
LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the Estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said Estates are requested to present the same without delay and all persons indebted to said Estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

Estate of JANET YOUNG late of the Township of Dingman, Pike County, Pennsylvania, died on June 10, 2015.

LETTERS OF ADMINISTRATION in the above-named estate having been granted to the undersigned, who requests all persons indebted to the estate to make immediate payment and those having claims against the Estate are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of PIKE County, 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.

Simone N. Thomas, Executrix
c/o Lara Anne Dodsworth, Esq.
115 Steele Lane, Suite 1
Milford, Pennsylvania 18337
12/04/15 • 12/11/15 • **12/18/15**

EXECUTOR NOTICE

Estate of Joy Ann Mosteller, deceased, late of Pike County, Pennsylvania, 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: Roger A. Mosteller, Executor, 107 Kitty Harker Road, Dingmans Ferry, PA 18328.
12/04/15 • 12/11/15 • **12/18/15**

ESTATE NOTICE

Estate of William John Brewster, Deceased, late of Milford, Pike County, Pennsylvania. Letters Testamentary have been granted to the below Executrix, who requests all persons having claims or demands against the estate of the decedent to make known the same, and all persons indebted to the decedent to make payments without delay to:
Executrix: Patricia Ann Brewster
Estate of William John Brewster
c/o Fitzpatrick Lentz & Bubba, P.C.
4001 Schoolhouse Lane
P.O. Box 219
Center Valley, PA 18034-0219

or to her attorney at the above address.

12/04/15 • 12/11/15 • **12/18/15**

EXECUTOR NOTICE

Estate of JOSEPH A. STALZER a/k/a JOSEPH STALZER, late of Lackawaxen Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: Kristi G. Macias, 10813 N E Broadway Street, Portland, OR 97220; Attorney for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431. 12/11/15 • **12/18/15** • 12/25/15

ESTATE NOTICE

Estate of Timothy J. Kunis, late of Milford, Pike County, Pennsylvania. Letters of Administration on the above estate having been granted to Elizabeth Kunis, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337. 12/11/15 • **12/18/15** • 12/25/15

ESTATE NOTICE

Notice is hereby given, that Letters Testamentary have been granted to Rachel A. Fearon, Executrix of the Estate of Carolyn J. Fearon a/k/a Carolyn Jean Fearon, late of Pike County, Pennsylvania who died on

September 29, 2015. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Rachel A. Fearon c/o Mark R. Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431. **12/18/15** • 12/25/15 • 01/01/16

**In The Court of Common Pleas
Pike County
Civil Action – Law
No. 2013-02040
Notice of Action in
Mortgage Foreclosure**

Bank of America, N.A., Plaintiff vs. Unknown Heirs of William Alfieri, Deceased, Joseph Alfieri, Solely in His Capacity as Heir of William Alfieri, Deceased & Marianne Alfieri, Solely in Her Capacity as Heir of William Alfieri, Deceased, Mortgagor and Real Owner, Defendants To: Unknown Heirs of William Alfieri, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 128 Glen Drive Shohola, PA 18458. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Bank of America, N.A., has 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. 2013-02040, wherein Plaintiff seeks to

foreclose on the mortgage secured on your property located, 128 Glen Drive, Shohola, PA 18458, whereupon your property will be sold by the Sheriff of Pike County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the 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 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. 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. Pike County Commissioners Office, 506 Broad St., Milford, PA 18337, 570-296-7613. Alyk Ofazian, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence

Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

**CIVIL ACTION LAW
COURT OF
COMMON PLEAS
PIKE COUNTY**

Number 739-2015-civil
OneWest Bank N.A.

v.

Michael R. Grimes, Known Surviving Heir of Susan H. Grimes, John G. Grimes, Known Surviving Heir of Susan H. Grimes, Theresa O. Pilkerton, Known Surviving Heir of Susan H. Grimes, Virginia M. Sanderson, Known Surviving Heir of Susan H. Grimes, Laura H. Hewitt, Known Surviving Heir of Susan H. Grimes, Susan M. Radice, Known Surviving Heir of Susan H. Grimes, Patricia E. Grimes, Known Surviving Heir of Susan H. Grimes, and Unknown Surviving Heirs of Susan H. Grimes
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY TO: Unknown Surviving Heirs of Susan H. Grimes

Your house (real estate) at **109 Village Lane a/k/a 2839 Hemlock Farms, Hawley, Pennsylvania 18428** is scheduled to be sold at Sheriff's Sale on **April 20, 2016 at 11:00 a.m.** in the Pike County Administration Building, 506 Broad Street, Milford, Pennsylvania to enforce the court judgment of \$193,691.52 obtained by OneWest Bank N.A. against you.

**NOTICE OF
OWNER'S RIGHTS**

**YOU MAY BE ABLE TO
PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to OneWest Bank N.A. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE
ABLE TO SAVE
YOUR PROPERTY
AND YOU HAVE
OTHER RIGHTS**

**EVEN IF THE SHERIFF'S
SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside

the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER**

AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

LAWYER REFERRAL SERVICE

ASSOCIATION DE LICENCIADOS

**Commissioners Office
Pike County**

Administration Building

506 Broad Street

301 Main Street

Milford, Pennsylvania 18337

(570) 296-7613

McCABE, WEISBERG & CONWAY, P.C.

Attorneys for Plaintiff

123 S. Broad St., Ste. 1400,

Phila., PA 19109, 215-790-1010

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

IN RE: PETITION OF THE BOROUGH OF MILFORD TO INCREASE GENERAL FUNDS TAXES AND ABOVE 30 MILLS

No. 1775-2015

.....

ORDER

AND NOW, this 16th day of December, 2015, 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 23rd, 2015, at 10:00 a.m.**, Main Courtroom, of the John Street Complex of the 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. Notice shall also be posted at the Milford Borough Building.

BY THE COURT:

s/Hon. Joseph F. Kameen, P.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. 1775-2015
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 2015.
4. Tax receipts for the year 2015 came at budget levels but not enough to cover the shortfall.

5. The total assessed value of real estate in the Borough was again 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 2016 for general fund purposes.

KLEMEYER, FARLEY &
BERNATHY, LLC
s/ John H. Klemeyer, Esquire
Borough Solicitor
402 Broad Street
Milford, PA 18337
570-296-6453
Atty. ID #17694
