

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. IX ♦ MILFORD PA ♦ FEBRUARY 17, 2017 ♦ NO. 08



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THE PIKE COUNTY BAR ASSOCIATION
WISHES EVERYONE
A SAFE AND WARM WINTER SEASON

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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

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

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

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

*Cover illustration by Bruce Frank, a renowned local artist commissioned by the United States Military Academy at West Point. He has achieved success for his pen and ink illustrations of local and historic structures. See Bruce Frank's ad on page 4 for more details.

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



On Monday, February 27th, 2017 the Pike County Bar Association will hold its first meeting of the 2017 year at Apple Valley Restaurant in Milford, PA. We look forward to a new year and new projects. Thank you for all your support throughout 2016. We had a memorable year.

PRICING & RATES

Notice Pricing

One time Insertions

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

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$5 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per year

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

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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

Sheriff

Phil Bueki

District Attorney

Raymond Tonkin, *Esq.*

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

Denise Fitzpatrick

Court Administrator

Samantha Venditti, *Esq.*

Chief Public Defender

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

Commissioners

Matthew M. Osterberg, *Chairman*
 Richard A. Caridi, *Vice-Chairman*
 Steve Guccini, *Esq.*

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
 Gail Sebring
 Missi Strub

PEMA

Tim Knapp

EVENTS

Pike County Bar Association Meeting Apple Valley Restaurant
104 US-6, Milford, PA 18337
Apple Valley phone number:
(570) 296-6831
Monday, February 27th
12:00 noon



ALL
Framed Prints
\$20
or less!

For a complete catalogue of prints & prices, send a self-addressed, stamped envelope to:

Bruce Frank's
Pike County Mini Prints
P.O. Box 32
Milford, PA 18337

Pike County Mini Prints

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PRICES**

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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, FEBRUARY 20, 2017

- **No Events Listed**

TUESDAY, FEBRUARY 21, 2017

- 09:00 AM Docket #: 501 & 502-2016
Commonwealth of PA vs. Shannon Messersmith
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM Docket #: 448-2016
Commonwealth of PA vs. Maurice Johnson
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Peter J. Quigley, Esq.
- 09:00 AM Docket #: 498-2014
Commonwealth of PA vs. Cheryl Crawford
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 493-2015
Commonwealth of PA vs. Nikolai Naumov
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 622-2015
Commonwealth of PA vs. Rose M. Defebo
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 2016-2016
Commonwealth of PA vs. Francis Knoll
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 560-2016
Commonwealth of PA vs. Matthew Stillwagon
Sentencing -

- *Plaintiff Attorney: District Attorney*
Defense Attorney: Robert Bernathy, Esq.
09:00 AM Docket #: 658-2016
Commonwealth of PA vs. Christopher Kelly
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 404-2016
Commonwealth of PA vs. Kelly Lockwood
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 478-2016
Commonwealth of PA vs. Jacob Singer
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM Docket #: 328-2016
Commonwealth of PA vs. Brandon Denniston
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM Docket #: 437-2016
Commonwealth of PA vs. Ronald Sovik
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 113-2016
Jean Kelly vs. Allstate Insurance Company
Hearing - Pl Motion Determination of Sanctions and Discovery
Plaintiff Attorney: Derek B. Smith, Esq.
Defense Attorney: Allan D. Goulding, Jr., Esq.
- 09:00 AM Docket #: 269 & 582-2016
Commonwealth of PA vs. Staci Clark
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michelle Fioravanti, Esq.

- 09:00 AM Docket #: 513-2016
Commonwealth of PA vs. Morgan Andreas
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jair Novajosky, Esq.
- 09:00 AM Docket #: 380-2016
Commonwealth of PA vs. Kevin Delonas
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 59-2016
Commonwealth of PA vs. Joseph Asselta
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 09:00 AM Docket #: 642-2016
Commonwealth of PA vs. Rebecca Cavezza
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 101-2016
Commonwealth of PA vs. Tina Hand
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:00 AM Docket #: 547-2016
Commonwealth of PA vs. Clifford Hall
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:00 AM Docket #: 277-2015
Commonwealth of PA vs. Randolph Scott
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 09:00 AM Docket #: 685-2016
Commonwealth of PA vs. Marcus Vandunk
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:00 AM Docket #: 310-2016
Commonwealth of PA vs. Patrick Niedzwiecki
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 09:00 AM Docket #: 596-2015
Commonwealth of PA vs. Zachary Gogolen
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 09:00 AM Docket #: 638-2014
Commonwealth of PA vs. Elishu Eli
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 09:00 AM Docket #: 652-2016
Commonwealth of PA vs. Holly Daletto
Hearing - Commonwealth Motion to Revoke/Increase Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 09:00 AM Docket #: 1856-2015
Joseph Mangino vs. Gina Caccavale-Mangino
Hearing - Plaintiffs Praecipe for Hearing
Plaintiff Attorney: Ashley G. Zimmerman, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 670-2016
Commonwealth of PA vs. Daniel McElnea
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: John P. Campo, Esq.
- 10:00 AM Docket #: 544-2011
Commonwealth of PA vs. Teline Cole
Bench Warrant Return -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 684-2016
Commonwealth of PA vs. Jonathan Swift
Arraignment & Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 10:00 AM Docket #: 548-2016
Commonwealth of PA vs. Nancy Sandoval
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.

- 10:00 AM Docket #: 727-2016
Commonwealth of PA vs. Catherine Marro
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 88-2013
Commonwealth of PA vs. Aryeh Goodman
Hearing - Pet Motion for Clarification of Sentence
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 719-2016
Commonwealth of PA vs. Michael Kelly
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 489-2016
Commonwealth of PA vs. Aaron Schwino
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 588-2016
Commonwealth of PA vs. Joshua Novello
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 93-2015
Commonwealth of PA vs. Timothy Keys
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 678-2016
Commonwealth of PA vs. Jerome Johnson
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 224-2016
Commonwealth of PA vs. Justine Henderson
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 650-2016
Commonwealth of PA vs. Dylan Engels
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 281-2013
Commonwealth of PA vs. William Derosa
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 9-2017 MD
Commonwealth of PA vs. Vincent M. Fantasia
Hearing - Commonwealth Motion for Bail Revocation
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 170-2016
Commonwealth of PA vs. Joseph Evans
Hearing - Commonwealth Motion to Revoke/Increase Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 15-2017
Commonwealth of PA vs. Michael Edmund Smith
CAPS -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 496-2013
Commonwealth of PA vs. Wayne Brent
Hearing - Motion for Reconsideration of Sentence
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Cbesar, Esq.
- 10:00 AM Docket #: 562-2015
Commonwealth of PA vs. Michael Allen Ray, Jr.
Hearing - Application for Bail Piece
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 390-2016
Commonwealth of PA vs. William Ross
Hearing - Def Mtn to Modify Terms/Cond of Prob & Parole
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 723-2016
Commonwealth of PA vs. Caitlin Hulse

- Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Jair Novajosky, Esq.
- 10:00 AM Docket #: 212-2015 & 204-2016
Commonwealth of PA vs. David Ross
 Hearing - Mtn for Recon/ Modification of Sentence
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 10:00 AM Docket #: 572-2015
Commonwealth of PA vs. Cassandra Negron
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 10:00 AM Docket #: 309-2016
Commonwealth of PA vs. Michael Kelly
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
 - 10:00 AM Docket #: 461-2013
Commonwealth of PA vs. Joanne Roesch
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
 - 10:00 AM Docket #: 90-2016 MD
Commonwealth of PA vs. Amber Wilson
 Indirect Criminal Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:15 AM Docket #: 2-2017 OA
In Re: Adoption of GLG
 Adoption Hearing -
Plaintiff Attorney:
Defense Attorney:
 - 11:00 AM Docket #: 25-2017
Aaron Boyd vs. Leona Stancil
 Custody Conference -
Plaintiff Attorney:
Defense Attorney:
 - 11:00 AM Docket #: 436-2016
Vincent Barbato vs. Demary Claudio
 Hearing - Plaintiff Pet for Contempt & Modification of Custody
Plaintiff Attorney: Christie Bower, Esq.
 - 01:30 PM Docket #: 190-2013
Maria Lubischer vs. Stephen Martini
 Custody Hearing -
Plaintiff Attorney:
Defense Attorney:
 - 01:30 PM Docket #: 138-2017
Palmyra Township vs. Joseph P. Moser
 Hearing - Plaintiff Petition Preliminary Injunction
Plaintiff Attorney: R. Anthony Waldron, Esq.
Defense Attorney:
 - 01:30 PM Docket #: 59-2016
In Re: MJV
 Disposition Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 02:30 PM Docket #: 710-2016
Bryan Galluccio vs. Michael Shevlin & Charlene Shevlin
 Custody Conference - Review
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Thomas Mincer, Esq.
- WEDNESDAY, FEBRUARY 22, 2017**
- 09:30 AM Docket #: 1615-2016
Kaitlyn Farina vs. Bradley Powell
 Custody Conference -
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney:
 - 11:00 AM Docket #: 24-2017
Jessica Clark vs. Jason Rossi
 Custody Conference -
Plaintiff Attorney:
Defense Attorney:
 - 11:00 AM Docket #: 1409-2015
Patricia C. Nagy vs. James F. Nagy
 Hearing - Plaintiff Petition for Special Relief
Plaintiff Attorney: Steven Guccini, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
 - 11:00 AM Docket #: 1409-2015
Patricia C. Nagy vs. James F. Nagy
 Hearing - Plaintiffs Pet. to Share Postsecondary Ed. Expense
Plaintiff Attorney: Steven Guccini, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
 - 11:00 AM Docket #: 1409-2015
Patricia C. Nagy vs. James F. Nagy

Hearing - Defendants Petition for Special Relief

Plaintiff Attorney: Steven Guccini, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.

- 01:30 PM Docket #: 1509-2015

Daniel Reece vs. Jessie Reece

Review Hearing -

Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Corey Kolcharno, Esq.

- 01:30 PM Docket #: 31-2015 DP

In RE: AN

Permanency Review -

Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney: Mark Moulton, Esq., Thomas Mincer, Esq., James Baron, Esq.

- 01:30 PM Docket #: 5-2016 DP

In Re: JC

Permanency Review -

Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney: Mark Moulton, Esq. GAL, Amanda Chesar, Esq., Lindsey Collins, Esq.

- 01:30 PM Docket #: 30-2015 DP

In Re: AMW

Permanency Review -

Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney: Mark Moulton, Esq., Thomas Mincer, Esq., James Baron, Esq.

- 01:30 PM Docket #: 12-2016 DP

In Re: DE

Permanency Review -

Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq. GAL, Amanda Chesar, Esq., Lindsey Collins, Esq.

- 01:30 PM Docket #: 13-2016 DP

In Re: BE

Permanency Review -

Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq. GAL, Amanda Chesar, Esq., Lindsey Collins, Esq.

THURSDAY, FEBRUARY 23, 2017

- 09:00 AM Docket #: 1335-2016

William C. Spanton vs.

Elizabeth A. Howe

Hearing - Plaintiff Expedited Hearing on Temporary Custody

Plaintiff Attorney: Tammy Lee Clause, Esq.
Defense Attorney:

- 01:30 PM Docket #: 164-2017

Borough of Milford vs.

Jenna L. VanHorn

Hearing - Pl Pet for Prelim Injunction

Plaintiff Attorney: R. Anthony Waldron, Esq.
Defense Attorney:

- 01:30 PM Docket #: 1030-2016

Ryan Mitschele vs.

Amanda Mitschele

Divorce Master Hearing -

Plaintiff Attorney: Tammy Clause, Esq.
Defense Attorney: Tulio DeLuca, Esq.

FRIDAY, FEBRUARY 24, 2017

- 09:00 AM Docket #: 40276-2015

Susan McCarthy vs.

Michael McCarthy

Violation of Probation -

Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 40326-2014

Jennifer Smith vs. Craig Dick

Violation of Probation -

Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 40066-2016

Pike Co C and Y vs.

Jeannette Garcia

Support Contempt Hearing -

Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 40418-2011

Tracey Eaton vs. Daniel R. Gordon

Support Contempt Hearing -

Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 40065-2010

Lisa Horvay vs. Jesse James

Support Contempt Hearing -

Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 40096-2012

Coral R. Guzi-Kirsch vs.

Jesse James

Support Contempt Hearing -

Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 40266-2010

Jenna Clare vs. Anthony C. Perez

Support Contempt Hearing -

Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 40140-2012
Rachel M. Scarpa vs.
William D. Reeve
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40012-2013
Therese Sierra vs. Jose A. Sierra
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:30 AM Docket #: 1030-2016
**Ryan Mitschele vs.
Amanda Mitschele**
Divorce Master Hearing -
Plaintiff Attorney: Tammy Clause, Esq.
Defense Attorney: Tulio DeLuca, Esq.
- 01:30 PM Docket #: 40288-2016
**Michele E. Petersen vs.
Ralph E. Petersen**
De Novo Support Hearing -
Plaintiff Attorney: Amanda Chesar, Esq.
Defense Attorney: Thomas Farley, Esq.
- 01:30 PM Docket #: 40146-2007
**Carmen J. Patti, Jr. vs.
Julie Genovesi**
De Novo Support Hearing -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 40296-2016
**James R. Bacchiocchi vs.
Michelle A. Zoltek**
De Novo Support Hearing -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 40280-2016
**Abraham U. Flores vs.
Linda L. Flores**
De Novo Support Hearing -
Plaintiff Attorney:
Defense Attorney:

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.

EXECUTOR'S NOTICE

ESTATE OF Ettore Garbolino, late of Lackawaxen Township, Pike County, Pennsylvania, deceased.

Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to
Wendy Garbolino
1047 Towpath Road
Hawley, PA 18428
Executrix
02/03/17 • 02/10/17 • **02/17/17**

EXECUTORS NOTICE

Estate of Morris R. Brooke late of Lackawaxen, Pike County, Pennsylvania, deceased.
Letters Testamentary on the above estate having been granted to the undersigned, all persons

indebted to said estate are requested to make payment and those having claims to present same, without delay to Timothy S. Brooke, 306 Powderhorn Rd., Fort Washington, PA 19034 or Christopher M. Brooke, 624 Creek Lane, Flourtown, PA 19031.

02/10/17 • 02/17/17 • 02/24/17

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF BELLA SMITH late of 383 Roemerville Road, Greentown, Pike County, Pennsylvania (died January 6, 2017), to Susan Mary Frisbie, as 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.

02/10/17 • 02/17/17 • 02/24/17

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted on the Estate of Frederic W. Grannis Sr. a/k/a Frederic Winslow Grannis Sr. by the Register of Wills of Pike County, PA, to Mary Arosemena a/k/a Mary Arosemena-Ruiz. All persons having claims against the estate are requested to make them in writing without delay, and all persons indebted to the estate to make payment to the Executrix. Mary Arosemena a/k/a

Mary Arosemena- Ruiz,
Executrix
c/o Timothy B. Fisher II,
Esquire
FISHER & FISHER
LAW OFFICES LLC
525 Main Street
PO Box 396
Gouldsboro, PA 18424
(570) 842-2753

02/10/17 • 02/17/17 • 02/24/17

EXECUTRIX NOTICE

Estate of FARRINGTON CHAUNCEY CASE a/k/a FARRINGTON C. CASE a/k/a FARRINGTON CASE, late of Lackawaxen Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: Dorothy Ann Case, 464 Welcome Lake Rd, Beach Lake, PA 18405; ATTORNEY for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.

02/17/17 • 02/24/17 • 03/03/17

ESTATE NOTICE

Estate of James Carroll, late of Milford, Pike County, Pennsylvania. Letters of Administration on the above estate having been granted to Heidi Burgener, 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.

02/17/17 • 02/24/17 • 03/03/17

ESTATE NOTICE

Estate of Manuel Becker, late of Lackawaxen, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Kristine Bellerud, 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.

02/17/17 • 02/24/17 • 03/03/17

**PUBLIC NOTICE
NAME CHANGE**

Notice is hereby given that on November 10, 2016, the Petition of Attila Z. Teleky was filed in the Court of Common Pleas, Pike County, Pennsylvania, petitioning for an Order to Change the name of Attila Z. Teleky to David Christian Teleky. The Court has ordered February 28, 2017 at 9 a.m. at the John Street Complex Courtroom, Milford, Pennsylvania, as the time and place for the hearing of said Petition.

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

March 15, 2017

BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 155-2015r SUR JUDGEMENT NO. 155-2015 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 vs Opheil Richardson and Michelle Richardson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 155-2015 CIVIL Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 v.

Opheil Richardson
Michelle Richardson
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being
32 Bluebird Lane, Bushkill, PA 18324
Parcel No. 182.03-01-06
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$202,795.03
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ophel Richardson
and Michelle Richardson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$202,795.03,
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 Ophel
Richardson and Michelle
Richardson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$202,795.03 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
202-2016r SUR JUDGEMENT
NO. 202-2016 AT THE
SUIT OF Lakeland Bank
vs Peter Kotsos and Lisa
Kotsos DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF GREENE, COUNTY OF PIKE, STATE OF PENNSYLVANIA. A LEGAL DESCRIPTION OF THE PROPERTY IS CONTAINED IN THE OWNERS' DEED WHICH IS RECORDED IN THE PIKE COUNTY CLERK OR REGISTER'S OFFICE IN DEED BOOK 2272 ON PAGE 978 AND IS ALSO KNOWN AS PARCEL NOS, 101.00-01-29.003 - CONTROL/ACCOUNT #110276, and 101.00-01-29.002-CONTROL/ACCOUNT #110770 ON THE MAPS OF THE TAX ASSESSOR OF GREENE TOWNSHIP. BEING the same premises which Joseph C. Hartman and Kathleen J. Hartman, his wife by deed dated March 25,2008 and recorded in the Pike County Recorder of Deeds Office on April 7, 2008 in deed book 2272, page 978, granted and conveyed to Peter Kotsos and Lisa Kotsos, his wife, in fee. BEING Parcel Numbers 101.00-01-29.003 and 101.00-01-29.002 The Real Property or its address is commonly known as 117 Creamery Road, Township of Greene, PA 18426. Property is an improved commercial dwelling.

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter Kotsos and Lisa Kotsos DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$302,174.14, 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 Peter Kotsos and Lisa Kotsos DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$302,174.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA

Berger Law

11 Elliott Avenue, Ste. 100

Bryn Mawr, PA 19010

02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 250-2016r SUR JUDGEMENT NO. 250-2016 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates vs Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas E. Schwenzer, Deceased and Theresa Potsel, Known Heir of Thomas E. Schwenzer, Deceased and Thomas E. Schwenzer, Jr., Known Heir of Thomas E. Schwenzer, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF DELAWARE, PIKE COUNTY, PENNSYLVANIA, DESCRIBED AS FOLLOWS: LOT NO.4, BLOCK W-1507, PLAN OF LOTS AT WILD ACRES, SECTION 15, DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, DATED FEBRUARY 2, 1972 BY JOSEPH D. SINCAVAGE, MONROE ENGINEERING, INC., STROUDSBURG, PA, PIKE COUNTY MAP BOOK 12, PAGE 105, RE-RECORDED FEBRUARY 7, 1975. HAVING THEREON ERECTED A DWELLING KNOWN AS 4 HIGH RIDGE ROAD, DINGMANS FERRY, PA.

Tax ID: 168.04-08-55 BEING THE SAME PREMISES which Michael J. Jack and Debra K. Jack, his wife, by Deed Dated 6/25/2003 and Recorded 6/28/2004, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2054, Page 367, Instrument # 200400011629, granted and conveyed unto Thomas E. Schwenzer.

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 Thomas E. Schwenzer, Deceased and Theresa Potsel, Known Heir of Thomas E. Schwenzer, Deceased and Thomas E. Schwenzer, Jr., Known Heir of Thomas E. Schwenzer, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,741.37, 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

Thomas E. Schwenzer, Deceased and Theresa Potsel, Known Heir of Thomas E. Schwenzer, Deceased and Thomas E. Schwenzer, Jr., Known Heir of Thomas E. Schwenzer, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,741.37 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 275-2013r SUR JUDGEMENT NO. 275-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Dina Bartleson and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain piece of parcel of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a set iron pin corner on the Township Road # 343 right-of-way line said corner being common to the lands of, now or formerly of Leroy Guccini as described in Pike County Record Book 1892, Page 2474;

Thence along said right-of-way line the following two (2) courses and distances:

1. North 46 degrees 44 minutes 47 seconds West 201.65 feet to a set iron pin corner;

2. North 51 degrees 04 minutes 39 seconds West 141.54 feet to a set iron pin corner;

Thence leaving said right-of-way line and passing through the lands now or formerly of the Grantor the following two (2) courses and distances:

1. North 38 degrees 58 minutes 6 seconds East 285.38 feet to a set iron corner;

2. South 49 degrees 49 minutes 17 seconds East 395.25 feet to a set iron pin corner on the line of lands now or formerly of Guccini;

Thence along said lands South 49 degrees 10 minutes 7 seconds West 296.68 feet to the point of BEGINNING.

CONTAINING 105,724 square feet or 2.43 acres, be the same more or less.

BEING 301 Lake Russell Road Newfoundland, PA 18445
BEING Parcel Number

153.00-01-03.003

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dina Bartleson and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,114.87, 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 Dina Bartleson and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$188,114.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
280-2016r SUR JUDGEMENT
NO. 280-2016 AT THE
SUIT OF Wells Fargo Bank,
NA s/b/m to Wachovia Bank,
National Association vs The
Pollino Living Trust, Dated
Februaru 12, 2001, Tina
Mcconnell, in her capacity as
Trustee of The Estate of Dorothy
Pollino aka Dorothy L. Pollino,
Kathleen Pollino, in her capacity
as Beneficiary of The Estate of
Dorothy Pollino aka Dorothy
L. Pollino DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 280-2016
Wells Fargo Bank, N.A. s/b/m
to Wachovia Bank, National
Association
v.
THE POLLINO LIVING
TRUST, DATED
FEBRUARY 12, 2001 TINA
MCCONNELL, in her capacity
as Successor Trustee of THE
POLLINO LIVING TRUST,
DATED FEBRUARY 12, 2001
KATHLEEN POLLINO, in
her capacity as Beneficiary of
THE POLLINO LIVING
TRUST, DATED FEBRUARY
12, 2001
owner(s) of property situate in
WESTFALL TOWNSHIP,
PIKE County, Pennsylvania,
being
107 Pear Court, Matamoras, PA
18336-2338
Parcel No. 067.03-01-16 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$119,176.88
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
The Pollino Living Trust,
Dated February 12, 2001, Tina
Mcconnell, in her capacity
as Trustee of The Estate of
Dorothy Pollino aka Dorothy
L. Pollino, Kathleen Pollino,

in her capacity as Beneficiary of The Estate of Dorothy Pollino aka Dorothy L. Pollino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$199,176.99, 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 The Pollino Living Trust, Dated February 12, 2001, Tina Mcconnell, in her capacity as Trustee of The Estate of Dorothy Pollino aka Dorothy L. Pollino, Kathleen Pollino, in her capacity as Beneficiary of The Estate of Dorothy Pollino aka Dorothy L. Pollino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$199,176.99 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 284-2016r SUR JUDGEMENT NO. 284-2016 AT THE SUIT OF Deutsch Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-1 vs Theresa Hercules, Jude Hercules and Marsha Burton DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the

Township of Lehman, County of Pike and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Lot No. 16, of The Glen at Tamiment Subdivision, as set forth on certain plat maps prepared by R.K.R. Hess Associates, and entitled "Final Plan, Phase I, The Glen at Tamiment", recorded in the Office of the Recorder of Deeds, in and for Pike County, Pennsylvania, in Plat Book No. 24, at Pages 74 thru 77 and Revised Maps of The Glen at Tamiment, Phase I, recorded on March 9, 1987, in Plat Book 24, at Pages 154 thru 157.
BEING THE SAME PREMISES which J and S Development, LLC, by Deed Dated 1/7/2005 and Recorded 1/20/2005, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2091, Page 207, Instrument # 200500001112, granted and conveyed unto Theresa Hercules, single and Marsha Burton, single and Jude Hercules, single.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theresa Hercules, Jude Hercules and Marsha Burton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$244,941.20, 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 Theresa Hercules, Jude Hercules and Marsha Burton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$244,941.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
364-2016r SUR JUDGEMENT
NO. 364-2016 AT THE SUIT
OF Ocwen Loan Servicing, LLC
vs Jamie L. Vanduzer and Jason
K. Vanduzer DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THT CERTAIN lot,
parcel or piece of ground situate
in the Township of Delaware,
County of Pike, and State of
Pennsylvania, being Lot No.
953, Section No. 14 as shown
on map entitled subdivision of
Section 14, Pocono Mountain
lake Forest Corporation, on
file in the Recorder's Office at
Milford, Pennsylvania in Plot
Book No. 10, Page 70.
BEING KNOWN AS: 129
Cherokee Trail, Dingmans
Ferry, PA 18328
PROPERTY ID NO.:
149.03-01-28/02-0-026796
TITLE TO SAID PREMISES
IS VESTED IN Jason K. Van
Duzer and Jamie L. Van Duzer,
his wife, as tenants by the
entireties BY DEED FROM
Sheri A. Schwab and Jack Frost

and Joseph C. Schwab DATED
02/03/2005 RECORDED
02/07/2005 IN DEED BOOK
2093 PAGE 1628.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jamie L. Vanduzer
and Jason K. Vanduzer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,372.27,
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 Jamie L.
Vanduzer and Jason K. Vanduzer

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$187,372.27 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
382-2016r SUR JUDGEMENT
NO. 382-2016 AT THE
SUIT OF PNC Bank, National
Association vs Laurence A.
Basile DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
PNC BANK, NATIONAL
ASSOCIATION, AS
ASSIGNEE OF AMERICAN

EXPRESS BANK FSB,
Plaintiff,
vs.
LAURENCE A. BASILE,
Defendant.
CIVIL DIVISION
No. 382-2016-CV
ALL THAT CERTAIN
piece, parcel and tract of land
situate in the Township of
Delaware, County of Pike and
Commonwealth of Pennsylvania,
known as Lot NO.2, Block M
402, Section 4 of Marcel Lake
Estates as shown of a map
recorded in Plat Book 9 page
144.

Being the same property which
Concept 2000 Home Builders,
Inc. granted and conveyed
unto Laurence A. Basile, by
deed dated May 23, 1998 and
recorded June 1, 1998 in the
Recorder's office of said County
in Deed Book 1537, Page 277.
UNDER AND SUBJECT to
restrictions as of record.
Having Erected Thereon
a Dwelling Known as 101
Colette Drive, Dingmans Ferry,
Pennsylvania 18328
Parcel No. 02-0-100754
Michael C. Mazack, Esquire
Attorney for Plaintiff.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Laurence A. Basile
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$195,347.50, 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 Laurence A. Basile DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$195,347.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Tucker Arensberg, PC
1500 One PPG Place
Pittsburgh, PA 15222
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 383-2016r SUR JUDGEMENT NO. 383-2016 AT THE SUIT OF PNC Bank, National Association vs Rosemary Romano DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA PNC BANK, NATIONAL ASSOCIATION, AS ASSIGNEE OF AMERICAN EXPRESS BANK FSB, Plaintiff,

vs.
ROSEMARY ROMANO, Defendant.

