

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 ♦ MARCH 31, 2017 ♦ NO. 14



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UPCOMING EVENTS:

APRIL CLE "Mrs. Doubtfire"

FRIDAY, APRIL 21, 2017 • 9:00 a.m. - 4:00 p.m.

8:30 a.m. Registration

Balch's Seafood Restaurant

Wills for Heroes

SATURDAY, APRIL 22, 2017 • 9:00 a.m. - 4:00 p.m.

8:30 a.m. Registration

Best Western Inn at Hunt's Landing

 PA LEGAL ADS



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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POST OFFICE BOX 183 ♦ MILFORD, PA 18337 ♦ 570-296-5102



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Editor

Elizabeth A. Erickson Kameen

P.O. Box 183, Milford, PA 18337

P: 570-296-5102

F: 570-296-5105

www.pikecountylegaljournal.com
info@pikecountylegaljournal.com

**Submit advertisements to
ads@pikecountylegaljournal.com**

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

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

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

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

*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**



Please check our calendar on page 4 for upcoming events and meetings, including a Movie CLE on Friday, April 21st, and Wills for Heroes on Saturday, April 22nd.

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

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Raymond Tonkin, *Esq.*

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

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Court Administrator

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Chief Public Defender

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

Commissioners

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Treasurer

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Recorder of Deeds, Register of Wills

Sharon Schroeder

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Christopher Brighton

Auditors

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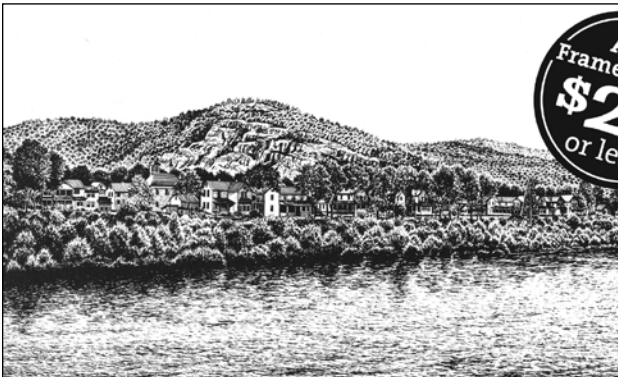
EVENTS

April CLE
"Mrs. Doubtfire"

Balch's Seafood Restaurant
Friday, April 21st
8:30 a.m. Registration
9:00 a.m. - 4:00 p.m Program

Wills for Heroes

Best Western Inn at Hunt's Landing
120 Route 6 & 209
Matamoras, PA 18336
Best Western phone number:
(570) 491-2400
Saturday, April 22nd
8:30am Registration
9:00am-11:00am Training
11:00am-4:00pm Volunteers needed



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

**NOW AVAILABLE AT
REDUCED
PRICES**

Available in black & white or full color, prints are double matted and framed in either hardwood or gold in an 8"x10" frame. Hang a group of them together in your office or study for under \$100 – priced during these hard times at below wholesale to Pike County residents. *Collect all of the scenes of local historical subjects or local picturesque landscapes!*

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, APRIL 3, 2017

- 09:00 AM Docket #: 1530-2016
William Roth vs. Pike County Board of Assessment Appeal, Pike County, Milford Borough, and Delaware Valley School District
Hearing - Petition for Appeal to Board of Assessment
Plaintiff Attorney: Eric Hamill, Esq.
Defense Attorney: Stacey Beecher, Esq., Thomas Farley, Esq., R. Anthony Waldron, Esq., Weinstein & Zimmerman Attorneys at Law
- 09:30 AM Docket #: 615-2014
April Vanorden vs. Harry Vanorden
Divorce Master
Hearing - Pre-Hearing Conference
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Tammy Lee Clause, Esq.
- 01:30 PM Docket #: 405-2011
Larisa Logan n/k/a Larisa Yusko vs. Michael Logan
Hearing - Pl Emergency Mtn for Sp Relief in Custody
Plaintiff Attorney: Ronald M. Bugaj, Esq.
Defense Attorney: Tammy Lee Clause, Esq.
- 01:30 PM Docket #: 252-2016
Catherine Duffy vs. John Peter Duffy
Other - Master in Partition-Hearing
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: James Baron, Esq.

TUESDAY, APRIL 4, 2017

- 09:00 AM Docket #: 1574-2015
Michael J. Oswald vs. Karen Oswald
Hearing - Def Motion to Compel
Plaintiff Attorney: Matthew J. Galasso, Esq.
Defense Attorney: Matthew D. Jinks, Esq.
- 09:00 AM Docket #: 716-2015
Escape Property Owners Association vs. Mountain Top Construction and Maintenance

Co., Inc.

- Hearing - Defendants Motion to Compel
Plaintiff Attorney: Jeffrey E. Havran, Esq.
Defense Attorney: Thomas Farley, Esq.
- 09:00 AM Docket #: 611-2011
Raymond Morris McNeil vs. Rhonda Mae Harper-McNeil
Hearing - Contempt and Enforcement
Plaintiff Attorney: Robert Bernathy, Esq.
Defense Attorney: Nicholas J. Masington, III, Esq.
- 09:00 AM Docket #: 281-2017
In Re: Rachel Scarpa
Hearing - Join Pet for Transfer of Structured Settlement Pay
Plaintiff Attorney: Samuel W. Cortes, Esq.
Defense Attorney:
- 09:00 AM Docket #: 21-2017 OC
In Re: Estate of Eugenia Stevens, Deceased
Hearing - Milford Senior Care Pet Citation to B. Flynn
Plaintiff Attorney: Michael Dutkovich, Esq.
Defense Attorney:
- 09:00 AM Docket #: 40086-2014
Maria C. Altadonna vs. Giovanni Altadonna
Hearing - Def Pet to Terminate Alimony Pendente Lite
Plaintiff Attorney: Arthur Silverblatt, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM Docket #: 1868-2014
Carmen Paneto vs. David Negron
Custody Conference -
Plaintiff Attorney:
Defense Attorney: James Baron, Esq.
- 10:15 AM Docket #: 24-2016 OA
In Re: The Interest of E.J.D.V
Adoption Hearing -
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney:
- 11:00 AM Docket #: 710-2014
Tracy Schoepfer vs. Edmund Schoepfer
Custody Conference -

Plaintiff Attorney: Matthew Galasso, Esq.

Defense Attorney: Kelly Gaughan, Esq.

- 01:30 PM Docket #: 804-2015
Karina Asper vs. Manuel Rivera
Custody Hearing -
Plaintiff Attorney: James Baron, Esq.
Defense Attorney:

WEDNESDAY, APRIL 5, 2017

- 09:00 AM Docket #: 470-2015
Daniel Reece on behalf of M.R., a minor vs. Timothy McDonnell
PFA Hearing -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Patrick Rogan, Esq.
- 09:00 AM Docket #: 200-2017
Eileen Vincent vs. Eric Jago
Hearing - Withdraw PFA
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 334-2017
Zita E. Kurtzman-Yennie vs. William H. Yennie, III
PFA Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:30 AM Docket #: 1328-2016
Gerard Gari vs. Kathryn Kozlak
Custody Conference -
Plaintiff Attorney: Mark Moulton, Esq.
Defense Attorney:
- 11:00 AM Docket #: 1492-2004
Sarah Debenedetto, in her capacity as Administratrix of the Estate of Vivian Rose Iannello, deceased vs. Commonwealth of PA Department of Transportation and Nicole DeVita
Other - Case Management Conference
Plaintiff Attorney: Gerald B. Baldino, Esq.
Defense Attorney: Robert J. Borthwick, Esq. and Andrew Hood, Esq.
- 01:30 PM Docket #: 4-2017 OA
In Re: CK
Hearing - Goal Change and Terminate of Parental Rights

Plaintiff Attorney: Jason R. Obliger, Esq.

Defense Attorney: Mark Moulton, Esq.
GAL

- 01:30 PM Docket #: 5-2017 OA
In Re: MK
Hearing - Goal Change and Terminate of Parental Rights
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL
- 01:30 PM Docket #: 6-2017 OA
In Re: KK
Hearing - Goal Change and Terminate of Parental Rights
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL

THURSDAY, APRIL 6, 2017

- 09:00 AM Docket #: 1851-2015
Derik F. Edsall vs. Kelly E. Edsall
Custody Trial -
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Christine Rechner, Esq.

