorporated herein by reference as Exhibit "A".

8. That the Plaintiffs acquired title to the real property described in Paragraph 3 aforesaid by virtue of a Quit Claim Deed dated September 23, 2008 from Jean Troutman, Trustee under the Jean Troutman Living Trust dated October 27, 2004 to Christopher L. Mady and Heather J. Peter and recorded in the Office of the Recorder of Deeds in and for Pike County in Record Book 2289 at Page 1825 and filed on October 10, 2008.

9. That this Action to Quiet Title is founded upon statutory authority, as set forth under the Act of May 16, 1919, P.L. 180, as amended and by Rules 1061 - 1067, inclusive, of the Pennsylvania Rules of Civil Procedure.

**WHEREFORE**, the Plaintiffs pray that it be ordered, adjudged and decreed as follows:

(a) That on September 23, 2008, Christopher L. Mady and Heather J. Peter n/b/m Heather J. Mady became the owners in fee simple of a certain parcel of real property as is more particularly described in their Quit Claim Deed recorded in Record Book 2289 at page 1825 and filed on October 10, 2008.

(b) That the title of said Christopher L. Mady and Heather J. Peter n/b/m Heather J. Mady acquired by virtue of the Quit Claim Deed described in subparagraph (a) above, be adjudicated and decreed valid and indefensible against all rights and claims whatsoever which may be asserted by the Defendants, and that any right, lien, title, claim or interest of the said Defendants set forth herein shall be forever barred; and that any claim of the Defendants, their successors, heirs and assigns, for title or possession shall not be asserted and the title of the Plaintiffs shall be adjudicated and decreed valid and indefensible as against all persons.

Respectfully submitted,  
Eric L. Hamill, Esquire

Attorney for Plaintiffs  
501 Broad Street, Suite 3  
Milford, Pennsylvania 18337  
(570) 296-6574

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IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY

CIVIL ACTION - LAW  
JURY TRIAL DEMANDED  
NO. 1643 – 2011 - CIVIL  
MAX E. GONZALEZ, and  
ZOILA MOSQUERA DE  
GONZALEZ, His Wife  
Plaintiffs

vs.

JENNIFER PORCORO and  
ELIZABETH TOSCANO,  
a/k/a ELIZABETH  
PORCORO  
Defendants

### NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take certain action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by an 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(s). You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS**

**PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Pa. Lawyer Referral Service  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone 1-800-692-7375

North Penn Legal Services, Inc.  
10 N. Tenth Street  
Stroudsburg, PA 18360  
Telephone: (570) 424-5338

Pike County Bar Association  
P.O. Box 183  
Milford, PA 18337  
Telephone: (570) 296-4070

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