CIVIL DIVISION
No. 2016-00383
ALL THAT CERTAIN lot, parcel or piece of land situate in Lehman Township, Pike County, Commonwealth of Pennsylvania, being Lot/Lots No. 140, Section No.4, as shown on map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania, in Plan Book No.

9, Page 124.

Together with all and singular the building and improvements, if any, ways, waters, watercourses, rights, liberties, privileges, hereintaments and appurtenances whatsoever thereunto 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 Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Being the same property which Pocono Mountain Lake Estates, Inc., granted and conveyed unto Anthony Romano and Rosemary Romano, his wife by deed dated April 29, 1972 and recorded June 15, 1972 in the Recorder's Office of said County in Book 272, Page 123.

16 Pheasant Run, Bushkill, Pennsylvania 18324
Parcel No. 194-01-04-08
Michael C. Mazack, Esquire
Attorney for Plaintiff.

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

AMOUNT OF \$73,201.53, 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 Rosemary Romano DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$73,201.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Tucker Arensberg, PC
1500 One PPG Place
Pittsburgh, PA 15222
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 419-2015r SUR JUDGEMENT NO. 419-2015 AT THE SUIT OF Lakeview Loan Serving, LLC vs Terrence A. Colbert and Leticia R. Couttien DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit;
Lot No. 13 of The Glen at Tamiment Subdivision, as set forth on certain maps prepared by R.K.R. Hess Associates, and entitled "Final Plan, Phase I, The Glen at Tamiment", recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book 24 at Page 74, Plat Book 24 at Page 75, Plat Book 24 at Page 76, and Plat Book 24, Page 77 and Revised Maps of The Glen at Tamiment, Phase I recorded on March 9, 1987 in Plat Book 24 at Pages 154,155,156 and 157.

Parcel Number 188.01-01-63 Being 13 East Underhill Drive a/k/a 440 Underhill Drive, Tamiment, PA 18371

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Terrence A. Colbert and Leticia R. Couttien DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,741.49, 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 Terrence A. Colbert and Leticia R. Couttien

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$139,741.49 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 531-2016r SUR
JUDGEMENT NO. 531-2016
AT THE SUIT OF Wells
Fargo Bank, NA vs Christy
Turner, Joseph Turner and
Vincent de Paola, aka Vincent
DePaola DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot, piece, parcel
and tract of land situate, lying
and being in the Township of

Dingman, County of Pike and
Commonwealth of Pennsylvania,
being Lot 1419, Section H,
as shown on map entitled
subdivision of Section H,
Pocono Mountain Woodland
Lakes Corp, on file in the Office
of the Recorder of Deeds at
Milford, Pennsylvania, in Plat
Book 12, Page 94.

Parcel No. : 110.02-03-38

BEING known and numbered
as 120 Mountain Laurel Lane,
Milford, PA 18337

Being the same property
conveyed to Joseph Turner and
Christy Turner, husband and
wife, as tenants by entirety as
to a one half interest, as Joint
Tenants with the right of
survivorship with Vincent De
Paola as to one half interest who
acquired title, with rights of
survivorship, by virtue of a deed
from Stone Financing, LLC,
dated May 16, 2013, recorded
August 16, 2013, at
Document ID 201300008633,
and recorded in Book 2429, Page
399, Pike County, Pennsylvania
records.
Exhibit "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christy Turner, Joseph
Turner and Vincent de
Paola, aka Vincent DePaola
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$278,517.52, 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 Christy Turner, Joseph Turner and Vincent de Paola, aka Vincent DePaola DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$278,517.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 568-2016r SUR JUDGEMENT NO. 568-2016 AT THE SUIT OF Nationstar Mortgage LLC vs Lawrence Aumick DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 568-2016
ALL THAT CERTAIN lot or piece of ground situate in Delaware Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
175.02-02-42
PROPERTY ADDRESS 104 Swan Drive AKA Lot 1 Wild Acre Dingmans Ferry, PA 18328
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Lawrence Aumick
ATTORNEY'S NAME: Robert W. Williams, Esquire
SHERIFF'S NAME: Pike County Sheriff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lawrence Aumick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$57,862.78, 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 Lawrence Aumick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$57,862.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 577-2016r SUR JUDGEMENT NO. 577-2016 AT THE SUIT OF Wayne Bank vs Ann Detiere, Known Heir of Dorothy Jean Detiere, The Unknown Heirs of Dorothy Jean Detiere, and Ann Detiere Trustee of The Detiere Trustee of The Detiere 1007 Irrevocable Income Only Trust DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Property Description
ALL THAT CERTAIN, piece or parcel tract of land situate, lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania being more

particularly described as follows:
Lot 1 of the Mill Pond Village
Section of the Masthope
Mountain Community as set
forth on a map or plan of same
recorded in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania at
Plat Book 40, Page 37, on June
17, 2004.

BEING the same premises
which Dorothy Jean Detiere.
By deed dated the 4th day of
October, 2007 and recorded in
the Office of the Recorder of
Deeds in and fore Pike County,
Pennsylvania in Book 2252 at
Page 1835 granted and conveyed
to Detiere 2007 Irrevocable
Income Only Trust, Ann Detiere
Trustee.

PIN: 018.00-01-85.004
PROPERTY IS IMPROVED.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Ann Detiere, Known Heir of
Dorothy Jean Detiere, The
Unknown Heirs of Dorothy
Jean Detiere, and Ann Detiere
Trustee of The Detiere
Trustee of The Detiere 1007
Irrevocable Income Only Trust
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$53,526.05,
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 Ann Detiere,
Known Heir of Dorothy Jean
Detiere, The Unknown Heirs of
Dorothy Jean Detiere, and Ann
Detiere Trustee of The Detiere
Trustee of The Detiere 1007
Irrevocable Income Only Trust
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$53,526.05 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
John J. Martin, Esq.
1022 Court Street
Honesdale, PA 18431
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
595-2016r SUR JUDGEMENT
NO. 595-2016 AT THE
SUIT OF M & T Bank vs
Nancy McKenna and James
McKenna DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL CERTAIN LOT/
LOTS, PARCEL OR PIECE
OF GROUND, situate in the
Township of Dingman, County
of Pike and Commonwealth of
Pennsylvania, being Lot No.
419, Section No. 3 as shown
on Map entitled Subdivision
of Section, Pocono Mountain
Water Forest Corporation, on
file in the Recorder's Office at
Milford Pennsylvania in Plan
Book No. 10, Page 50.
BEING 128 Laurel Drive
Dingmans Ferry, PA 18328
Tax ID: 136.02-02-42

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA

TO Nancy McKenna
and James McKenna
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$146,942.85,
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 Nancy
McKenna and James McKenna
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$146,942.85 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street

Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
625-2016r SUR JUDGEMENT
NO. 625-2016 AT THE
SUIT OF Branch Banking
and Trust Company, A
North Carolina Corporation,
as Successor in Interest to
Susquehanna Bank vs William
F. Piemonte DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 625-2016
Branch Banking and Trust
Company, A North Carolina
Corporation, as Successor in
Interest to Susquehanna Bank
v.
William F. Piemonte
owner(s) of property situate in
the PIKE County, Pennsylvania,
being
567 Tanagor Road, a/k/a Hc1
Box 1A288, Hawley, PA 18428

Parcel No. 013.04-01-91 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$68,749.87
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO William F. Piemonte
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$68,749.87,
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 William F.
Piemonte DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$,68,749.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
750-2016r SUR JUDGEMENT
NO. 750-2016 AT THE
SUIT OF Finance of America
Mortgage, LLC vs Kenneth
W. Gabell and Sara M.
Gabell DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Legal Description
ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND SITUATE
LYING AND BEING IN THE
Township of Dingman, County
of Pike and Commonwealth of
Pennsylvania, more particularly
described as follows, to wit:
BEING Lot No.1, Section No.
10, Sunrise Lake, as shown on
a map of said Section, recorded
in the Offices of the Recorder of
Deeds in and for Pike County,
Pennsylvania in Plat Book 21,
page 11.

Fee Simple Title Vested in Sara
M. Gabell and Kenneth W.
Gabell by deed from Fannie Mae
a/k/a Federal National Mortgage
Association, by its Attorney
in fact, KML Law Group,
P.C., dated October 16, 2014,
recorded October 20, 2014, in
the Pike County Recorder of
Deeds Office in Deed Book
2457, Page 1068 and Instrument
Number 201400008021.
PARCEL NO.: 108.00-01-43.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kenneth W. Gabell
and Sara M. Gabell
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,700.03,
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 Kenneth
W. Gabell and Sara M. Gabell
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$83,700.03 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,

TO EXECUTION NO
776-2016r SUR JUDGEMENT
NO. 776-2016 AT THE
SUIT OF Bayview Loan
Servicing, LLC vs Douglas S.
Markham DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 776-2016
Bayview Loan Servicing, LLC
v.
Douglas S. Markham
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
Lot 204 Slaymaker Road,
A/K/A 120 Slaymaker Road,
Dinghams Twp, PA 18328
Parcel No. 123.01-03-12 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$44,557.60
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH

OF PENNSYLVANIA
TO Douglas S. Markham
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$44,557.60,
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 Douglas S.
Markham DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$44,557.60 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
797-2016r SUR JUDGEMENT
NO. 797-2016 AT THE SUIT
OF Nationstar Mortgage LLC
vs James Greene and Lynn
Greene DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel
or Tract of land situate in
the Township or Borough of
Township of Dingman, Pike
County, Pennsylvania, and
being known as 110 Crescent
Lake Cove Court, Milford,
Pennsylvania 18337.

TAX MAP AND PARCEL
NUMBER: 123.03-03-90.007
CONTROL NUMBER:
112019

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$207,062.86
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: James Greene
and Lynn Green
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
James Greene and Lynn Greene
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$207,062.86
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 James
Greene and Lynn Greene
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$207,062.86 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
826-2016r SUR JUDGEMENT
NO. 826-2016 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Edith
A. Spratt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

Lot 31A in Block B-30, Section 5, as set forth on a "Lot Improvement Sub-Division, Birchwood Lakes Community Association, Delaware Township, Pike County, Penna., dated Dec. 2, 1997" by Pasquale R. Addio, L.S., Milford, Penna., and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plot Book 34, Page 283 on January 9, 1998.

TOGETHER with unto the Grantees, their heirs and assigns, in common, however, with the Grantors, its successors and assigns, the right of ingress, egress and regress over and across all private roadways and passageways as shown on map recorded in Plat Book 4, Page 41, in the Office of the Recorder of Deeds of Pike County, Pennsylvania, for the purpose of access to the premises heretofore described.

BEING THE SAME PREMISES which Frederick L. Spratt and Edith A. Spratt, his wife, by Deed Dated 2/22/2005 and Recorded 3/3/2005, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2096; Page 2270; Instrument # 200500003525, granted and conveyed unto Frederick L. Spratt and Edith A. Spratt, his wife

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edith A. Spratt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,838.86, 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 Edith A. Spratt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,838.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
832-2015r SUR JUDGEMENT
NO. 832-2015 AT THE
SUIT OF Lsf8 Master
Participation Trust vs Sandra
L. Henriques and Frankie
Banks DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 832-2015
Lsf8 Master Participation Trust
v.
Sandra L. Henriques
Frankie Banks
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being

1498 Pine Ridge, Bushkill, PA
18324-9702
Parcel No. 188.02-01-65 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$219,885.30
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE
BY VIRTUE OF A
WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Sandra
L. Henriques and Frankie Banks
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$219,885.30,
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 Sandra L. Henriques and Frankie Banks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$219,885.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

**SHERIFF SALE
March 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 835-2016r SUR JUDGEMENT NO. 835-2016 AT THE SUIT OF Wilmington Savings Funds Society, FSB, dba Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-14BTT vs Martin Andrade, aka Martin A. Andrade DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**LONG FORM
DESCRIPTION**

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, being Lot 234, Section 2, as shown on a map or plan of Masthope Rapids, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania.

TOGETHER WITH unto the grantees herein, their heirs and assigns, all rights, liberties and privileges, and Under and Subject to all covenants, restrictions and reservations set forth in deeds in the chain of title.

Under and Subject to all conditions, covenants and restrictions of record.

IMPROVEMENTS thereon consist of: single family dwelling BEING part of Parcel Number: 05-0-023091.

BEING the same premises which Mashope Rapids POC, by Deed dated November 27, 2006 and recorded in the Office of the Recorder of Deeds of Pike County on January 4, 2007 in Deed Book Volume 2212, Page 1664, granted and conveyed unto Martin Andrade.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Martin Andrade, aka Martin A. Andrade DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,550.80, 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 Martin Andrade, aka Martin A. Andrade DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,550.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsic
1 Gateway Center, 9th Floor
Pittsburgh, PA 15222
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 854-2016r SUR JUDGEMENT NO. 854-2016 AT THE SUIT OF Wells Fargo Bank NA d/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB vs Yolanda T. Piantini DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 854-2016 Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB v. Yolanda T. Piantini owner(s) of property situate in the BLOOMING GROVE

TOWNSHIP, PIKE County,
Pennsylvania, being
803 Falling Brook a/k/a 3219
Hemlock Farms, Lords Valley,
PA 18428
Parcel No. 120.03-07-16-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$268,426.42
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Yolanda T. Piantini
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$268,426.42,
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 Yolanda T.
Piantini DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$268,426.42 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

**SHERIFF SALE
March 15, 2017**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
896-2016r SUR JUDGEMENT
NO. 896-2016 AT THE SUIT
OF Bank of America, NA as
successor by merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP vs Melissa E.
Dick and Mark Dick and Irene
S. Iommi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground, situate
in the Township of Dingman,
County of Pike and
State of Pennsylvania, being
LOT NO. 1536, SECTION
I, as shown on map entitled
Subdivision of Section I,
Pocono Mountain Woodland
Lakes Corp., on file in the
Recorder's Office at Milford,
Pennsylvania, in Plat Book
12 at Page 95,
PARCEL NO. 110.02-02-57
BEING THE SAME
PREMISES which Frank M.
Kopec & Elaine M. Kopec,
A/K/A Elaine C. Kopec,
his wife, by Indenture dated
08-31-88 and recorded 09-02-88
in the Office of the Recorder of
Deeds in and for the County of
Pike in Deed Book 1272, Page
4, granted and conveyed unto
Dorothy Wainer.