FRIDAY, APRIL 7, 2017

- 09:00 AM Docket #: 1776-2015
Amber Brewer n/k/a Amber Jakubowski vs. Larry Atherton
Custody Trial -
Plaintiff Attorney: Ashley G. Zimmerman, Esquire
Defense Attorney: James Baron, Esq.
- 09:30 AM Docket #: 1107-2012
Tasha Woodruff vs. Dorian Woodruff
Review Hearing -
Plaintiff Attorney:
Defense Attorney: James Baron, Esq.
- 01:30 PM Docket #: 332-2011
Annabella Powdar vs. Floyd Powdar
Divorce Master Hearing -
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Robert Reno, Esq.

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.

ADMINISTRATOR'S NOTICE

ESTATE OF Eileen
Schondebare late of Lackawaxen,
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
the same without delay to: Jeffrey
Schondebare, 251 Vineyard
Rd., Huntington, NY 11743,
Administratrix.
03/17/17 • 03/24/17 • 03/31/17

NOTICE OF ADMINISTRATION

Notice is hereby given that
Letters of Testamentary have
been granted in the ESTATE of
GEORGE SCHWARZ, JR.,
late of Lackawaxen Township,
Pike County, Pennsylvania.
All persons indebted to the

Estate are requested to make
payment, and those having
claims or demands are to present
same, without delay, to the
Executrix, Katharina Cerreta of
33 Chapman Road, Garrison,
New York 10524 or Leatrice
A. Anderson, Esquire of 2573
Route 6, Hawley, Pennsylvania
18428.
LEATRICE A. ANDERSON,
ESQUIRE
03/17/17 • 03/24/17 • 03/31/17

ESTATE NOTICE

ESTATE OF Elinor J. Murphy
late of Dingman Township.
Letters Testamentary on the
above estate having been granted
to the undersigned, all persons
indebted to the said estate are
requested to make payment and
those having claims to present
the same without delay to
Kathleen M. Mauro, 423 W.
Ann Street, Milford, PA 18337,
Executor.
03/31/17 • 04/07/17 • 04/14/17

ESTATE NOTICE

Estate of June D. Kalsinsky, late
of Matamoras, Pike County,
Pennsylvania.
Letters of Administration on the
above estate having been granted
to Timothy Lempka, all persons
indebted to the said estate are
requested to make payment, and
those having claims to present
the same without delay to him
c/o Joseph Kosierowski, Esq.
400 Broad Street, Milford,

Pennsylvania 18337.
03/31/17 • 04/07/17 • 04/14/17

ESTATE NOTICE

Estate of MICHAEL A. CONDELL, of 116 Bishop Court, Bushkill, Pike County, Pennsylvania 18324, deceased. Letters Testamentary, in the above named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Marie Stasik, Executrix
5329 W. 228th Street
Fairview Park, Ohio 44126
William J. Reaser, Jr., Esq.
111 North Seventh Street
Stroudsburg, PA 18360
03/31/17 • 04/07/17 • 04/14/17

ESTATE NOTICE

Estate of Mary Hensz, late of Westfall Township, Pike County, Pennsylvania. Letters of Administration on the above estate having been granted to Steven Hess, all persons indebted to the said estate are requested to make payment, and those having claims to present

the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.
03/31/17 • 04/07/17 • 04/14/17

ESTATE NOTICE

ESTATE of John Evan Denman, late of Dingmans Ferry, Pike County, Pennsylvania, deceased. Letters of Administration on the above estate have been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to John J. Denman
PO Box 468
Cornwall, NY 12518
Co-Administrator
James A. Denman
12 Tamarac Avenue
New City, NY 10956
Co-Administrator
03/31/17 • 04/07/17 • 04/14/17

**NOTICE OF
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF PIKE COUNTY,
PENNSYLVANIA
NO. 1617-2015**

MTGLQ INVESTORS, LP
Vs.
LUCY E. SANTIAGO
AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER EDWIN PALMER,
DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWIN PALMER, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY Being Premises: 137 FALLING CREEK ESTATES, A/K/A 137 FALLING WATER COURT, BUSHKILL, PA 18324

Being in LEHMAN TOWNSHIP, County of PIKE, Commonwealth of Pennsylvania, 196.04-03-70.011-

Improvements consist of residential property.

Sold as the property of LUCY E. SANTIAGO AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWIN PALMER, DECEASED

Your house (real estate) at 137 FALLING CREEK ESTATES, A/K/A 137 FALLING WATER COURT, BUSHKILL, PA 18324 is scheduled to be sold at the Sheriff's Sale on 05/17/2017 at 11:00 AM, at the PIKE County Courthouse, 500 Broad Street, Milford, PA 18337, to enforce the Court Judgment of \$257,960.47 obtained by, MTGLQ INVESTORS, LP (the mortgagee), against the

above premises.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

**NOTICE OF
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF PIKE COUNTY,
PENNSYLVANIA**

NO. 1013-2016

DITECH FINANCIAL
LLC F/K/A GREEN TREE
SERVICING LLC

Vs.

THE DAREL & ROBIN
KADLEC FAMILY TRUST,
DATED MAY 22, 2007,
UNKNOWN SUCCESSOR
TRUSTEES OF THE DAREL
& ROBIN KADLEC FAMILY
TRUST, DATED MAY 22,
2007, SHERRY W. KADLEC
A/K/A SHERRY ALLPORT,
IN HER CAPACITY
AS BENEFICIARY OF
THE DAREL & ROBIN
KADLEC FAMILY TRUST,
DATED MAY 22, 2007,
DOUGLAS KADLEC
A/K/A DOUG KADLEC,
IN HIS CAPACITY
AS BENEFICIARY OF
THE DAREL & ROBIN
KADLEC FAMILY TRUST,
DATED MAY 22, 2007,
GENE W. KADLEC
A/K/A GENE KADLEC,
IN HIS CAPACITY
AS BENEFICIARY OF
THE DAREL & ROBIN
KADLEC FAMILY
TRUST, DATED MAY 22,
2007 AND UNKNOWN
BENEFICIARIES OF THE

DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007
NOTICE TO: THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, UNKNOWN SUCCESSOR TRUSTEES OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, SHERRY W. KADLEC A/K/A SHERRY ALLPORT, IN HER CAPACITY AS BENEFICIARY OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, DOUGLAS KADLEC A/K/A DOUG KADLEC, IN HIS CAPACITY AS BENEFICIARY OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, GENE W. KADLEC A/K/A GENE KADLEC, IN HIS CAPACITY AS BENEFICIARY OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007 AND UNKNOWN BENEFICIARIES OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
Being Premises: 823 TWIN LAKES ROAD, SHOHOLA, PA 18458-4309
Being in SHOHOLA TOWNSHIP, County of PIKE, Commonwealth of Pennsylvania, 062.04-01-45 -

Improvements consist of residential property.
Sold as the property of THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, UNKNOWN SUCCESSOR TRUSTEES OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, SHERRY W. KADLEC A/K/A SHERRY ALLPORT, IN HER CAPACITY AS BENEFICIARY OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, DOUGLAS KADLEC A/K/A DOUG KADLEC, IN HIS CAPACITY AS BENEFICIARY OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007, GENE W. KADLEC A/K/A GENE KADLEC, IN HIS CAPACITY AS BENEFICIARY OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007 AND UNKNOWN BENEFICIARIES OF THE DAREL & ROBIN KADLEC FAMILY TRUST, DATED MAY 22, 2007
Your house (real estate) at 823 TWIN LAKES ROAD, SHOHOLA, PA 18458-4309 is scheduled to be sold at the Sheriff's Sale on 05/17/2017 at 11:00 AM, at the PIKE County Courthouse, 500 Broad Street, Milford, PA 18337, to enforce the Court Judgment of \$386,948.72 obtained by,

DITECH FINANCIAL
LLC F/K/A GREEN TREE
SERVICING LLC (the
mortgagee), against the above
premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

**Pike County
Court of Common Pleas
Number: 851-2016**

**Notice of Action in Mortgage
Foreclosure**

CIT Bank, N.A., Plaintiff v.
Kirk Kamoss, Known Surviving
Heir of Gladys L. Kamoss,
Kenneth Kamoss, Known
Surviving Heir of Gladys L.
Kamoss and Unknown Surviving
Heirs of Gladys L. Kamoss,
Defendants