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

LOT 1537, SECTION I,
of the Pocono Mountain
Woodland Lakes Development,
as subdivision situated in the
Township of Dingman, Pike
County, Pennsylvania; as the
same appears on the plat of the

subdivision recorded and filed
in the Recorder of Deeds Office
of Pike County, Pennsylvania in
Plat Book 12 page 95.

PARCEL NO. 110.02-02-56
BEING THE SAME

PREMISES which Gary P.
Lutfy and Fern Lutfy, his wife,
by Indenture dated 09-30-97
and recorded 10-02-97 in the
Office of the Recorder of Deeds
in and for the County of Pike
in Deed Book 1416, page 306,
granted and conveyed unto
Dorothy Wainer.

AND THE SAID Dorothy
Wainer a/k/a Dorothy Ruth
Wainer a/k/a Dorothy Wayner,
has since departed this life on
07-23-05, leaving a last Will
& Testament dated 9-23-05,
duly filed and Probated in
the Office of the Register of
Wills whereupon Letters of
Administration C.T.A were
granted to Patricia Ryan.

EXCEPTING thereout and
thereform (if any) the premises
as more fully described in the
following deed: NONE
BEING the same premises
which PATRICIA RYAN,
executrix of the Estate of
Dorothy Walner, by Deed
dated 07/17/2006 and recorded
07/19/2006 in the Office for
the Recorder of Deeds in and
for Pike County, in Deed Book
Volume OR2185, Page 1367,
conveyed unto MELISSA E.
DICK and MARK DICK and
IRENE S. IOMMI.

BEING KNOWN AS:
102 TANBARK DRIVE,
MILFORD, PA 18337
TAX PARCEL #03-0-062570

AND 03-0-020176
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Melissa E. Dick and Mark
Dick and Irene S. Iommi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$209,920.29,
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 Melissa E.
Dick and Mark Dick and Irene
S. Iommi DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$209,920.29 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
919-2016r SUR JUDGEMENT
NO. 919-2016 AT THE
SUIT OF IndyMac Venture,
LLC vs Tatiwana Boulware
aka Tatiwana L. Boulware
aka Tatiwana Boulware
Seabrooks DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot piece, parcel and tract of
land situate, lying and being
in the Township of Lehman,

County of Pike, and also in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, being shown and designated as BEING Lot No. 21, on a certain map or plan of lots entitled Subdivision of Winona Lakes, Section 15, Stony Hollow Village, American Landmark Corporation, Owners and Developer, Middle Smithfield Township. Monroe County and Lehman Township, Pike County, Pennsylvania, April 11, 1973 and revised April 23, 1973, prepared by Edward C. Hess Associates, Scale being 1" = 100', recorded May 11, 1973, in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, In Plot Book Vol. 19, page 49 and in the Recorder's Office, Milford, Pike County, Pennsylvania, In Plot Book Vol. 11, page 29, recorded April 23, 1974.

CONTAINING 44,905 square feet, more or less.

BEING Lot No. 21 on the above mentioned plan.

BEING THE SAME premises which JGE Associates, LTD, a Delaware Corporation, by that certain deed dated May 6, 2002 and recorded in the Office of the Recorder of Deeds In and for the County of Pike, State of Pennsylvania in Record Book Volume 1927, page 1597 granted and conveyed unto Joseph Musacchio.

BEING KNOWN AS: 2115 Norman Court, Bushkill, PA, 18324

PROPERTY ID NO.:

06-0-038374

TITLE TO SAID PREMISES IS VESTED IN TATIWANA BOULWARE BY DEED FROM JOSEPH MUSACCHIO DATED 10/21/2005 RECORDED 10/31/2005 IN DEED BOOK 2141 PAGE 394.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tatiwana Boulware aka Tatiwana L. Boulware aka Tatiwana Boulware Seabrooks DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$206,814.87, 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
Tatiwana Boulware aka
Tatiwana L. Boulware aka
Tatiwana Boulware Seabrooks
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$206,814.87 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, ste. 200
Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1015-2016r
SUR JUDGEMENT NO.
1015-2016 AT THE SUIT
OF Reverse Mortgage
Solutions, Inc. vs Catherine
M. Neary DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

ALL THAT CERTAIN
PIECE OR PARCEL
OF LAND LYING,
SITUATE AND BEING
IN THE TOWNSHIP
OF LACKAWAXEN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA, IN
THE TRACT KNOWN
AS "FRIENDLY ACRES",
SURVEYED FOR CHARLES
SWEZY, OCTOBER 26,
1971, BY GEORGE E.
FERRIS, R.S., BEING
MORE PARTICULARLY
BOUNDED AND
DESCRIBED AS FOLLOWS:
BEGINNING AT A
POINT IN THE CENTER
OF A FIFTY (50) FOOT
WIDE PRIVATE
ROADWAY AND UTILITY
RIGHT-OF-WAY OF
THE TRACT KNOWN AS
FRIENDLY ACRES, SAID
POINT OF BEGINNING
BEING THE WESTERLY
MOST CORNER OF THE
PREMISES CONVEYED
AND A COMMON CORNER
OF LOT NOS. 41 AND 42
OF SAID TRACT; THENCE
NORTH SIXTY-SEVEN (67)
DEGREES TWENTY-FIVE
(25) MINUTES EAST
THREE HUNDRED SIXTY
(360) FEET TO A CORNER
IN LINE OF LANDS OF
THE PENNSYLVANIA
STATE FOREST; THENCE
ALONG SAID STATE
FOREST LINE, SOUTH
TWENTY-TWO (22)

DEGREES ELEVEN (11) MINUTES EAST TWO HUNDRED (200) FEET TO A CORNER; SAID CORNER BEING A COMMON CORNER OF LOT NOS. 42 AND 43 OF SAID TRACT; THENCE ALONG THE COMMON LINE DIVIDING SAID LOTS, SOUTH SIXTY-SEVEN (67) DEGREES TWENTY-FIVE (25) MINUTES WEST THREE HUNDRED SIXTY (360) FEET TO A CORNER IN THE CENTER OF THE FIRST MENTIONED PRIVATE ROADWAY AND UTILITY RIGHT-OF-WAY; THENCE ALONG THE CENTER OF THE SAME, NORTH TWENTY-TWO (22) DEGREES ELEVEN (11) MINUTES WEST TWO HUNDRED (200) FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING ONE AND SIXTY-FIVE ONE-HUNDREDTHS (1.65) ACRES OF LAND BE THE SAME MORE OR LESS. BEING LOT NO. 42 OF THE TRACT KNOWN AS "FRIENDLY ACRES." EXCEPTING AND RESERVING TO THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, IN COMMON, HOWEVER, WITH THE GRANTEES THEIR HEIRS AND ASSIGNS, A RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS

OVER THAT ONE-HALF (1/2) PORTION OF THE PRIVATE ROADWAY ON THE SOUTHWESTERLY SIDE OF THE PREMISES HEREBY CONVEYED. EXCEPTING AND RESERVING TO THE GRANTORS (PRIOR), THEIR HEIRS AND ASSIGNS, ALL GAS, OIL OR OTHER MINERALS IN, ON OR UNDER THE PREMISES HEREBY CONVEYED. BEING KNOWN AS: 137 Friendship Drive, Hawley, PA 18428
PROPERTY ID NO.: 046.01-01-94
TITLE TO SAID PREMISES IS VESTED IN Catherine M. Neary BY DEED FROM Stephen D. Neary and Catherine M. Neary DATED 05/25/2011 RECORDED 06/07/2011 IN DEED BOOK 2364 PAGE 1670 OR AT INSTRUMENT NUMBER Instrument #201100004530.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine M. Neary DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$174,635.68, 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 Catherine
M. Neary DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$174,635.68 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NY 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION

NO 1035-2016r SUR
JUDGEMENT NO. 1035-2016
AT THE SUIT OF Wells
Fargo Bank, s/b/m to Wachovia
Bank, National Association vs
Shirley Ann Trense aka Shirley
Ann Strang Trense aka Shirley
Strang Trense DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1035-2016
Wells Fargo Bank, N.A. s/b/m
to Wachovia Bank, National
Association
v.
Shirley Ann Trense a/k/a Shirley
Ann Strang Trense a/k/a Shirley
Strang Trense
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
804 Lakeview Court, Lords
Valley, PA 18428
Parcel No. 107.02-04-31
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$48,842.75
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Shirley Ann Trense aka Shirley Ann Strang Trense aka Shirley Strang Trense DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$48,842.75, 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 Shirley Ann Trense aka Shirley Ann Strang Trense aka Shirley Strang Trense DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$48,842.75 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phwlan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1063-2016r SUR JUDGEMENT NO. 1063-2016 AT THE SUIT OF US Bank National Association as Trustee successor in interest to Bank of America, National Association as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-10 vs Andrew P. Tlusty and Margaret Roig-Tlusty DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

ALL THAT CERTAIN,
lot, parcel or piece of land
situate in the Township of
Delaware, County in Pike and
Commonwealth of Pennsylvania,
being LOT 7, BLOCK M-603,
SECTION 6, MARCEL
LAKE ESTATES, as shown
on a plan of lots recorded in the
Office of the Recorder of Deeds
in and for the County of Pike, in
Plat Book Volume 9, Page 145.
BEING PARCEL NUMBER:
148.03-01-62.001/100799
BEING THE SAME
PREMISES which Brian
J. Martin, by Deed Dated
5/18/2004 and Recorded
6/29/2004, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2054, Page 1815, Instrument
200400011840, granted and
conveyed unto Andrew P. Tlusty
and Margaret Roig-Tlusty.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Andrew P. Tlusty
and Margaret Roig-Tlusty
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$101,387.52,
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 Andrew
P. Tlusty and Margaret
Roig-Tlusty DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$101,387.52 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, Pa 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1087-2016r SUR
JUDGEMENT NO. 1087-2016
AT THE SUIT OF Nationstar
Mortgage, LLC vs Robert
J. Hartman a/k/a Robert J.
Hartman, Jr. and Patricia A.
Hartman and United States
of America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Parcel I
ALL THOSE CERTAIN
pieces or parcels of land situate,
lying and being in the Township
of Green, County of Pike and
Commonwealth of Pennsylvania,
bounded and described as
follows:
BEGINNING at the southwest
corner, said corner being located
in the center of the public road
leading through the lands of
the prior grantor and in the
common boundary line of the
prior grantor herein and others;
thence along the said common
boundary line south eighty-three
(83) degrees thirty (30) minutes
east one hundred fifty (150)
feet to a corner; thence through
the lands of the prior grantor,
north thirteen (13) degrees east
one hundred twenty-five (125)
feet to a corner; thence north

eighty-three (83) degrees thirty
(30) minutes west one hundred
fifty (150) feet to the center
of the said public road; thence
along the center of the public
road south thirteen (13) degrees
west one hundred twenty-five
(125) feet to the place of
beginning bearings from the
magnetic meridian of the year of
1958, and containing forty-three
one-hundredths (0.43) of an acre
of land, be the same more or less.
EXCEPTING AND
RESERVING subject to the
public road purposes the one-half
width of the said public road
which is within the bounds of
the above described premises.
Parcel II
ALL THAT CERTAIN piece
or parcel of land lying, situate
and being in the Township of
Greene, County of Pike and
Commonwealth of Pennsylvania,
more particularly bounded and
described as follows, to wit:
BEGINNING at a point in the
center of Township Road T-372,
said point being the northwest
corner of the lands of Robert
Obert, et ux., thence along the
centerline of the said township
road north thirteen (13) degrees
zero (00) minutes east one
hundred twenty-five (125) feet
to a corner; thence through
the lands now or formerly of
Arthur Obert, the following
two courses and distances: (1)
south eighty-three (83) degrees
thirty (30) minutes east three
hundred (300) feet to a corner
and (2) south thirteen (13)
degrees zero (00) minutes west
two hundred fifty (250.00) feet

to a corner in the line of lands of others; thence along the said line north eighty-three (83) degrees thirty (30) minutes west one hundred fifty (150.00) feet to the southeast corner of the lands of Robert Obert, et ux., thence along the lands of Arthur Obert the following two courses and distances: (1) north thirteen (13) degrees zero (00) minutes east one hundred twenty-five (125.00) feet to a corner and (2) north eighty-three (83) degrees thirty (30) minutes west one hundred fifty (150.00) feet to the point and place of beginning. BEARINGS of the magnetic meridian of the year 1958 and containing one and twenty-nine one-hundredths (1.29) acres of land to be the same more or less. EXCEPTING AND RESERVING subject to public highway purposes that portion of the right-of-way of Township Road T-372 along the westerly side of the above described premises.

BEING THE SAME PREMISES which Thomas F. McNally, Jr., and Dorothy A. McNally, husband and wife, by Deed Dated 11/22/1991 and Recorded 11/22/1991, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 470, Page 129, granted and conveyed unto Robert J. Hartman, Jr., and Patricia A. Hartman, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert J. Hartman a/k/a Robert J. Hartman, Jr. and Patricia A. Hartman and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$169,148.60, 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 J. Hartman a/k/a Robert J. Hartman, Jr. and Patricia A. Hartman and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$169,148.60 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, Pa 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1109-2016r SUR
JUDGEMENT NO. 1109-2016
AT THE SUIT OF The
Bank of New York Mellon
f/k/a The Bank of New York
as Trustee for Home Equity
Loan Trust 2007-FRE1 vs
Mark Thomas Egan and Ann
Marie Egan DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
piece, parcel and tract of land
situate, lying and being in the
Township of Dingman, County
of Pike, and Commonwealth of

Pennsylvania, more particularly
described as follows:
BEING Lot Number 8, Section
15 of Sunrise Lake as shown
on the plat or map of Sunrise
Lake, Section 15, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 26, at Page 38.
PARCEL NO. 108.00-01-82
BEING THE SAME
PREMISES which Andrea
Savignano & Dorothy
Savignano, husband and wife,
by Deed Dated 1/15/2004 and
Recorded 1/27/2004, in the
Office of the Recorder of Deeds
in and for the County of Egan,
in Deed Book 2029, Page 919,
Instrument # 200400001488,
granted and conveyed unto Mark
Thomas Egan & Ann Marie
Egan, husband and wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Mark Thomas Egan
and Ann Marie Egan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,254.39,
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 Mark Thomas Egan and Ann Marie Egan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$205,254.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1111-2016r SUR JUDGEMENT NO. 1111-2016 AT THE SUIT OF M&T Bank vs Clifford Bethke and MaryAnn Bethke DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

Being Lot No. 589, Section B, as shown on map entitled subdivision of Section B, Pocono Mountain Woodland Lakes Corp., on file at the Recorder's Office at Milford, Pennsylvania in Plat Book No. 10, page 190. BEING Control No.

03-0-021654

Map No. 110.04-04-18.

BEING the same premises which Darryl Kalin, by Deed dated June 30, 2005, and recorded on June 30, 2005, in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2118, Page 1866, as Instrument Number 200500012091, granted and conveyed unto Clifford Bethke and MaryAnn Bethke. Residential Real Estate
The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Clifford Bethke and MaryAnn

Bethke, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$231,605.80, plus interest from December 16, 2016, and costs. The sale is 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 thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED and taken into execution as the property of Clifford Bethke and MaryAnn Bethke, owners or reputed owners, to collect \$231,605.80, plus interest and costs.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Clifford Bethke and MaryAnn Bethke DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$231,605.80, 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 Clifford Bethke and MaryAnn Bethke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,605.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Einsenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1125-2016r SUR JUDGEMENT NO. 1125-2016

AT THE SUIT OF PNC Bank, National Association vs Richard Ziemba and Terry Ziemba DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEING LOT NO. 1093, SECTION NO. E, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION E, POCONO MOUNTAIN LAKES CORP., ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO. 11, PAGE 44. BEING the same premises which John B. Ings and Luci B. Ings, his wife, by indenture bearing the 30th day of July, 1990 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in

and for the County of Pike, on the 1st day of August, 1990 in Deed Book Volume 0290 Page 134 granted and conveyed unto David Christ and Nancy M. Christ, his wife, Grantors herein. TOGETHER WITH all rights of way and UNDER AND SUBJECT to the covenants, reservations, restrictions, and conditions as set forth in the chain of title. TOGETHER with all and singular the land, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and reminders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise, howsoever, in and to the same and every part thereof. BEING KNOWN AS: 135 Cornelia Ln, Milford, PA 18337 PROPERTY ID NO.: 111.03-05-57 TITLE TO SAID PREMISES IS VESTED IN RICHARD ZIEMBA AND TERRY ZIEMBA, HIS WIFE BY DEED FROM DAVID CHRIST AND NANCY M. CHRIST, HIS WIFE DATED 03/30/2006 RECORDED 04/06/2006 IN DEED BOOK 2167 PAGE 1649 OR AT INSTRUMENT NUMBER Instrument #200600005802 .

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard Ziemba and Terry Ziemba DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$214,064.83, 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 Richard Ziemba and Terry Ziemba DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$214,064.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1154-2016r SUR JUDGEMENT NO. 1154-2016 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Jennifer J. Passamonte and John S. Passamonte, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being lot 81, Section 4B, as shown on map of Pocono Mountain Lake Estate on file in the Recorder of Deeds Office at Milford, Pennsylvania in Plot

Book. 9 page 125
BEING THE SAME
PREMISES which Holly J.
Policastro now by marriage
Holly J. Reish and L. Michael
Reish, her husband and
Alexander C. Decuiceis and
Lynn Decuiceis, his wife,
by Deed dated of even date
herewith and intended to be
recorded in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania
granted and conveyed unto Holly
J. Reish, one of the Grantors
herein, in fee.

TOGETHER WITH the
all rights and privileges and
UNDER AND SUBJECT
to the covenants, charges,
reservations, conditions,
restrictions and requirements
which appear of record and in
Deed Book 1270, Page 163 and
Deed Book 252, page 153.
BEING KNOWN AS: 81
Pheasant Run n/k/a 218
Pheasant Run, Bushkill, PA
18324

PROPERTY ID NO.:
194.01-05-27.001
TITLE TO SAID PREMISES
IS VESTED IN John S.
Passamonte, Jr. and Jennifer
J. Passamonte, his wife BY
DEED FROM Holly J. Reish
and L. Michael Reish, her
husband DATED 03/29/2007
RECORDED 04/02/2007 IN
DEED BOOK 2225 PAGE
530 OR AT INSTRUMENT
NUMBER Instrument
#200700004996

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jennifer J. Passamonte
and John S. Passamonte, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,993.13,
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
Jennifer J. Passamonte and
John S. Passamonte, Jr.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$125,993.13 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1182-2015r SUR
JUDGEMENT NO. 1182-2015
AT THE SUIT OF Wells Fargo
Bank, NA vs Michael John
Horvay, Jr. and Matthew Patrick
Horvay DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1182-2015
Wells Fargo Bank, NA
v.
Michael John Horvay, Jr
Matthew Patrick Horvay
owner(s) of property situate in
the GREENE TOWNSHIP,
PIKE County, Pennsylvania,
being

102 Cardinal Circle, Greentown,
PA 18426-3501
Parcel No. 084.02-05-30 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$160,970.13
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Michael John Horvay, Jr.
and Matthew Patrick Horvay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,970.13,
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 Michael John Horvay, Jr. and Matthew Patrick Horvay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,970.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1198-2016r SUR JUDGEMENT NO. 1198-2016 AT THE SUIT OF U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency vs Richard D. Ziccardi DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL that certain piece of land in the Township of Delaware, Pike County, Pennsylvania, being Lots 4ABCD, Block W-802, Wild Acres Plan of Lots, Section 8, Delaware Township, Pike County Plat Book 7, page 82. HAVING THEREON ERECTED A DWELLING KNOWN AS 127 LAKEVIEW DRIVE, DINGMANS FERRY, PA 18328. Map #: 175-02-04-40 Control #: 02-0-028945 Pike County Deed Book 2239, page 328.

TO BE SOLD AS THE PROPERTY OF RICHARD D. ZICCARDI UNDER PIKE COUNTY JUDGMENT NO. 2016-01198.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard D. Ziccardi DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,988.92, 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 Richard D.
Ziccardi DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$120,988.92 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102-2392
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1250-2016r SUR
JUDGEMENT NO. 1250-2016

AT THE SUIT OF Nationstar
Mortgage, LLC vs Eric
Granholt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel or tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of PA, described
as follows, to wit:
BEING Lot No. 30, Block No.1
Hemlock Farms Community,
Stage LXXIII, as shown on Plat
of Hemlock Farms Community,
Maple Ridge, Stage LXXIII,
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book 7, Page 40,
on the 18th day of April 1969.
BEING THE SAME
PREMISES which Donald
Hecht, by Deed Dated
10/24/2005 and recorded
11/8/2005, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2143, Page 1185, granted and
conveyed unto Eric Granholt,
and Joanne Granholt, his wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF

THE COMMONWEALTH
OF PENNSYLVANIA
TO Eric Granholm
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$105,818.23,
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 Eric
Granholm DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$105,818.23 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo

3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1260-2016r
SUR JUDGEMENT NO.
1260-2016 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Jane
M. French DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT PARCEL OF
LAND IN TOWNSHIP
OF BLOOMING
GROVE TOWNSHIP,
PIKE COUNTY,
COMMONWEALTH
OF PENNSYLVANIA,
BEING KNOWN AND
DESIGNATED AS METES
AND BOUNDS PROPERTY.
AND BEING MORE FULLY
DESCRIBED IN DEED
BOOK 2178, PAGE 2390
DATED 04/25/2006 AND
RECORDED 06/13/2006,

PIKE COUNTY RECORDS,
COMMONWEALTH OF
PENNSYLVANIA.

Tax/Parcel ID: 01-0-062880

Being known as: 148

Gumbletown Road Paupack, PA
18451

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jane M. French
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,011.76,
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 Jane M.
French DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$92,011.76 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Str.
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1261-2016r
SUR JUDGEMENT NO.
1261-2016 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs
William Andrews and Barbara
J. Andrews DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain Lot, piece
or parcel of land, with the

buildings and improvements thereon erected, situate, lying and being in the Township of Lehman, County of Pike State of Pennsylvania:

ALL THAT CERTAIN lot, piece, parcel and tract of land situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, as more particularly described as follows, to wit:

BEGINNING at a point in the center line of Sugar Mountain Road, Township Route No. T-300, the said point of beginning being located North 49 degrees 04 minutes 13 seconds East 175.07 feet, as measured along the center of said road, from the southwesterly most corner of the lands of the grantor herein; the said point also being a common corner of the lands of Franklin Riedmiller; thence from said point of beginning, running along the center of Township Route No. T-300, North 49 degrees 04 minutes 13 seconds East 119.93 feet to a point in said road; thence along the center of same, North 41 degrees 04 minutes 13 seconds East 60 feet to a point in the center of said road; thence running along the lands of Rohner, South 32 degrees 25 minutes 47 seconds East 723.55 feet to a stone corner in the edge of the cleared area for a high tension power transmission right of way; thence along lands of Franklin Riedmiller, South 87 degrees 04 minutes 13 seconds West 189.57 feet to a point for a corner; thence cutting through

of the lands of Merritt T. and Helen G. Smith, grantors herein, North 33 degrees 30 minutes 07 seconds West 595.53 feet to the point and place of BEGINNING.

CONTAINING 2.567 acres, more or less. As surveyed by Victor E. Orben., R.S., July 19, 1977. Drawing No. CC-152.

Being the same premises which WILLIAM H. ANDREWS AND BARBARA J.

ANDREWS, HUSBAND & WIFE, by Deed from Taggard W. Andrews and Michelle Andrews, dated August 21, 2003, recorded September 12, 2003 in the Pike County Recorder's Office in OR Book 2006, page 424-427.

Being Lot(s), Block 200-000103, Tax Map of the Township of Lehman, County of Pike. Being RR5 Box 10 a/k/a 1174 West Sugar Mountain Road Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Andrews and Barbara J. Andrews DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,325.60, 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 William
Andrews and Barbara J. Andrews
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT 78,325.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Str.
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1286-2016r SUR

JUDGEMENT NO. 1286-2016
AT THE SUIT OF PHH
Mortgage Corporation vs
Allen D. Mugan aka Allen
Mugan DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1286-2016
PHH Mortgage Corporation
v.
Allen D. Mugan a/k/a Allen
Mugan
owner(s) of property situate in
the MILFORD BOROUGH,
PIKE County, Pennsylvania,
being
400 Sawkill Road, Milford, PA
18337
Parcel No. 111.00-01-12-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$136,040.72
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO

Allen D. Mugan aka Allen
Mugan DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$136,040.72,
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 Allen D.
Mugan aka Allen Mugan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$136,040.72 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1287-2016r
SUR JUDGEMENT NO.
1287-2016 AT THE SUIT OF
Pennymac Loan Services, LLC
vs John Llewellyn and Sabrina
Llewellyn DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1287-2016
Pennymac Loan Services, LLC
v.
John Llewellyn
Sabrina Llewellyn
owner(s) of property situate
in the MATAMORAS
BOROUGH, PIKE County,
Pennsylvania, being
403 Pennsylvania Avenue, a/k/a
403 Penna Ave, Matamoras, PA
18336

Parcel No. 083.10-03-70 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$138,555.41
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John Llewellyn
and Sabrina Llewellyn
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$138,555.41,
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 John
Llewellyn and Sabrina Llewellyn
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$138,555.41 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1291-2016r SUR
JUDGEMENT NO. 1291-2016
AT THE SUIT OF PHH
Mortgage Corporation vs
Christine King and Edward
J. King DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1291-2016

PHH Mortgage Corporation
v.