TO: Unknown Surviving
Heirs of Gladys L. Kamoss.
Premises subject to foreclosure:
149 Pipher Road, Bushkill,
Pennsylvania 18324. NOTICE:
If you wish to defend, you must
enter a written appearance
personally or by attorney and
file your defenses or objections
in writing with the court. You
are warned that if you fail to do
so the case may proceed without
you and a judgment may be
entered against you without
further notice for the relief
requested by the Plaintiff. You
may lose money or property or
other rights important to you.
You should take this notice
to your lawyer at once. If you
do not have a lawyer, go to or
telephone the office set forth
below. This office can provide
you with information about

hiring a lawyer. If you cannot
afford to hire a lawyer, this office
may be able to provide you with
information about agencies
that may offer legal services to
eligible persons at a reduced fee
or no fee. Commissioners Office,
Pike County Administration
Building, 506 Broad Street,
Milford, Pennsylvania 18337,
(570) 296-7613. McCabe,
Weisberg & Conway, P.C.,
Attorneys for Plaintiff, 123 S.
Broad St., Ste. 1400, Phila., PA
19109, 215-790-1010

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

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
14-2016r SUR JUDGEMENT
NO. 14-2016 AT THE SUIT
OF James B. Nutter & company
vs. Unknown Heirs, Successors,
Assigns & all Persons, Firms
or Associations Claiming
Right, Title or Interest from
or under Graham MacDonald,
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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate
in the Township of Westfall in
the County of Pike and State
of Pennsylvania, bounded and
described as follows:
BEGINNING at a corner in
road known as the old Milford
and Matamoras road, thence
North 40 degrees West 12.8
rods, thence North 50 ½ degrees
East e rods, North 70 ½ degrees
Est 10 rods, North 84 ½ degrees
East 3.6 rods, North 70 ½
degrees East 11.4 rods, North 75
degrees East 5.7 rods, South 26
½ degrees East 3 ½ rods, North
58 degrees East 7 rods, South 42
degrees East 1 ½ rods to corner
in said Milford and Matamoras
road, thence in said road South
47 degrees West 12 ½ rods,
South 63 degrees West 26 rods
to corner and place of beginning
containing two acres and fifty-six
perches, more or less.
BEING the same premises
which Pike County Tax
Claim Bureau, by Deed dated
November 17, 2003 and
recorded November 25, 2003,
in the Office for the Recorder of
Deeds in and for Pike County, in
Deed Book Volume 2019, Page
2662, conveyed unto GRAHAM
MACDONALD, DECEASED
by Tax Claim Bureau.

BEING KNOWN AS: 803
AVENUE C, MATAMORAS,
PA 18336
TAX PARCEL #083-00-01-01
IMPROVEMENTS:
Residential property.

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 & all Persons, Firms or
Associations Claiming Right,
Title or Interest from or under
Graham MacDonald, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$222,388.17,
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
& all Persons, Firms or
Associations Claiming Right,
Title or Interest from or under
Graham MacDonald, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$222,388.17 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Associates, LLC
Eight Neshaminy Interplex, Ste
215
Trevose, PA 19053
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
200-2015r SUR JUDGEMENT
NO. 200-2015 AT THE
SUIT OF Citizens Bank,
NA f/k/a RBS Citizens, NA
vs Carol Marie Siravo, as
Administratrix of the Estate
of Vincent John Siravo,
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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or piece of ground situate in
Palmyra Township, County
of Pike, Commonwealth of
Pennsylvania, marked and
designated as follows:

Lot No. 24, Section N/A, as
shown on Map of 'The Escape'
made by William E. Sacra and
Associates and recorded in the
Office of the Recorder of Pike
County Pennsylvania, as per duly
recorded plat maps.

BEING the same premises
which Carol Marie Siravo by
Deed dated January 15, 2015
recorded January 21, 2015, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 2462, Page 2305,
conveyed unto The Estate of
Vincent John Siravo, Deceased.
BEING known as 162 Marina
Way, Greentown, PA 18426
TAX PARCEL: #085.02-03-
28.001

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Carol Marie Siravo, as
Administratrix of the Estate of
Vincent John Siravo, Deceased
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,580.32, 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 Marie Siravo, as Administratrix of the Estate of Vincent John Siravo, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,580.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian
1310 Industrial Blvd
1st Floor Ste. 101

Southampton, PA 18966
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 236-2016r SUR JUDGEMENT NO. 236-2016 AT THE SUIT OF JPMorgan Chase Bank, NA Successor in Interest from The Fdic as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A vs. Jose Maymi & Maria D. Larino 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 236-2016 JPMorgan Chase Bank, National Association, Successor in Interest From The Fdic as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. v. Jose Maymi Maria D. Larino owner(s) of property situate in the BLOOMING GROVE

TOWNSHIP, PIKE County,
Pennsylvania, being 112
Buckboard Lane, Hawley, PA
18428
Parcel No. 107.03-05-59
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$205,788.98
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
Jose Maymi & Maria D. Larino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,788.98,
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 Jose
Maymi & Maria D. Larino
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$205,788.98 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones, LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
267-2015r SUR JUDGEMENT
NO. 267-2015 AT THE
SUIT OF Bayview Loan
Servicing LLC vs. Erik L.
Walk 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described
as Lot No. 25, Block No. 40,
Section No. 3, Gold Key Estates,
as shown on plat or map of
Gold Key Estates, subdivision
recorded in the Recorder of
Deeds Office of Pike County in
Plat Book 7, Page 150.

HAVING THEREON
ERECTED A DWELLING
KNOWN AS: 119
WORDSWORTH ROAD,
MILFORD, PA 18337
MAP# 110-03-02-31
CONTROL # 03-0-020593
BEING THE SAME
PREMISES WHICH First
Union National Bank, Trustee
for the Pennsylvania Housing
Finance Agency, by Deed dated
02/24/03 and recorded 03/21/03
in Pike County Record Book
1972, Page 1710, granted and
conveyed unto Eric L. Walk.
UNDER AND SUBJECT to
and together with prior grants
and reservations of coal, oil, gas,
mining rights of way, exceptions,
conditions, restrictions and
reservations of record, as the
same may appear in this or prior
instruments of record.
TO BE SOLD AS THE
PROPERTY OF ERIC
L. WALK UNDER PIKE
COUNTY JUDGMENT NO.
267-2015-CV

Parcel# 110-03-02-31

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Erik L. Walk
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$72,853.54,
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 Erik L. Walk
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$72,853.54 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group PC
701 Market Street, Ste 5000
Philadelphia, PA 19106-1532
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
276-2016r SUR JUDGEMENT
NO. 276-2016 AT THE SUIT
OF Wells Fargo Bank, NA
vs. Alix Barthelemy & Clerlise
Barthelemy 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 276-2016
Wells Fargo Bank, NA
v.
Alix Barthelemy
Clerlise Barthelemy
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 265 High

Ridge Road, Dingmans Ferry,
PA 18328-4012
Parcel No. 168.04-09-30 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$109,256.16
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 Alix Barthelemy
& Clerlise Barthelemy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,256.16,
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 Alix Barthelemy & Clerlise Barthelemy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$109,256.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 312-2015r SUR JUDGEMENT NO. 312-2015 AT THE SUIT OF Nationstar Mortgage LLC vs. Andrew J. Nestor & Jennifer A. Nestor 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

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 described as follows:

Tract No. 2220, Section No. XII, Conashaugh Lakes, as shown on plat or map recorded in the office of the Recorder of Deeds of Pike County in Plat Book 16 Page 52.

BEING PARCEL #121.04-04-11 (Control #062195)

BEING the same premises which Carol Lilung Lai, widow, by Deed dated 4/8/03 and recorded 5/1/03 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 1979, Page 2443, and Instrument 200300008114, granted and conveyed unto Andrew J. Nestor and Jennifer A. Nestor, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Andrew J. Nestor & Jennifer A. Nestor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$198,795.74, 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 J.
Nestor & Jennifer A. Nestor
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$198,795.74 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo LLC
3600 Horizon Dr, Ste 150
King of Prussia, PA 19406
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

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

TO EXECUTION NO
465-2016r SUR JUDGEMENT
NO. 465-2016 AT THE
SUIT OF Sun West Mortgage
Company, Inc. vs. Lorraine
P. 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
April 19, 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 Dingman, Pike County,
Pennsylvania, and being known
as 125 Lewis Road, Milford,
Pennsylvania 18337.

TAX MAP AND PARCEL
NUMBER: 123.03-03-87.017
CONTROL NUMBER:
100331

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$154,573.18
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Lorraine P.