Christine King

Edward J. King

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

100 Old Pine Lane, a/k/a 117

Terrace Road, Tafton, PA

18464-7772

Parcel No. 043.01-03-33 -

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$215,212.20

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Christine King and Edward
J. King DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$215,212.20,
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 Christine
King and Edward J. King
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$215,212.20 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza

Philadelphia, PA 19103

02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1311-2016R SUR
JUDGEMENT NO.
1311-2016 AT THE SUIT OF
Deutsche Bank National Trust

Company, as Trustee on behalf of HIS Asset Securitization Corporation Trust 2006-HE2 vs Joseph P. Davis aka Joseph Davis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1311-2016
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
06-0-038883
PROPERTY ADDRESS 9
Decker Road nka 5838 Decker Road Bushkill, PA 18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY OF: Joseph P. Davis aka Joseph Davis
ATTORNEY'S NAME: Robert W. Williams, Esquire
SHERIFF'S NAME: Pike County Sheriff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO

Joseph P. Davis aka Joseph Davis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,444.70, 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 Joseph P. Davis aka Joseph Davis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$120,444.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NY 08053

02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1314-2014r SUR
JUDGEMENT 1314-2014
AT THE SUIT OF Lsf9
Master Participation Trust vs
Julia Barricelli, in Her Capacity
as Heir of Michael Barricelli,
deceased, Raymond Barricelli, in
His Capacity as Heir of Michael
Barricelli, Deceased Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or
Under Michael Barricelli,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1314-2014-CIVIL
Lsf9 Master Participation Trust
v.
Julia Barricelli, in Her Capacity
as Heir of Michael Barricelli,
Deceased Raymond Barricelli,

in His Capacity as Heir of
Michael Barricelli, Deceased
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Michael Barricelli, Deceased
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
281 Sawkill Road, Milford, PA
18337-7103
Parcel No. 111.00-01-31 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$165,945.75
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Julia Barricelli, in Her Capacity
as Heir of Michael Barricelli,
deceased, Raymond Barricelli, in
His Capacity as Heir of Michael
Barricelli, Deceased Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Michael Barricelli, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$165,945.75,
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 Julia Barricelli,
in Her Capacity as Heir of
Michael Barricelli, deceased,
Raymond Barricelli, in His
Capacity as Heir of Michael
Barricelli, Deceased Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Michael Barricelli, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$165,945.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1316-2016r
SUR JUDGEMENT NO.
1316-2016 AT THE SUIT
OF PNC Bank, National
Association vs Carol Rosa,
Joseph D. Rosa and Nicholas
Rosa DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Legal description of the land:
All THAT CERTAIN lot, piece
or parcel of land situate, lying
and being in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly as BEING
Lot No. 37, Section No. 9, of
Sunrise Lakes, as shown on the
map of said Section, recorded
in the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania in Plat Book 23,
page 68.

BEING THE SAME premises which George H. Quinlan and Karen Quinlan, his wife, by that certain deed dated July 25, 2002 and recorded in the office of the Recorder of Deeds in and for the County of Pike. State of Pennsylvania in Record Book 1936, page 1740, granted and conveyed unto Leon J. Sudol and Helen Sudol, his wife.

BEING KNOWN AS: 109 Hillside Ct., Milford, PA 18337
PROPERTY ID NO.: 122.02-07-09

TITLE TO SAID PREMISES IS VESTED IN JOSEPH D. ROSA AND CAROL ROSA, HIS WIFE, SHALL OWN AN UNDIVIDED ONE-HALF INTEREST AS TENANTS BY THE ENTIRETIES, AND NICHOLAS ROSA, SHALL OWN THE REMAINING ONE-HALF INTEREST AND EACH TENANCY SHALL BE AS TO THE OTHER AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM LEON J. SUDOL AND HELEN SUDOL, HIS WIFE DATED 05/18/2007 RECORDED 05/21/2007 IN DEED BOOK 2232 PAGE 1126.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Rosa, Joseph D.

Rosa and Nicholas Rosa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,544.14, 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 Carol Rosa, Joseph D. Rosa and Nicholas Rosa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,544.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200

Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1347-2016r
SUR JUDGEMENT NO.
1347-2016 AT THE SUIT
OF Ditech Financial LLC vs
Sean Helmer DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or parcel of land situate in
the Township of Dingman,
County of Pike and State of
Pennsylvania being Lot 42A,
Block 3, Section 3 set for on
the "Plotting of Sunrise Lake,
Dingman Township, Pike
County, Pennsylvania, made by
Victor E. Orben, Professional
Land Surveyor", recorded on
October 27, 1993 in the Office
for the Recording of Deeds,
etc, Milford, Pike County,
Pennsylvania, in Plot Book
Volume 31, Page 106.
Formerly known as the West

one-half of Lot 41, Block 3,
Section 3, in Drawing No.
FF-592, Revision A, dated June
10, 1993 and Lot 42, Block 3,
Section 3, in Plot Book Volume
7, Page 59.
BEING 103 Wood Haven
Court Milford, PA 18337
BEING Parcel Number 021528
BEING the same premises
which Shirley Calabrese and
Louis P. Calabrese, by deed
dated 4/30/2007 and recorded
5/14/2007 in the Recorder's
Office of Pike County in Deed
Book Volume 2231 at Page
1668, granted and conveyed unto
Sean Helmer, in fee.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sean Helmer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$214,795.21,
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 Sean Helmer
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$214,795.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Str.
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1363-2016r
SUR JUDGEMENT NO.
1363-2016 AT THE SUIT OF
Pennymac Loan Services, LLC
vs Kevin Tracy and Marjorie
Tracy DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1363-2016
Pennymac Loan Services, LLC
v.
Kevin Tracy
Marjorie Tracy
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
6247 Decker rd, Bushkill, PA
18324-7401
Parcel No. 192.04-01-38
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$104,975.77
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Kevin Tracy and Marjorie Tracy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,975.77,
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 Kevin
Tracy and Marjorie Tracy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,975.77 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1387-2016r SUR
JUDGEMENT NO. 1387-2016
AT THE SUIT OF Federal
National Mortgage Association
("Fannie Mae") vs Ronald
J. Owens and Theresa M.
Owens DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2016-01387
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION ("FANNIE
MAE")
PROPERTY BEING
KNOWN AS:

ALL THAT CERTAIN piece,
parcel or lot of land, situate,
lying and being in the Township
of Delaware, county of Pike
and State of Pennsylvania, as
more particularly hereinafter
designated and described:
Lot No. 75 on certain map
entitled: 'Plan Showing Proposed
Subdivision of Land of Lorraine
N. Locke along State Road
No. 51001 Near Shepherds
Comers, Delaware Township,

Pike County, Penna., Perimeter Surveyed by John E. Edraney, R.S., 1950, Subdivision Layout May 29, 1956, bearings being of the magnetic meridian of 1950, the aforesaid map or plan being duly recorded in the Office for the Recording of Deeds in and for Pike County, Pennsylvania on the 31 st day of July, 1958, in Plat Book 3 at page 51.

The above described property may be more particularly described in accordance with a survey by Victor E. Orben, R.S., dated December 4, 1984, and set forth on Dwg. No. EE-253, as follows, to wit:

BEGINNING at an iron pipe at the intersection of two 33 foot wide access roads the said point being the Southerly most corner of Lot 75 herein described; Thence running along the Easterly line of a 33 foot wide road North 40 degrees 28 minutes West 169.07 feet to an iron bar corner; Thence leaving said road and running along Lot 80 North 22 degrees 04 minutes East 70.00 feet to a found iron bar corner; Thence running along Lot 76 South 67 degrees 56 minutes East 150.00 feet to an iron pipe in the Westerly line of another 33 foot wide access road; Thence along same South 22 degrees 04 minutes West 148.00 feet to the point and place of BEGINNING. BEING LOT 75 and containing 16,350 square feet, more or less. As shown on a survey by Victor E. Orben, Registered Surveyor. Drawing Number EE-253, dated December 4, 1984.

PARCEL IDENTIFICATION NO: 162.02-16-17, CONTROL #: 02-0-027299

BEING KNOWN AS: 131 Highland Acres Drive a/k/a Lot 75 Highland Acres Drive Dingmans Ferry, PA 18328

IMPROVEMENTS THEREON CONSIST OF:

Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ronald J. Owens and Theresa M. Owens PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PARCEL IDENTIFICATION NO: 162.02-16-17, CONTROL #: 02-0-027299

ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ronald J. Owens and Theresa M. Owens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$47,926.58, 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 Ronald J. Owens and Theresa M. Owens DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$47,926.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Ave, Ste. 7
Secane, PA 19018
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1397-2013r SUR JUDGEMENT NO. 1397-2013 AT THE SUIT OF Nationstar Mortgage LLC

d/b/ Champion Mortgage Company vs Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right title or Interest from or Under Ismael Lopez, Deceased, Adela lopez Solely in Her Capacity as Heir of I Ismael Lopez, Deceased, Chez Lopez, solely in His Capacity as Heir of Ismael Lopez, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 3120, Section No. 33 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 27, Pages 54 & 55.
TAX PARCEL NO:
06-0-106540
BEING KNOWN AS: 861
Saw Creek Estates, Bushkill PA.
18324

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 Ismael Lopez, Deceased, Adela lopez Solely in Her Capacity as Heir of I Ismael Lopez, Deceased, Chez Lopez, solely in His Capacity as Heir of Ismael Lopez, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,520.34, 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 Ismael Lopez, Deceased, Adela lopez Solely in Her Capacity as Heir of I Ismael Lopez, Deceased, Chez Lopez, solely in His Capacity as Heir of Ismael Lopez, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,520.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
Ste. 5000 BNY Mellon
Independence Ctr
701 Market Street
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1537-2016r SUR JUDGEMENT NO. 1537-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Abdul A. Jaludi and Stefanie Jaludi DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LAND SITUATED IN THE
TOWNSHIP OF MILFORD
IN THE COUNTY OF PIKE
IN THE STATE OF PA
ALL THAT PIECE
OR PARCEL, OF
LAND SITUATE IN
THE TOWNSHIP OF
MILFORD, PIKE COUNTY,
PENNSYLVANIA,
DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 12,
SHOWN ON A SURVEY
PLAT MAP OF MOON
VALLEY FALLS FINAL
PLAN PHASE I, AS
PREPARED BY UTILITY
ENGINEERS DIVISION,
QUAD THREE GROUP,
INC WILKES-BARRE,
PENNSYLVANIA AND
RECORDED IN THE PIKE
COUNTY RECORDER'S
OFFICE IN PLAT BOOK 25
AT PAGE 220.
BEING THE SAME
PREMISES WHICH MOON
VALLEY FALLS, INC.
BY ITS CERTAIN DEED
DATED JANUARY 24,
1989 AND RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS
IN AND FOR PIKE
COUNTY, PENNSYLVANIA
RECORDED BOOK
VOLUME 18 PAGE

235, GRANTED AND
CONVEYED UNTO
FRANK O'DONNELL
AND MICHELLE J.
O'DONNELL HIS WIFE,
THE GRANTORS.
BEING KNOWN AS: 106
Maple Court, Milford, PA
18337
PROPERTY ID NO.:
097-03-01-57-012
TITLE TO SAID PREMISES
IS VESTED IN Abdul A. Jaludi
and Stefanie Jaludi, his wife and
the survivor of them BY DEED
FROM Frank O'Donnell
and Michelle J. O'Donnell,
by her attorney in fact, Frank
O'Donnell DATED 06/01/1998
RECORDED 06/02/1998 IN
DEED BOOK 1539 PAGE
003.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Abdul A. Jaludi and Stefanie
Jaludi DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$326,679.60,
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 Abdul A. Jaludi and Stefanie Jaludi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$326,679.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1539-2014r SUR JUDGEMENT NO. 1539-2014 AT THE SUIT OF Wells Fargo Bank NA vs Barbara A. Clark aka Barbara Ann Clark and Mitchell S. Clark aka Mitchell

Stuart Clark DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1539-2014

Wells Fargo Bank, N.A.

v.

Barbara A. Clark a/k/a Barbara Ann Clark

Mitchell S. Clark a/k/a Mitchell Stuart Clark

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

102 Bushkill Lane, Milford, PA 18337-9542

Parcel No. 121.04-04-35- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$136,401.49

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Barbara A. Clark aka Barbara Ann Clark and Mitchell S.

Clark aka Mitchell Stuart Clark
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$136,401.49,
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 Barbara
A. Clark aka Barbara Ann
Clark and Mitchell S. Clark
aka Mitchell Stuart Clark
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$136,401.49 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &

Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PAnn19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1553-2015r SUR
JUDGEMENT NO. 1553-2015
AT THE SUIT OF Bayview
Loan Servicing, LLC vs Daniel
Thomas Disimile, in His
Capacity as CO-Administrator
of the Estate of Daniel J.
Jr. Disimile aka Daniel J.
Disimile, Jr and Christopher
M. Disimile, in His Capacity
as Co-Administrator of The
Estate of Daniel J Jr Disimile aka
Daniel J. Disimile, Jr. and James
Allen Disimile, in His Capacity
as Heir of the Estated of Daniel
J. Jr Disimile aka Daniel J.
Disimile, Jr. and Matthew R.
Disimile, in His Capacity as
Heir of The Estate of Daniel J. Jr
Disimile aka Daniel J. Disimile,
Jr and Leighann Disimile, in
Her Capacity as Heir of The
Estate of Daniel J. Jr Disimile
aka Daniel J. Disimile, Jr and
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms or Associations Claiming
Right Title or Interest From or
Under Daniel J. Disimile, Jr,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC

VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1553-2015

Bayview Loan Servicing, LLC
v.

Daniel Thomas Disimile, in His
Capacity as CO-Administrator
of The Estate of Daniel J
Jr Disimile a/k/a Daniel J.
Disimile, Jr

Christopher M. Disimile, in His
Capacity as CO-Administrator
of The Estate of Daniel J
Jr Disimile a/k/a Daniel J.
Disimile, Jr

James Allen Disimile, in His
Capacity as Heir of The Estate of
Daniel J Jr Disimile a/k/a Daniel
J. Disimile, Jr

Matthew R. Disimile, in His
Capacity as Heir of The Estate of
Daniel J Jr Disimile a/k/a Daniel
J. Disimile, Jr

Leighann Disimile, in Her
Capacity as Heir of The Estate of
Daniel J Jr Disimile a/k/a Daniel
J. Disimile, Jr

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Daniel J. Disimile, Jr, Deceased
owner(s) of property situate in
the MILFORD TOWNSHIP,
PIKE County, Pennsylvania,

being
106 Oak Court, Milford, PA
18337-9479
Parcel No. 097.03-01-57.006
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$148,061.31
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Daniel Thomas Disimile, in His
Capacity as CO-Administrator
of the Estate of Daniel J.
Jr. Disimile aka Daniel J.
Disimile, Jr and Christopher
M. Disimile, in His Capacity
as Co-Administrator of The
Estate of Daniel J Jr Disimile aka
Daniel J. Disimile, Jr. and James
Allen Disimile, in His Capacity
as Heir of the Estate of Daniel
J. Jr Disimile aka Daniel J.
Disimile, Jr. and Matthew R.
Disimile, in His Capacity as
Heir of The Estate of Daniel J. Jr
Disimile aka Daniel J. Disimile,
Jr and Leighann Disimile, in
Her Capacity as Heir of The
Estate of Daniel J. Jr Disimile
aka Daniel J. Disimile, Jr and
Unknown Heirs, Successors,
Assigns, and All Persons, Firms
or Associations Claiming Right
Title or Interest From or Under
Daniel J. Disimile, Jr, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,061.31, 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 Daniel Thomas Disimile, in His Capacity as CO-Administrator of the Estate of Daniel J. Jr. Disimile aka Daniel J. Disimile, Jr and Christopher M. Disimile, in His Capacity as Co-Administrator of The Estate of Daniel J Jr Disimile aka Daniel J. Disimile, Jr. and James Allen Disimile, in His Capacity as Heir of the Estanted of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr. and Matthew R. Disimile, in His Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Leighann Disimile, in

Her Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Daniel J. Disimile, Jr, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,061.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelnan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1583-2014r SUR JUDGEMENT NO. 1583-2014 AT THE SUIT OF Midfirst Bank vs Donna Bertalan, as Administratrix of the Estate of Christopher Jay Bertalan, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN
parcel and tract of land situate
and being in the Township
of Dingman, Pike County,
Pennsylvania, BEING Tract No.
4605, Section XVI, Conashaugh
Lakes, as shown on plat or
map recorded in Pike County
Plat Book 16, Page 54, and
HAVING THEREON erected
a dwelling house known as: 103
Rodney Road, Milford, PA
18337.

MAP # 121-03-01-07
CONTROL # 03-0-064903
Reference Pike County Record
Book 2265 Page 2557

TO BE SOLD AS
THE PROPERTY OF
DONNA BERTALAN,
AS ADMINISTRATRIX
OF THE ESTATE OF
CHRISTOPHER JAY
BERTALAN, DECEASED
UNDER PIKE COUNTY
JUDGMENT NO. 1583-2014

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Donna Bertalan, as
Administratrix of the Estate
of Christopher Jay Bertalan
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$191,503.34,
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 Donna
Bertalan, as Administratrix of
the Estate of Christopher Jay
Bertalan DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$191,503.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1589-2014r SUR JUDGEMENT NO. 1589-2014 AT THE SUIT OF The Bank of New York, Mellon FK The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc. Asset Backed Certificates Series 2006-22 c/o Special loan Servicing LLC vs Frank Arroyo and Theresa Arroyo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

REAL PROPERTY SHORT DESCRIPTION FORM (To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 1589-2014 THE BANK OF NEW YORK MELLON FK THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC ASSET BACKED CERTIFICATES SERIES

2006-22 C/O SPECIAL LOAN SERVICING LLC

v.

FRANK ARROYO

THERESA ARROYO

owners of property situate in TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being

111 SLATE COURT A/K/A 3878 SUNRISE LAKE, PA 18337

Parcel No. 03-0-021493

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING AND LOT

Judgment Amount: \$349,447.39

Attorneys for Plaintiff

Parker McCay, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frank Arroyo and Theresa Arroyo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$349,447.39, 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 Frank Arroyo and Theresa Arroyo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$349,447.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
PO Box 5054
Mount Laurel, NJ 08054-1539
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1654-2014r SUR JUDGEMENT NO. 1654-2014 AT THE SUIT OF Deutsche Bank National Trust vs Mark A. Knerr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1654-2014
ALL THAT CERTAIN lot or piece of ground situate in Palmyra Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
086-01-05-32
PROPERTY ADDRESS 5 B Lennon Road Greentown, PA 18426
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Mark A. Knerr
ATTORNEY'S NAME: Robert W. Williams, Esquire
SHERIFF'S NAME: Pike County Sheriff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark A. Knerr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$117,439.68, 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 Mark A.
Knerr DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$117,439.68 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053-3108
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1674-2015r SUR
JUDGEMENT NO. 1674-2015
AT THE SUIT OF Ocwen
Loan Servicing, LLC vs
Thomas Barton and Sharon
Barton DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1674-2015
OCWEN Loan Servicing, LLC
v.
Thomas Barton
Sharon Barton
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 158 Saw Creek Estates
a/k/a 311 Saunders Drive,
Bushkill, PA 18324
Parcel No. 192.01-02-45
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$120,712.57
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE
BY VIRTUE OF A
WRIT OF EXECUTION
ISSUED BY THE

PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas Barton and Sharon Barton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,712.57, 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 Thomas Barton and Sharon Barton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$120,712.57 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2809-2010r SUR JUDGEMENT NO. 2809-2010 AT THE SUIT OF Federal National Mortgage Association vs Deborah Luca, Joan Luca, Last Record ownr, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joan Luca, Last Record Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel, or piece of ground situate in the Township of Dingman, County of Pike and State of Pennsylvania, being Lot No 100, Section No. 2, as shown on map

entitled subdivision of Section A, Pocono Mountain Woodland Lakes, Corp, on file in the Recorder's Office at Milford, Pennsylvania in Plat Book 10, page 135.

BEING KNOWN AS: 195 Aspen Drive A/K/A Lot 100 Section A2, Milford, PA 18337 PROPERTY ID NO.:

03-0-017384

TITLE TO SAID PREMISES IS VESTED IN DEBORAH LUCA AND JOAN LUCA, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM JOSEPH W. WILSON DATED 12/16/2005 RECORDED 12/20/2005 IN DEED BOOK 2150 PAGE 1713.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Deborah Luca, Joan Luca, Last Record ownr, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joan Luca, Last Record Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$464,954.47, 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 Deborah Luca, Joan Luca, Last Record ownr, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joan Luca, Last Record Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$464,954.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003
02/17/17 · 02/24/17 · 03/03/17

CIVIL ACTIONS FILED

*From February 02, 2017 to February 08, 2017
Accuracy of the entries is not guaranteed.*

COMMENCEMENT OF ACTION: WRIT OF SUMMONS CIVIL

Government Employees Insurance Company (GEICO)
and Michael R. McNamara v. Marc O. Petersen No. 173-2017 2/6/17

CONTRACT – DEBT COLLECTION: CREDIT CARD

Bank of America NA v. Max Brinson No. 162-2017 2/2/17
Worlds Foremost Bank v. Ian C. Mauger No. 174-2017 2/6/17

REAL PROPERTY – MORTGAGE FORECLOSURE RESIDENTIAL

Branch Banking and Trust Company v. Dwale Kellman No. 188-2017 2/7/17

MISCELLANEOUS – OTHER

Milford Borough v. Jenna L. Vanhorn No. 164-2017 2/2/17

MARRIAGE LICENSE FILINGS

Jason Paul Feese and Jillian Elizabeth Murray No. 10-2017 2/6/17
Steve R. Berrios and Sarah Anne Procak No. 11-2017 2/8/17

CUSTODY

Kimberly Cole v. Randy Beckelman No. 161-2017 2/2/17
Phillip R. Koch v. Christine A. Reddington No. 167-2017 2/3/17
Jon Lowe v. Lennae Lowe No. 183-2017 2/7/17

DIVORCES FILED

Tara L. Curtin Clarke v. Phillip A. Clarke No. 166-2017 2/3/17
Kerri Lee Jacobs v. Donald J. Jacobs No. 184-2017 2/7/17
Melissa F. Karpovich v. Kenneth P. Karpovich No. 185-2017 2/7/17
Lori Anne Stark v. Frederick H. Stark, III No. 186-2017 2/7/17

DIVORCES GRANTED

Roger A. Kelly, Jr. v. Annette A. Kelly No. 133-2017 2/7/17

JUDGMENT

Dawn E. DeFeo v. Gerald C. McGoldrick No. 45088-2017 2/2/17

MECHANICS LIEN CLAIM

Jim Mellon General Contracting, Inc. v. Francisco Gil No. 155-2017 2/6/17

PROTECTION FROM ABUSE

Kathryn J. McDowall v. Timothy S. McDowall No. 159-2017 2/2/17
Kathryn J. McDowall on behalf of I.M., a minor v.
Timothy S. McDowall No. 160-2017 2/2/17
Mary Snider v. Dolores Tenis No. 165-2017 2/3/17
Esfeamor Segal No. 171-2017 2/6/17
Esfeamor Segal on behalf of J.S., a minor v.
Steven E. Segal, Jr. No. 172-2017 2/6/17
Jenna Palumbo v. Linda Palumbo Monaghan No. 180-2017 2/7/17

Jenna Palumbo on behalf of W.P., a minor v. James Monaghan	No. 181-2017	2/7/17
Jenna Palumbo v. James Monaghan	No. 182-2017	2/7/17

WAIVER OF LIENS

Southern Corrosion, Inc. v. Hemlock Farms Community Association	No. 50005-2017	2/7/17
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MORTGAGES AND DEEDS

*Recorded from February 02, 2017 to February 08, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Vanderbeck, Ellen L. Vanderbeck, Craig	Citizens Bank of Pennsylvania	27,000	PMWL Dingman Township
Zoccali, Graziella	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	169,775	Tanglwood Lakes Palmyra Township
Howe, Chris H.	Huntington National Bank	130,000	Holbert Lands Lackawaxen Township
Urena, Nurys Fajardo, Angel	MERS Mortgage Electronic Registration System, Inc. Homeside Financial LLC	64,600	Saw Creek Estates Lehman Township
Voelker, Adam M.	MERS Mortgage Electronic Registration System, Inc. Jersey Mortgage Company	277,000	Westfall Township
Devlin, Raymond P., II	Wells Fargo Bank NA	195,650	PMWL Dingman Township
Manger, Gerald	Manger, Doreen MERS Mortgage Electronic Registration System, Inc. Carrington Mortgage Services LLC	203,403	Spruce Run Creek Farm Map Porter Township

Greentown DG LLC	Sterling Bank	1,362,000	Emil Schoenagel Farm Lands Greene Township
Benjamin, Anola A.	Wayne Bank	94,400	The Glen at Tamiment Lehman Township
Codella, Vincent A. Codella, Debora Codello, Debora T.	MERS Mortgage Electronic Registration System, Inc. Bank of America NA	172,000	River View Acres Lackawaxen Township
Santucci, Amy Beth	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	50,000	Sunrise Lake Dingman Township
Santamaria, Julia Santamaria, Julia M. Miller, Monica	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	192,200	Pine Ridge Lehman Township
Monts, Charles D. Monts, Debra L.	Essa Bank & Trust	46,500	Saw Creek Estates Lehman Township
Pires, Manuel	MERS Mortgage Electronic Registration System, Inc. American Neighborhood Mtg. Acceptance Co. LLC	103,098	Rustic Acre Estates Lehman Township
Lofberg, Thomas J. Lofberg, Laura	MERS Mortgage Electronic Registration System, Inc. Citibank NA	224,000	Woodloch Springs Lackawaxen Township
Diaz, Juan I. Vanslooten, June	MERS Mortgage Electronic Registration System, Inc. BBMC Mortgage Bridgeview Bank Group	225,885	Camp Indian Trails Dingman Township
Gendreau, Heather	MERS Mortgage Electronic Registration System, Inc. Mortgage Network, Inc.	155,252	PMWL Dingman Township
Cross Country Equity LLC	Powell, Steve	51,285	Falling Creek Estates Lehman Township
Bodman, Robert Parsons Bodman, Robert P. Bodman, Judith A.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	207,565	Blooming Grove Township
Goldberg, Alan	Philadelphia Federal Credit Union	40,000	PMLE Lehman Township

Hatch, Matthew James	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	211,600	East Cove Woods Shohola Township
Robbins, Mary B.	MERS Mortgage Electronic Registration System, Inc. Alterra Group LLC	127,187	Sky View Lakes Greene Township
Miller, Eric D. Miller, Dorothy J.	Wells Fargo Bank NA	110,000	Rhoads Lands Greene Township
Eversdyke, Marvin W. Eversdyke, Sharon K.	MERS Mortgage Electronic Registration System, Inc. Total Mortgage Services LLC	244,000	Bradlee Map Dingman Township
Brizell, Ronald J. Jr. Brizell, Noreen A.	Hudson Valley Federal Credit Union	149,216	Gold Key Estates Dingman Township
Boynton, Bradley K.	PNC Bank NA	10,000	Greene Township
Camp Gan Israel Northeast, Inc.	Wayne Bank	1,200,000	Delaware Township
Brown, Nan C. Graff, Faye Ellen Nichols, Dulcie Ann Brown, Nan C. Agent	Honesdale National Bank	21,000	Palmyra Township
Novell-Hoare, Linda Hoare, Linda Novell	MERS Mortgage Electronic Registration System, Inc. Mortgage Lenders of America LLC	142,373	St. Johns Map Matamoras Borough
Brown, Kevin Brown, Monique	PNC Mortgage PNC Bank NA	250,750	Hemlock Farms Blooming Grove Township
Hugerich, Bryan J. Hugerich, Jennifer J.	Wayne Bank	288,000	White Sand Springs Palmyra Township
Rossi, Nicholas J. Jr.	MERS Mortgage Electronic Registration System, Inc. Freedom Mortgage Corporation	90,973	The Falls at Saw Creek Lehman Township
Fuller, Larry J. Tr. Larry J. Fuller Revocable Trust AGR 05/07/04	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	175,860	Sunrise Lake Dingman Township