King
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 Lorraine P. King
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$154,573.18,
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 Lorraine
P. King DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$154,573.18 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
McCabe, Weisberg & Conway
PC
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
507-2012r SUR JUDGEMENT
NO. 507-2012 AT THE SUIT
OF Wilmington Savings Fund
Society, FSB d/b/a Christiana
Trust, not in its individual
capacity, but solely as trustee for
BCAT 2015-13BTT vs. Richard
M. Toma aka Richard Toma
aka Richard Mark Toma &
Donna Toma 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PARCEL NO.: 136.01-01-35 /
CONTROL NO.: 019571
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. 328, Section 4, as shown on map entitled subdivision of Section Pocono Mountain Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 10, page 51.

BEING THE SAME PREMISES which John P. Harrington and Patricia M. Hanington, his wife, by indenture bearing date the 12th day of June, 2002 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 13th day of June, 2002 in Record Book Volume 1931, page 997, granted and conveyed unto Richard M. Toma and Donna Toma, his wife, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard M. Toma aka Richard Toma aka Richard Mark Toma & Donna Toma DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$116,753.12, 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 M. Toma aka Richard Toma aka Richard Mark Toma & Donna Toma DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$116,753.12 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste 200
Warrington, PA 18976
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE
April 19, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 520-2014r SUR JUDGEMENT NO. 520-2014 AT THE

SUIT OF Richard Steinberg & Ronald Steinberg vs. Victorias Management Group LLC, a New York Limited Liability Company 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DESCRIPTION OF PROPERTY TO BE SOLD

An improved parcel with a further description of: ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lot Number 34, Block 9, Section 1, as shown on a map or plan of Woodledge on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 8 page 77 Map Number 016.01-03-25 / Control Number 05-0-022822

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

Group LLC, a New York Limited Liability Company DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$328,475.05, 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 Victorias Management Group LLC, a New York Limited Liability Company DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$328,475.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Barna Law
831 Court Street
Honesdale, PA 18431
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
573-2016r SUR JUDGEMENT
NO. 573-2016 AT THE
SUIT OF Federal National
Mortgage Association vs Thomas
P. 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel of land situate, lying
and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described as:
Lot(s) No. (s) 26, Block No. I,
Section No. 4, Sunrise Lake,
as shown on plat or map of
Sunrise Lake or Sunnylands,
Inc., subdivisions recorded in the
Office of the Recorder of Deeds
of Pike County, in Plat Book 5
page 98.
TOGETHER with all

rights, right of way, privileges
AND UNDER SUBJECT
to all covenants, conditions,
restrictions, reservations,
easements and exceptions as set
forth in the aforesaid deed.
BEING THE SAME
PREMISES which Lawrence
A. Welsh and Patricia M.
Welsh, his wife, by Deed
Dated 6/9/1988 and Recorded
6/9/1988, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
1244, Page 92, granted and
conveyed unto Thomas P. King
and Laura Wise.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Thomas P. King
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,603.67,
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 P. King DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,603.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo LLC
3600 Horizon Dr, Ste 150
King of Prussia, PA 19406
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 605-2013r SUR JUDGEMENT NO. 605-2013 AT THE SUIT OF PNC Bank, NA s/b/m/t National City Bank, s/b/m/t National City Mortgage Co. vs. Eleanora Briggman & Dannie R. Higgs 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 April 19, 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. 5, Section 2, Block 3, Gold Key Estates, as shown on Plat Map of Gold Key Estates Subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 5 at Page 77.

TAX PARCEL# 03-0-105888
Map# 122.02-03-45
BEING KNOWN AS: 117
Hickory Road, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eleanora Briggman & Dannie R. Higgs DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$270,777.02, 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 Eleanora
Briggman & Dannie R. Higgs
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$270,777.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group PC
701 Market Street, Ste 5000
Philadelphia, PA 19106-1532
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
606-2016r SUR JUDGEMENT

NO. 606-2016 AT THE SUIT
OF US Bank, NA not in its
individual capacity but solely
as Trustee for the RMAC
Trust, Series 2016-CTT
vs. Oscar Osorio & Vera Y.
Osorio 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
April 19, 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. 606-2016
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE
FOR THE RMAC TRUST,
SERIES 2016-CTT
v.
OSCAR OSORIO AND
VERA Y. OSORIO
owners of property situate in
DINGMAN TOWNSHIP,
Pike County, Pennsylvania,
being 2109 OVERBROOK
RUN, MILFORD, PA 18337
Parcel No. 121.02-03-16
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$232,053.25
Attorneys for Plaintiff

Romano, Garubo & Argentieri,
LLC

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Oscar Osorio & Vera Y. Osorio DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,053.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Oscar Osorio & Vera Y. Osorio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,053.25 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Romano Garubo & Argentieri
52 Newton Ave
POB 456
Woodbury, NJ 08096
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 676-2016r SUR JUDGEMENT NO. 676-2016 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2 vs Louann Mospak, aka Louann E. Mospak and Andrew Mospak, aka Andrew R. Mospak 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
All that certain lot, parcel or

piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot 423, Section 1, as shown on map of Pocono Mountain Lake Estates, Inc. on file in the Recorder of Deeds Office at Milford, Pennsylvania, in Plat Book 7, Page 158. Parcel No. : 189.02-07-26 BEING known and numbered as 423 Otter Court a/k/a 306 Otter Court a/k/a 306 Pocono Mountain Lake Estates, Bushkill, PA 18324 Being the same property conveyed to Andrew R. Mospak and Louann E. Mospak, no marital status shown who acquired title by virtue of a deed from Andrew R. Mospak, erroneously identified as Andrew P. Mospak and Louann E. Mospa, no marital status shown, dated October 8, 2004, recorded October 22, 2004, at Instrument Number 200400020755, and recorded in Book 2075, Page 1458, 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 Louann Mospak, aka Louann E. Mospak and Andrew Mospak, aka Andrew R. Mospak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$198,659.47, 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 Louann Mospak, aka Louann E. Mospak and Andrew Mospak, aka Andrew R. Mospak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$198,659.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-502/
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
684-2015r SUR JUDGEMENT
NO. 684-2015 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee
for Ameriquest Mortgage
Securities Inc., Asset-Backed
Pass-Through Certificates,
Series 2005-R11 c/o Ocwen
Loan Servicing, LLC vs
Elizabeth Koslower and Richard
Koslower 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
April 19, 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, being
more particularly bounded and
described as follows:
BEGINNING at a point in the
centerline of L.R. 51001, said
road being the public road that
leads from shepherd's corner
to Bushkill, the said point of
beginning being a common
corner of lot 5 and lot 6; thence

running along the center of
said road, north 07 degrees 44
minutes 35 seconds west 117.
64 feet to a point; thence along
the same, north 07 degrees 59
minutes 59 seconds west 57.36
feet to a point in said road;
thence along lot 4, south 85
degrees 39 minutes 35 seconds
east 1126.94 feet to an iron
bar located in the line of lands
of Kurt and Helen Scheerer;
thence along said line, south 19
degrees 20 minutes 30 seconds
west 245.0 feet to an iron bar, a
corner of lot 6; thence along lot
6, north 82 degrees 00 minutes
17 seconds west 1028.74 feet to
the point and place of beginning.
PARCEL ID NO:

02-062425/169.00-01-68
ALSO KNOWN AS RR2 Box
1190 a/k/a 1090 Milford Road,
Dingmans Ferry, PA 18328
BEING the same premises
which John C. Bland, Jr., single
by Deed dated May 13, 1998
and recorded May 19, 1998 in
the Office of the Recorder of
Deeds in and for Pike County
in Deed Book: 1530 Page
183, granted and conveyed
unto Richard Koslower and
Elizabeth Koslower, his wife, of
54 Sawcreek Estates, Bushkill,
PA 18324, as tenants by the
entireties.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elizabeth Koslower
and Richard Koslower

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$382,551.35,
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 Elizabeth
Koslower and Richard Koslower
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$382,551.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
731-2015r SUR JUDGEMENT
NO. 731-2015 AT THE SUIT
OF Wells Fargo Bank, NA vs.
Paul Chiappone & Melanie J.
Chiappone 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. CIVIL-731-2015
Wells Fargo Bank, NA

v.

Paul Chiappone
Melanie J. Chiappone
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being 802
Mustang Court, Hawley, PA
18428

Parcel No. 120.01-04-59 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment" Amount:
\$265,403.57

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 Paul Chiappone &
Melanie J. Chiappone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$265,403.57,
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 Paul
Chiappone & Melanie J.
Chiappone DEFENDANTS,
OWNERS REPUTED

OWNERS TO COLLECT
\$265,403.57 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
783-2016r SUR JUDGEMENT
NO. 783-2016 AT THE SUIT
OF Bank of America, NA vs.
Glenn Goldsmith & Martiza
Acosta 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
April 19, 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 of Delaware, Pike
County, Pennsylvania, and being
known as 324 Marcel Drive,

Dingmans Ferry, Pennsylvania
18328.
TAX MAP AND PARCEL
NUMBER:148.04-01-13
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$216,563.63
CONTROL NUMBER:
063029
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Glenn
Goldsmith and Maritza Acosta
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
Glenn Goldsmith & Martiza
Acosta DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$216,563.63,
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 Glenn
Goldsmith & Martiza Acosta
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$216,563.63 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
PC
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
805-2016r SUR JUDGEMENT
NO. 805-2016 AT THE SUIT
OF The Bank of New York
Mellon f/k/a The Bank of New
York, Trustee for the Certificate-
holders of the CWABS, Inc.,
Asset-Backed Certificates,
Series 2005-IM1 vs. Debra A.

Callegari 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
April 19, 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 Delaware, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows to wit:

PARCEL I:
BEGINNING at a point in
the center of Legislative Route
No. 51001, being a common
corner between lands proposed
to be conveyed by Griffith to
Olga Manzano and lands to be
conveyed to Robert Wadleigh;
thence running along the lands
of Olga Manzano, North 56
degrees 29 minutes 18 seconds
West 161.9 feet to an Iron bar
in the easterly line of Pine Grove
Court; thence along said Court,
North 31 degrees 12 minutes
29 seconds East 109.3 feet to a
point of curve; thence on a curve
to the left, an arc length of 90.7
feet on a radius of 990 feet to
an iron bar for a corner; thence
along lands to be conveyed to
Kenneth Wadleigh; South 56
degrees 29 minutes 18 seconds
East 187 feet to a point in the

center line of Legislative Route
No. 51001; thence along the
center of said route, South 37
degrees 11 minutes 54 seconds
West 200.24 feet to the point
and place of Beginning.

PARCEL II:
BEGINNING at a point in
the center line of Legislative
Route No. 51001, the said point
of beginning being a common
corner between the lands to be
conveyed to Robert Wadleigh
and the Southerlymost corner of
lands to be conveyed to Kenneth
Wadleigh; thence running along
the lands of Robert Wadleigh,
north 56 degrees 29 minutes 18
seconds West 187 feet to an iron
bar in the easterly line of Pine
Grove Court; thence along the
easterly line of the said Court
on a curve to the left an arc
length of 120.32 feet, on a radius
of 990 feet to a point forming
the intersections of Adams
Creek Court; thence along the
southerly side of Adams Creek
Court on the curve to the right,
an arc length of 59.36 feet on a
radius of 166.52 feet to a point;
thence along same, South 62
degrees 01 minutes 32 seconds
East 92.63 feet to a point;
thence along same on a curve
to the right an arc length of
49.14 feet to a radius of 30 feet
to a point in the northwesterly
line of Legislative Route No.
51001; thence South 62 degrees
01 minutes 32 seconds East 25
feet to a point in the center of
Legislative Route 51001; thence
running along the center of said
Route, South 31 degrees 54
minutes 13 seconds West 118.19

feet to the point and place of Beginning.
BEING Map No. 150.03-01-12 Control No. 02-0-074071 BEING PROPERTY ADDRESS 768 Milford Road, Dingmans Ferry, PA 18328 BEING the same premises which Josephine Isola, widow and single, by deed dated December 5, 2003 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on December 11, 2003 in Book 2022, Page 2046 granted and conveyed unto Debra A. Callegari.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Debra A. Callegari DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$217,383.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Debra A. Callegari DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$217,383.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik Onorato & Federman
LLP
298 Wissahickon Ave
North Wales, PA 19454
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE
April 19, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 808-2016r SUR JUDGEMENT NO. 808-2016 AT THE SUIT OF US Bank Trust NA, as Trustee of the PRP II PALS Investments Trust vs. Gregory Johnson & Melissa Johnson 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PARCEL NO.: 013.03-01-52 /
CONTROL NO.: 05-0-022818
ALL THAT CERTAIN
LOT(S), PIECE OR PARCEL
OF LAND situate, lying and
being in the Township of
Lackawaxen, County of Pike
and State of Pennsylvania, more
particularly described as follows:
LOT(S) NUMBER 92 in the
Subdivision of Westcolang
Park Division, SECTION IX
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book Volume
8, Page(s) 81, on the 23rd day
of September, 1970. Known as
FAWN LAKE.

Fee Simple Title Vested in
Gregory Johnson and Melissa
Johnson, husband and wife by
deed from, Joseph M. Checorski,
Jr., and Martha J. Checorski,
husband and wife, dated
6/14/1997, recorded 6/18/1997,
in the Pike County Recorder of
deeds in Deed Book 1371, Page
25, as Instrument No. 0005531.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Gregory Johnson & Melissa
Johnson DEFENDANTS,

OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,751.47,
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 Gregory
Johnson & Melissa Johnson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$200,751.47 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste 200
Warrington, PA 18976
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 837-2015r SUR JUDGEMENT NO. 837-2015 AT THE SUIT OF U.S. Bank, NA, successor trustee to Bank of America National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Sterns Asset Backed Securities I Trust 2004-HE11 Asset-Backed Certificates Series 2004-HE11 vs Stephen J. Burkett and Kathleen D. Burkett 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 837-2015
ALL THAT CERTAIN lot or piece of ground situate in Dingman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
03-0-018473
PROPERTY ADDRESS 228 Locust Drive, Milford, PA 18337

IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Kathleen D. Burkert and Stephen J. Burkert
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 Stephen J. Burkett and Kathleen D. Burkett DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$233,446.64, 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 Stephen J.
Burkett and Kathleen D. Burkett
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$233,446.64 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NY 08053-3108
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 876-2016r SUR
JUDGEMENT NO. 876-2016
AT THE SUIT OF Ditech
Financial LLC vs. Nicholas
H. Bakker 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
April 19, 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 of Greene, Pike
County, Pennsylvania, and being
known as 126 Rocky Road,
Greentown, Pennsylvania 18426.
TAX MAP AND PARCEL
NUMBER: 129.02-02-49
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$65,456.30
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Nicholas H.
Bakker
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 Nicholas H. Bakker
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$65,456.30,
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 Nicholas H. Bakker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$65,456.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
PC
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 883-2016r SUR JUDGEMENT NO. 883-2016 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”) vs. Kathleen M. Ferber 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 April 19, 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. 2016-00883 ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) PROPERTY BEING KNOWN AS: The land referred to in this Commitment is described as follows: ALL THAT CERTAIN lot, parcel and piece of land located and situate in Greene Township, Pike County, Pennsylvania more particularly described as being Lot No. 16, as set forth on a map or plan of lots entitled, ‘Final Subdivision Plan - Bloss Acres’ as prepared by Gary Packer, Professional Land Surveyor, Honesdale, Pennsylvania dated February 22, 1986 and recorded in the office of Recorder of Deeds in and for Pike County in Plat Book Volume 24, at Page 37. BEING more particularly described as Lot 16 Bloss Acres, Greene Twp., Pike County. BEING the same lands and

premises conveyed to Judith A. Paisley and Antoinette B. Paisley, by Deed from Christopher R. Maciolex and Judith A. Paisley, dated May 1, 1990 in Deed Book 0275, page 091.

BEING KNOWN AS: 133 Bloss Road Canadenisis, PA 18325

IMPROVEMENTS THEREON CONSIST OF:

Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kathleen M. Ferber

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PIN #142.00-02-03-010, CONTROL#: 04-0-101733

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 Kathleen M. Ferber DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$329,771.95, 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 Kathleen M. Ferber DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$329,771.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. VonRosenstiel PC
649 South Ave, Ste 7
Secane, PA 19018
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 923-2013r SUR JUDGEMENT NO. 923-2013 AT THE SUIT OF Wilmington Savings Fund

Society, FSB, dba Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust vs Thomas R. Daws 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
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 described as Lot 14, Section 1 of Cranberry Ridge, as shown on the map of said section recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 13, page 121.
BEING Map No. 108.00-01-23 BEING PROPERTY ADDRESS 167 Cranberry Ridge Drive, Milford, PA 18337 BEING the same premises which Margaret Dencker, by deed dated November 20, 2001 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on November 21, 2001 in Book 1905, Page 1919 granted and conveyed unto Thomas R. Daws.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas R. Daws DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$199,833.54, 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 R. Daws DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$199,833.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Hladik Onorato & Federman
296 Wissahickon Avenue
North Wales, PA 19454
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
949-2015r SUR JUDGEMENT
NO. 949-2015 AT THE
SUIT OF Federal National
Mortgage Association
("Fannie Mae") vs. Ahadji
Nonou 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
April 19, 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 of Lehman, Pike
County, Pennsylvania, and being
known as 365 The Glen a/k/a
Lot 10 Phase 3, Tamiment,
Pennsylvania 18371.
TAX MAP AND PARCEL
NUMBER: 187.04-02-39
CONTROL NUMBER:
110421