O'Connor, Jason	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	65,600	Pine Ridge Lehman Township
Butler, Matthew J. Molins, Laura	Citizens Savings Bank	140,000	Fawn Lake Forest Lackawaxen Township
Weidner, Joseph P. Weidner, Bobbie Jo	MERS Mortgage Electronic Registration System, Inc. Stearns Lending LLC	181,649	PMWL Dingman Township
Singh, Donna D.	MERS Mortgage Electronic Registration System, Inc. Summit Mortgage Corporation	110,000	Traces of Lattimore Delaware Township
Grimaldi, Kathleen G.	MERS Mortgage Electronic Registration System, Inc. First Guaranty Mortgage Corporation	97,600	Hemlock Farms Blooming Grove Township
Lisker, Peter	MERS Mortgage Electronic Registration System, Inc. Everett Financial, Inc. Supreme Lending	102,116	Village of Matamoras Map Matamoras Borough
Genovese, Tiffany	Dime Bank	165,600	Tink Wig Mountain Lake Forest Lackawaxen Township
Cassidy, Christopher M. Cassidy, Katherine	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC	238,000	The Glen at Tamiment Lehman Township
Wiggins, Jessie L.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	48,470	Pine Ridge Lehman Township
Dipiazza, Richard Dipiazza, Susan	Bank of America NA	100,000	The Glen at Tamiment Lehman Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
McKean, John McKean, Kathleen	Bueki, Philip, Shrrff. Bates, Dawn K.	23,381	McKean/Bates Lands Lackawaxen Township

Birchwood Lakes Community Association, Inc.	Birchwood Lakes Community Association, Inc.	1.00	Birchwood Lakes Delaware Township
Curcio, Joseph	Vozza, Benedict Vozza, Linda Ann	6,000	Shohola Falls Trails End Shohola Township
Urena, Nurys Fajardo, Angel	Pein, Barbara Anne	68,000	Saw Creek Estates Lehman Township
Voelker, Adam M.	Moricone, Joseph	277,000	Westfall Township
Secretary of Veterans Affairs	JPMorgan Chase Bank NA	1.00	Sunrise Lake Dingman Township
Devlin, Raymond P., II	Dumas, Ryan	219,000	PMWL Dingman Township
Peters, Simon Feszchak, Holly	Secretary of Housing & Urban Development	21,960	Pine Ridge Lehman Township
Manger, Gerald Manger, Doreen	Manger, Gerald Manger, Doreen Figueroa, Doreen	1.00	Spruce Run Creek Farm Map Porter Township
Greentown DG LLC	Schoenagel Families Limited Partnership	238,500	Emil Schoenagel Farm Lands Greene Township
Benjamin, Anola A.	EXR LLC	118,000	The Glen at Tamiment Lehman Township
MGS Trust	Sunik, Mark Sunik, Tamara	1.00	Tanglwood Lakes Palmyra Township
Secretary of Housing & Urban Development	Freedom Mortgage Corporation	1.00	Sunrise Lake Dingman Township
Roth, Bill	Roth, Bill Cohen, Eva	1.00	Saw Creek Estates Lehman Township
Hoyes-Graham, Terryann Graham, Terryann Hoyes	Bayview Loan Servicing LLC	45,000	The Falls at Saw Creek Lehman Township
Consolascio, Mirko	Burnett, Michael T. Burnett, Kathryn A.	79,400	Saw Creek Estates Lehman Township
Monts, Charles D. Monts, Debra L.	Casottana, Agnes M., Tr. Casottana Trust 02/07/2012	62,000	Saw Creek Estates Lehman Township
Bowman, Dustin B.	Abbey, Leon S. Dale-Abbey, Christine Abbey, Christine Dale	140,000	Saw Creek Estates Lehman Township
Ahmed, Mohamed H. Rovenskiy, Elena	Gavinovich, Thomas A. Gavinovich, Gia Ann	80,000	Saw Creek Estates Lehman Township

Pires, Manuel A.	Chambers, Ben Chambers, Karen L., Exrx. Fusco, Teresa M., Est. Fusco, Teresa Maria, Est. Fusco, Teresa, Est. Chambers, Karen L.	105,000	Rustic Acre Estates Lehman Township
Q-RO Properties LLC	Wilmington Trust NA, Tr. 20,000 CitiBank NA, Tr. Structured Asset Mtg. Invest 2 Tr. 2007-AR6 Mortgage Pass Thru Certs. Series 2007-AR6 Select Portfolio Servicing, Inc., Agent		Saw Creek Estates Lehman Township
Guidice, Margaret M., Tr. Arthur J. Guidice Revocable Living Trust 02/14/03 Margaret M. Guidice Revocable Living Trust 2/14/03 Guidice, Theresa Guidice, Rena Guidice, Anthony Guidice, Stephen	Guidice, Margaret M. Guidice, Theresa	1.00	Wehinger Division Matamoras Borough
Lofberg, Thomas J. Lofberg, Laura	Tully, Joseph, Exr. Tully, Christopher, Exr. Tully, Ruth M., Est. Tully, Martin J., Est.	280,000	Woodloch Springs Lackawaxen Township
Desposito, James Desposito, Catherine Melinda	Morales, Armando Morales, Denise	15,000	Masthope Rapids Lackawaxen Township
Diaz, Juan I. Vanslooten, June	Vanslooten, June Sexton, Martha N.	90,801	Camp Indian Trails Dingman Township
Acsreinvestors LLC	Pearl, David A. Pearl, Kim M.	20,000	Oak Hills Division Lackawaxen Township
Babaev, Maria	Golovnin, Alexander Babaev, Maria	1.00	Hemlock Farms Blooming Grove Township
Wicksman, Keiko O'Connor, Timothy	Wicksman, Keiko Wicksman, Laurie O'Connor, Timothy	1.00	Hemlock Farms Blooming Grove Township
FV-1, Inc., Tr. Morgan Stanley Mortgage Capital Holding LLC	Bueki, Philip, Shriff. Ferrel, Mattie L. United States of America	1.00	Saw Creek Estates Lehman Township

Gendreau, Heather	M&T Bank	145,000	PMWL Dingman Township
Hatch, Matthew James	Buckley, Lisa K. Rose, Lisa K.	211,600	East Cove Woods Shohola Township
Lopez, Natalia	Fannie Mae Federal National Mortgage Association Servicelink, Agent Chicago Title Insurance Company, Agent	29,900	Pine Ridge Lehman Township
Kondracki, Patricia	Vendikos, Nicholas J. Gallaro, Lucy, Est. Vendikos, Lucy, Est.	51,000	Saw Creek Estates Lehman Township
Robbins, Mary	Robbins, William Robbins, Mary Robbins, Patrick W.	1.00	Sky View Lakes Greene Township
Wessner, Charlie C.	Wessner, Hedwig, Est. Wessner, Hedwig A., Est. Wessner, Charlie C. Wessner, Charlie C., Exr. Malandrucolo, Rosemarie	1.00	Shohola Falls Trails End Shohola Township
Eagle Village POA	Helms, Donald B. Helms, Molly A.	1,233	Eagle Village at Tamiment Lehman Township
Frantz, Michael	Frantz, Richard W. Frantz, Robert E.	7,836	Palmyra Township
Carpino, Margaret Pohl, Christian Pohl, Martin	Pohl, Erhard Pohl, Hildegard	1.00	Greene Township
Holley, William R.	Holley, Joyce H.	1.00	Bell Tract Matamoras Borough
Brizell, Noreen A. Brizell, Ronald J. Jr.	Thiel, William	152,000	Gold Key Estates Dingman Township
Faust, Walter M. Jr. Faust, Lois A. Faust, Danielle Ann	Faust, Walter M. Jr. Faust, Lois A. Faust, Walter D. Faust, Danielle Ann	1.00	Buchvalt Lands Greene Township

Brown, Nan C. Nichols, Dulcie Ann Graff, Faye Ellen	Brown, Nan Louise Brown, Nan Louise Tr. George E. Coutts Inter Vivos Trust 8/1/07 Tr. Christine M. Coutts Trust 08/01/2007 Brown, Nan Louise Exrx. Coutts, George E. Est. Brown, Nan Brown, Nan Tr. Brown, Nan Exrx. Coutts, Christine M. Est. Nichols, Dulcie Ann Graff, Faye Ellen Coutts, George E. Jr.	1.00	Palmyra Township
Brown, Nan C. Nichols, Dulcie Ann Graff, Faye Ellen	Brown, Nan Louise Brown, Nan Louise Tr. George E. Coutts Inter Vivos Trust 8/1/07 Tr. Christine M. Coutts Trust 08/01/2007 Brown, Nan Louise Exrx. Coutts, George E. Est. Brown, Nan Brown, Nan Tr. Brown, Nan Exrx. Nichols, Dulcie Ann Graff, Faye Ellen Coutts, George E. Jr. Coutts, Christine M. Est.	1.00	Coutts Lands Palmyra Township
Courtright, Carolann	Courtright, Carolann	1.00	Birchwood Lakes Delaware Township
Mikhailov, Tatiana	Freddie Mac Federal Home Loan Mortgage Corporation Udren Law Offices PC Agent	70,000	Hemlock Farms Porter Township
Novell-Hoare, Linda Hoare, Linda Novell	Storms, Donald R. Jr. Storms, Amber Lee Ann	145,000	St. Johns Map Matamoras Borough
Giapoutzis, Billy Giapoutzis, Kostas Giapoutzis, Jimmy	Sarchapone, Frank P.	57,000	Wild Acres Delaware Township
Brown, Kevin Brown, Monique	Kagan, Yuri Kagan, Anna	295,000	Hemlock Farms Blooming Grove Township
Reatz, Robert J.	Gilfert, Bruce Gilfert, Crystal	35,000	Greene Township

Skorostensky, Alexander Skorostenskaya, Svetlana	Matthews, Deborah L.	12,000	Birchwood Lakes Delaware Township
Hugerich, Bryan J. Hugerich, Jennifer J.	Paupack Property Management LLC	360,000	White Sand Springs Palmyra Township
Butler, Matthew J. Molins, Laura	Citizens Savings Bank	175,100	Fawn Lake Forest Lackawaxen Township
Weidner, Joseph Weidner, Bobbie Jo	US Bank NA Tr. SW REO Trust 2014-1 Green River Capital LLC Agent	185,000	PMWL Dingman Township
Pawlowski, Grzegorz Pawlowska, Anna Lawlowska, Katarzyna	Pike County Tax Claim Bureau Tr. Surman, Samuel Jr.	1,600	The Escape Greene Township
Sunny Green Heights LLC	Pike County Tax Claim Bureau Tr. Dennis, James T. Dennis, Patricia	7,500	Ledgeview Division Lackawaxen Township
Martin, Toni Lu	Fannie Mae Federal National Mortgage Association Udren Law Offices PC Agent	90,000	Delaware Township
Siqueiros, Adrian Siqueiros, Jaye	Diurczak, Eugene	1,223.10	Eagle Village at Tamiment Lehman Township
Singh, Donna D.	Mendez, Hilda C. Alfonso, Franco	215,000	Traces of Lattimore Delaware Township
Lisker, Peter	Lemke, Joseph H. Lemke Margaret A. Est.	104,000	Village of Matamoras Map Matamoras Borough
Price, Charles Adam Tr. Charles & Margaret Price Trust	Price, Charles A. Price, Margaret A.	1.00	Delaware Township
Plokhoo, William Plokhoo, Susan	Rucker, Emery Ray Exr. Gonda, Horacio N. Est.	120,000	Gold Key Lake Estates Dingman Township
Cassidy, Christopher M. Cassidy, Katherine	Cassidy, Christopher M. Valdes, Katherine Cassidy, Katherine	1.00	The Glen at Tamiment Lehman Township
Ryder, Sandra Moi	Hopkin, Lana	1.00	Lackawaxen Township

Bank of New York Mellon Trust Company NA JPMorgan Chase Bank NA Tr. Specialty Underwriting & Res Finance Trust MTG Loan Asset Backed Certs Series 2004-BC4	Bueki, Philip Shrff. Perina, Ronald Perina, Ronald D.	1.00	Pine Ridge Lehman Township
MTGLQ Investors LP	Bueki, Philip Shrff. Halpin, Charles A. J. III PER REP Bem, Edward J. Est. Bem, Edward John Est. Bem, Marcia E. Est.	1.00	Lackawaxen Township
MTGLQ Investors LP	Bueki, Philip Shrff. Schroeder, Henry J. Sr.	1.00	Sunrise Lake Dingman Township
Wells Fargo Bank NA	Bueki, Philip Shrff. Labua, Lisa M. Labua, Lisa	1.00	Saw Creek Estates Lehman Township
OCWEN Loan Servicing LLC	Bueki, Philip Shrff. Hayes, John A.	1.00	Pine Ridge Lehman Township
Federal Home Loan Mortgage Corporation	Bueki, Philip Shrff. Kelly, Bart Robertson, Leah	1.00	Cranberry Ridge Dingman Township
Trifera LLC	Bueki, Philip Shrff. Barbone, Jamie Trimingham, Richard Est. Trimingham, Richard A. J. Est. Fridenberger, Danielle	1.00	Milford Township
Wells Fargo Bank NA Tr. Bank of America Alternative Loan Tr. 2005-12 Mortgage Pass Thru Certs Series 2005-12	Bueki, Philip Shrff. Defilippis, Daniel R. Defilippis, Daniel Defilippis, Joel I. Defilippis, Joel Defilippis, Jonathan E. Defilippis, Jonathan	1.00	Foster Lands Lehman Township
Deutsche Bank National Trust Company Tr. Novastar Mortgage Funding Tr. Series 2006-4 Novastar Home Equity Loan Asset Backed Certs Series 2006-4	Bueki, Philip Shrff. Castillo, Emmanuel Castillo, Evelyn	1.00	Saw Creek Estates Lehman Township

Federal Home Loan Mortgage Corporation	Bueki, Philip Shrff. Maher, Anne	1.00	Hemlock Farms Blooming Grove Township
Walker Lake Shores Landowners Association	Wells Fargo Bank NA Wachovia Bank NA	58,968	Walker Lake Shores Shohola Township
Fannie Mae	Bueki, Philip Shrff. Papapantos, Despina	1.00	Conashaugh Lakes Dingman Township

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