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$407,181.01
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Ahadji
Nonou
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 Ahadji Nonou
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$407,181.01,
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 Ahadji Nonou DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$407,181.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
PC
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1007-2016r SUR JUDGEMENT NO. 1007-2016 AT THE SUIT OF JPMorgan Chase Bank, NA vs. Robert W. Tudor & Rowland W. Tudor 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land, situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point on the Northeasterly line of Spring Drive, a common corner of Lot No. 114 and Lot No. 115 as shown on a Plan titled Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section 3, prepared by Edward C. Hess Associates, October 17, 1969 and recorded in Plat Book 7 page 157, October 17, 1969, on filed in the Office for the Recorder of Deeds. Milford, Pennsylvania, from which a Stone corner marking the Southeasterly corner of Parcel No. 2 of lands conveyed by Benjamin Foster to Pocono Ranch lands, by Deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Volume 258 page 824, bears North 72 degrees 34 minutes 23 seconds East distance 6202.23 feet, also from which stone marking the westerly corner of Parcel No.6 of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, bears South 80 degrees 31 minutes 04 seconds West distance 4053.89 feet; thence by Lot No. 115 North 57 degrees 58 minutes 11 seconds East 200.00 feet to a point; thence by Lot No. 113, South 9 degrees 16 minutes 6

seconds West 200.00 feet to a point on the northeasterly line of Spring Drive; thence along the northeasterly line of Spring Drive on curve to the right having a radius of 200.00 feet for an arc length of 170.00 feet (chord bearing and distance being North 56 degrees 22 minutes 52 seconds West 164.93 feet) to the place of beginning. BEING Lot No. 114 on the above mentioned plan BEING THE SAME PREMISES which Rowland W. Tudor, by Deed Dated 10/16/2014 and Recorded 12/23/2014, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2461, Page 985, Instrument# 201400009772, granted and conveyed unto Robert W. Tudor.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert W. Tudor & Rowland W. Tudor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,788.94, 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 W. Tudor & Rowland W. Tudor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$126,788.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo LLC
3600 Horizon Dr, Ste 150
King of Prussia, PA 19406
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1036-2016r SUR JUDGEMENT NO. 1036-2016 AT THE SUIT OF Lakeview Loan Servicing, LLC vs.

Jack Spadoni & Marjorie L. Spadoni 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 April 19, 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 of Westfall, Pike County, Pennsylvania, and being known as 119 Cherry Ct, Matamoras, Pennsylvania 18336. TAX MAP AND PARCEL NUMBER: 067.03-01-04 CONTROL NUMBER: 002285 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$95,212.66 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jack Spadoni and Marjorie L. Spadoni 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 . Jack Spadoni & Marjorie L. Spadoni DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$95,212.66, 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 . Jack Spadoni & Marjorie L. Spadoni DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$95,212.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 S. Broad Street, Ste 1400

Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1037-2016r SUR
JUDGEMENT NO. 1037-2016
AT THE SUIT OF CIT
Bank, NA vs. Jean Melvin
Burke aka Jean M. Burke aka
Jean Burke 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
April 19, 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 of Delaware, Pike
County, Pennsylvania, and being
known as 742 Milford Road,
Dingmans Ferry, Pennsylvania
18328.

TAX MAP AND PARCEL
NUMBER: 150.00-01-20
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$304,113.56
CONTROL NUMBER:
030191

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Jean Melvin
Burke a/k/a Jean M. Burke a/k/a
Jean Burke
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
Jean Melvin Burke aka Jean
M. Burke aka Jean Burke
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$304,113.56,
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 Jean Melvin Burke aka Jean M. Burke aka Jean Burke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,113.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
PC
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1051-2016r SUR JUDGEMENT NO. 1051-2016 AT THE SUIT OF Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Eileen De Luccia 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

Tax ID Number(s):
163.00-01-19.007-
Land situated in the Township of Delaware in the County of Pike in the State of PA ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:
BEING Lot 7, Trinity Ridge Subdivision, Delaware Twp., Pike County, as recorded in Plot Book 38/130. Being part of Record Book 1852 Page 1119. Commonly known as: 11 Stone Ridge Road, Dingmans Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eileen De Luccia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$293,447.97, 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 Eileen De Luccia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$293,447.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group PC
701 Market Street, Ste 5000
Philadelphia, PA 19106-1532
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1116-2016r SUR JUDGEMENT NO. 1116-2016 AT THE SUIT OF HSBC Bank, USA, NA. vs. James E. Miner, III aka James E. Miner, III & Georgina

Miner 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 April 19, 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 of Dingman, Pike County, Pennsylvania, and being known as 104 Shell Bark Drive, Milford, Pennsylvania 18337. TAX MAP AND PARCEL NUMBER: 111.04-01-61 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$221,321.48
CONTROL NUMBER: 018534
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James E. Miner III, a/k/a James E. Miner, III and Georgina Miner 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 E. Miner, III aka James E. Miner, KKK & Georgina Miner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$221,321.48, 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 E. Miner, III aka James E. Miner, KKK & Georgina Miner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$221,321.48 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway

PC
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1166-2016r SUR JUDGEMENT NO. 1166-2016 AT THE SUIT OF US Bank, NA as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-2 vs. Catherine Curatola, in Her Capacity as Executrix & Devisee of the Estate of Carlo Fodera 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1166-2016 U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-2 v.

Catherine Curatola, in Her Capacity as Executrix and Devisee of The Estate of Carlo Fodera owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 128 Dogwood Terrace, Milford, PA 18337 Parcel No. 122.04-04-18- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$28,366.39 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 Catherine Curatola, in Her Capacity as Executrix & Devisee of the Estate of Carlo Fodera DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$28,366.39, 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 Catherine Curatola, in Her Capacity as Executrix & Devisee of the Estate of Carlo Fodera DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$28,366.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1241-2015r SUR JUDGEMENT NO. 1241-2015 AT THE SUIT OF Nationstar Mortgage LLC vs. Adam V. Haygood & Melissa Rios-Haygood 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot No. 26, Block No.
5, Section No. 3, Sunrise Lake,
as shown on a plat or map of
Sunrise Lake or Sunnylands,
Inc., subdivision, on file in
the Recorder of Deeds Office
at Milford, Pike County,
Pennsylvania in Plat Book 7,
page 230.

BEING PARCEL
Map#122.01-02-27 (Control
#030-020-245)

BEING THE SAME
PREMISES which Vannatta
Realty & Builders, Inc. by Deed
dated 9/14/2005 and recorded
9/15/2005 in the Office of the
Recorder of Deeds in and for
the County of Pike, in Deed
Book 2132 and Page 1041 and
Instrument #200500017491,
granted and conveyed unto
Adam V. Haygood and Melissa
Rios-Haygood, his wife.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Adam V. Haygood
& Melissa Rios-Haygood
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$206,384.90,
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
Adam V. Haygood &
Melissa Rios-Haygood
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$206,384.90 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo LLC
3600 Horizon Dr, Ste 150
King of Prussia, PA 19406
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1299-2015r SUR
JUDGEMENT NO. 1299-2015
AT THE SUIT OF Reverse
Mortgage Funding LLC vs.
Tommy Fryhover, Known
Heir of Joseph L. Fryhover and
Unknown Heirs Successors
Assigns & All Persons Firms
or Associations claiming
any Right, Title or Interest
From or under Joseph L.
Fryhover 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot or piece of
ground situate in the Township
of Lackawaxen, County of
Pike and Commonwealth of
Pennsylvania, being known

as Lot No. 192 in Section 2,
Tink-Wig Mountain Lake
Forest Corp., as recorded in
the Recorder's Office of Pike
County, Pennsylvania in Plot
Book Volume 10, Page 137.
BEING designated as Tax
Parcel No. 05-0-025639, Map
No. 011.04-02-24 in the Deed
Registry Office of Pike County,
Pennsylvania.

BEING the same premises
which Joseph L. Fryhover,
trustee under the Joseph L.
Fryhover Living Trust, by
deed dated April 15, 1999 and
recorded April 23, 1999 in
the Recorder's Office of Pike
County, Pennsylvania in Deed
Book Volume 1743, Page 220,
granted and conveyed unto
Joseph L. Fryhover.

BEING KNOWN AS: 78
Mountain Lake Estate, Hawley,
PA 18428

PROPERTY ID NO.:
011.04-02-24

TITLE TO SAID PREMISES
IS VESTED IN JOSEPH
L. FRYHOVER BY
DEED FROM JOSEPH L.
FRYHOVER TRUSTEE
UNDER JOSEPH L.
FRYHOVER LIVING TRUST
DATED DECEMBER 21,
1993 DATED 04/15/1999
RECORDED 04/23/1999 IN
DEED BOOK 1743 PAGE
220.

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

Tommy Fryhover, Known Heir of Joseph L. Fryhover and Unknown Heirs Successors Assigns & All Persons Firms or Associations claiming any Right, Title or Interest From or under Joseph L. Fryhover
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,386.57, 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 Tommy Fryhover, Known Heir of Joseph L. Fryhover and Unknown Heirs Successors Assigns & All Persons Firms or Associations claiming any Right, Title or Interest From or under Joseph L. Fryhover

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,386.57 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices PC
111 Woodcrest Rd, Ste 200
Cherry Hill, NJ 08003-3620
03/24/17 · **03/31/17** · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1299-2016r SUR JUDGEMENT NO. 1299-2016 AT THE SUIT OF Wells Fargo Bank, N vs. June Brogan 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2016-01299 Wells Fargo Bank, N.A. v. June Brogan

owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 3350 Sunrise Lake, Milford, PA 18337
Parcel No. 109.04-05-27
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$195,608.32
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 June Brogan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$195,608.32, 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 June Brogan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$195,608.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1305-2016r SUR JUDGEMENT NO. 1305-2016 AT THE SUIT OF Community America Credit Union vs. Elisangela Walker & Jason Anthony Walker aka Jason A. Walker 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 April 19, 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, County of Pike, Pennsylvania, being Lots Nos. 53, Block No. M-205, as shown on "Section 2, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania", Pike County, Plat Book 8, page 121. HAVING THEREON ERECTED A DWELLING KNOWN AS: 119 Yvonne Lane (fka 53 Marcel Drive), Dingmans Ferry, PA 18328.

MAP# 148-04-05-12
CONTROL# 02-0-029651
Pike County Deed Book 2135, page 1703.

TO BE SOLD AS THE PROPERTY OF ELISANGELA WALKER AND JASON ANTHONY WALKER A/K/A JASON A. WALKER UNDER PIKE COUNTY JUDGMENT NO. 2016-01305.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elisangela Walker & Jason Anthony Walker aka Jason A. Walker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$63,366.46, 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 Elisangela Walker & Jason Anthony Walker aka Jason A. Walker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$63,366.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102-2392
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1395-2016r SUR
JUDGEMENT NO. 1395-2016
AT THE SUIT OF The Bank
of New York Mellon f/k/a The
Bank of New York as Successor
for Trustee for JPMorgan Chase
Bank, NA as Trustee for the
Benefit of The Certificateholders
of Popular Abs. Inc. Mortgage
Pass-Through Certificate Series
2006-E vs. Timothy Reilly
& Kimberly Ann Corbett
Reilly 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1395-2016
The Bank of New York Mellon
f/k/a The Bank of New York
as Successor Trustee for
JPMorgan Chase Bank, N.A.,
as Trustee for The Benefit
of The Certificateholders of
Popular Abs, Inc. Mortgage
Pass-Through Certificates Series
2006-E

v.
Timothy Reilly
Kimberly Ann Corbett Reilly
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 303 Otter Court a/k/a Lot
407 Sect, 1D a/k/a 407 Otter
Court, Bushkill, PA 18324-8384
Parcel No. 189.02-07-10-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$147,703.78
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 Timothy Reilly &
Kimberly Ann Corbett Reilly
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$147,703.78,
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 Timothy Reilly & Kimberly Ann Corbett Reilly DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$147,703.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1406-2016r SUR JUDGEMENT NO. 1406-2016 AT THE SUIT OF US Bank, NA as Trustee for the Pennsylvania Housing Finance Agency vs. Jonah M. Mazzucco & The Secretary of Housing & Urban Development 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL that certain tract of land being in the Township of Dingman, County of Pike, Pennsylvania, being approximately 920 x 100, and containing 2 acres and 20 perches. HAVING THEREON ERECTED A DWELLING KNOWN AS: 214 SPRINGBROOK ROAD, SHOHOLA, PA 18458. MAP #077.00-01-11 CONTROL# 03-0-068337 Pike County Deed Book 2153, page 1674. TO BE SOLD AS THE PROPERTY OF JONAH M. MAZZUCCO UNDER PIKE COUNTY JUDGMENT NO. 2016-01406.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jonah M. Mazzucco & The Secretary of Housing & Urban Development DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,067.56, 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 Jonah M. Mazzucco & The Secretary of Housing & Urban Development DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,067.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1415-2016r SUR JUDGEMENT NO. 1415-2016 AT THE SUIT OF Ditch Financial LLC vs. Teodoro Ottaviano 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 April 19, 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 of Lehman, Pike County, Pennsylvania, and being known as 237 Pine Ridge, Bushkill, Pennsylvania 18324. TAX MAP AND PARCEL NUMBER: 193.02-03-36 - CONTROL NUMBER-038368 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$158,449.89 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Teodoro Ottaviano 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 Teodoro Ottaviano DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,449.89, 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 Teodoro Ottaviano DEFENDANTS, OWNERS REPUTED

OWNERS TO COLLECT \$158,449.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
PC
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1424-2015r SUR JUDGEMENT NO. 1424-2015 AT THE SUIT OF Citimortgage, Inc. vs Caramia Graber and Ronnie E. Fann 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1424-2015
ALL THAT CERTAIN lot or piece of ground situate in Lackawaxen Township, County

of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
003.03-01-21
PROPERTY ADDRESS RR1
Box 1843 a/k/a 115 Mott Road,
Beach Lake, PA 18405
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Ronnie E. Fann and
Caramia Graber
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 Caramia Graber
and Ronnie E. Fann
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$277,148.62,
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 Caramia
Graber and Ronnie E. Fann
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$277,148.62 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053-3108
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1430-2016r
SUR JUDGEMENT NO.
1430-2016 AT THE SUIT
OF Wells Fargo Bank, NA
vs. Amanda Stollmeyer as
Executor of the Estate of John
P. Stollmeyer 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

All that certain lot, parcel or piece of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, being Lot 12, Block W-1305, Section 13, Wild Acres, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike in Plot Book Volume 9, Page 87.

Parcel No.: 168.04-01-21.002 BEING known and numbered as 128 Windwood Drive, Dingmans Ferry, PA 18328 Being the same property conveyed to John P. Stollmeyer, no marital status shown who acquired title by virtue of a deed from Jesse Tashlik and Stan Tashlik, no marital status shown, dated May 6, 2014, recorded May 6, 2014, at Instrument Number 201400003382, and recorded in Book 2446, Page 2607, Office of the Recorder of Deeds, Pike County, Pennsylvania.
Exhibit "A"

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

THE COMMONWEALTH OF PENNSYLVANIA TO Amanda Stollmeyer as Executor of the Estate of John P. Stollmeyer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,968.93, 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 Amanda Stollmeyer as Executor of the Estate of John P. Stollmeyer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$94,968.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
POB 165028
Columbus, OH 43216-5028
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1433-2014r
SUR JUDGEMENT NO.
1433-2014 AT THE SUIT
OF Carrington Mortgage
Services, LLC vs. Keith V.
Hinkl, 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows:
Lot No. 27, Stage 4, Pine Ridge,
as shown on Plat of Pine Ridge,
Inc., State 4, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book

Volume 7 at Page 107 on July
19, 1969.

TOGETHER WITH all
right and privileges and
UNDER AND SUBJECT
to the covenants, conditions,
reservations and restrictions as
appear of record and in Deed
Book 271, Page 235.

Being the same premises that
DAVID FERRANTI AND
SHEILA FERRANTI,
HIS WIFE by deed dated
10/19/2007, recorded
10/22/2007, in the Office of
the Recorder of Deeds, in and
for Pike County, at Book 2254,
Page 420, and Instrument No.
200700016149, conveyed unto
KEITH V. HINKLE, JR.,
MARRIED, Grantee herein.
Parcel No. 193.04-03-25

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Keith V. Hinkl, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,389.41,
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 Keith V.
Hinkl, Jr. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$120,389.41 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
LLC
115 West Ave, Ste 104
Jenkintown, PA 19046
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1626-2014r SUR
JUDGEMENT NO. 1626-2014
AT THE SUIT OF Federal
National Mortgage Association
vs. Michele E. Dedeo & Thomas
F. Dedeo 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 1626-2014
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-110628
PROPERTY ADDRESS 3516
Bedford Drive, Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Michele E. Dedeo and
Thomas F. Dedeo
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 Michele E. Dedeo
& Thomas F. Dedeo
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,748.43, 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 Michele E. Dedeo & Thomas F. Dedeo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,748.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Associates LLC
1 E. Stow Rd
Marlton, NJ 08053-3108
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1744-2014r SUR JUDGEMENT NO. 1744-2014 AT THE SUIT OF The Bank of New York Mellon, as successor Trustee to JPMorgan Chase Bank, NA as Trustee for NovaStar Mortgage Funding Trust, Series 2003-4, NovaStar home Equity loan Asset-Backed Certificates, Series 2003-4 c/o Ocwen Loan Servicing, LLC vs Albert L. Brown aka Albert Brown and Zondra Spence 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The following described real property situate in Lehman Township, County of Pike, and commonwealth of Pennsylvania, to wit:
ALL THAT CERTAIN lot or lots, parcel or piece of ground situate In Lehman Township, Pike County, Pennsylvania, being lot or lots no. 3208, section 34 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 26, pages 111 and 166. BEING the same premises which Lehman-Pike Development Corporation, by its deed dated March 22, 1989 and recorded on March 27, 1989 in the office of the recorder of deeds in and for the county of pike at Milford, Pennsylvania in record book volume 44, page 45, granted and conveyed unto Marek Nawojski and Anna Nawojski, husband and wife, grantors hereof, in fee. also being the same premises which Lehman-Pike Development Corporation, by its corrective deed dated December 29, 1989 and recorded on January 17, 1990 in the office of the recorder of deeds in and for the county of pike at Milford, Pennsylvania in record book volume 208, page 186, granted and conveyed unto Marek Nawojski and Anna Nawojski, husband and wife, grantors hereof, in fee. Under and subject to the covenants, conditions and restrictions in the chain of title. PREMISES BEING 3208 Windermere Drive, Bushkill, PA 18324 PARCEL NO. 197.03-03-19 BEING the same premises which Albert Brown by Deed dated May 10, 2005 and recorded July 21, 2005 in the Office of the Recorder of Deeds

in and for Pike County in Deed Book: 2122 Page 718 and Instrument No 200500013492, granted and conveyed unto Albert Brown and Zondra Spence, as joint tenants with right of survivorship and not as tenants in common.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Albert L. Brown aka Albert Brown and Zondra Spence DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,620.65, 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
Albert L. Brown aka Albert
Brown and Zondra Spence
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$163,620.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1832-2015r SUR
JUDGEMENT NO. 1832-2015
AT THE SUIT OF Ditech
Financial LLC f/k/a Green
Tree Servicing LLC vs.
Joseph Quintana & Sandra
Rodriguez 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
April 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1832-2015-CV Ditech
Financial LLC f/k/a Green Tree
Servicing LLC

v.
Joseph Quintana
Sandra Rodriguez
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 101 Rock Bass Place, a/k/a
101 Ledge Rock Place, Dingman
Township, PA 18328
Parcel No. 122.02-01-43
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$233,643.46
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 Joseph Quintana
& Sandra Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$233,643.46,
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 Quintana & Sandra Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$233,643.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones LLP
1617 JFK Blvd, Ste 1400
Phildadelphia, PA 19103
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE

April 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1835-2015r SUR JUDGEMENT NO. 1835-2015 AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing LLC. Vs.

Robin A. Kenney & John O. Kenney 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 April 19, 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 976, Section No. E as shown on map entitled Sub division of Section E. Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book 11, Page 43.
Property address: 101 Winterberry Drive, Milford, PA 18337
Tax parcel#: 111.03-04-10

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robin A. Kenney & John O. Kenney DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$149,159.70, 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 Robin A. Kenney & John O. Kenney DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$149,159.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group PC
701 Market Street, Ste 5000
Philadelphia, PA 19106-1532
03/24/17 · 03/31/17 · 04/07/17

SHERIFF SALE
April 19, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45516-2016r SUR JUDGEMENT NO. 45516-2016 AT THE SUIT OF Winona Lakes POA vs. Robert Fortois and Debra Fortois 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 April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PROPERTY DESCRIPTION
ALL THAT CERTAIN lot or piece of land, situate in the Township of Lehman, County of Pike and State of Pennsylvania, bounded and described as follows:
BEING shown and designated as Lot No. 226 on a certain map or plan of lots entitled, "Subdivision of Winona Lakes, Section No. 18 (revised), Stony Hollow Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County and Lehman Township, Pike County, Pennsylvania, dated February 17, 1975, prepared by Edward C. Hess Associates, Scale being 1" = 100', recorded March 7, 1975 in Plot

Book Volume 25, Page 71, in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania, and recorded March 13, 1975 in Plot Book Volume 11, Page 111 in the Recorder's Office, Milford, Pike County, Pennsylvania. CONTAINING 12,040 square feet, more or less. BEING Lot No. 226 on the above mentioned plan. Prepared by Edward C. Hess Associates, Inc.
BEING THE SAME PREMISES which American Landmark Corporation, a Pennsylvania Corporation by deed dated September 2, 1988 and recorded September 3, 1988 in Pike County in Deed Book Volume 1272, Page 13 conveyed unto Robert M. Fortois and Debra Fortois, his wife, in fee. TAX CODE NO. 199.02-01-13 PIN #043553

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

AMOUNT OF \$8,943.75, 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 Robert Fortois and Debra Fortois DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$8,943.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Young & Haros LLC
802 Main Street
Stroudsburg, PA 18360
03/24/17 · 03/31/17 · 04/07/17



CIVIL ACTIONS FILED

From March 16, 2017 to March 22, 2017

Accuracy of the entries is not guaranteed.

CONTRACT – BUYER PLAINTIFF

Frederick R. Farber v. Carpentry Unlimited, Carpentry Unlimited Contracting, Inc., and John C. Naturale	No. 00347-2017	03/21/17
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CONTRACT – DEBT COLLETION: CREDIT CARD

TD Bank USA NA v. Mariana Poland	No. 00350-2017	03/22/17
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CONTRACT – DEBT COLLECTION: OTHER

NBT Bank v. Michael Green	No. 00338-2017	03/17/17
Portfolio Recovery Associates LLC v. Patrick Beiter	No. 00341-2017	03/17/17
ESL Federal Credit Union v. Kelcie A. Ramondino and Dustin D. Ramondino	No. 00352-2017	03/22/17

REAL PROPERTY – MORTGAGE FORCLOSURE: RESIDENTIAL

Ocwen Loan Servicing LLC v. Kevin P. Homier and Leslie Homier	No. 00339-2017	03/17/17
Pacific Union Financial LLC v. Jessica Zizza	No. 00345-2017	03/20/17
Wells Fargo Bank National Association v. Frank Attilio, Frank P. Attilio, and Elvira Attilio	No. 00348-2017	03/21/17
JPMorgan Chase Bank NA v. Daniel Mabie	00354-2017	03/22/17
Lakeview Loan Servicing LLC v. Martin Rivera	00355-2017	03/22/17

MARRIAGE LICENSE FILINGS

Jennifer Dawn Trump and Christopher George Strang	No. 00029-2017	03/16/17
Rachel Mary Swarrow and James Paul Gentile	No. 00030-2017	03/17/17
Mary Alice Cook and Andrew Holmes	No. 00031-2017	03/20/17
Denise Faison-Brown and Yolanda Yvette Smith	No. 00032-2017	03/20/17
Sunshine Marie Lang and Albert Charles Zeller, II.	No. 00033-2017	03/20/17
Jessica Lynn Snyder and Alec Michael Zgrodek	No. 00034-2017	03/20/17
Cheryl Hults and John Nelson Lopez, Jr.	No. 00035-2017	03/21/17

CUSTODY

James F. Daletto, Jr. v. Holly Daletto	No. 00349-2017	03/21/17
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DIVORCES FILED

Robert Joseph Stengline v. Sherri Marie Hines Stengline	No. 00335-2017	03/17/17
Phyllis Marie Aldridge v. Kevin Lamar Aldridge	No. 00336-2017	03/17/17
Nicole L. Hall v. Aaron M. Cramer	No. 00342-2017	03/20/17
David Ross Dewall v. Sueann Dewall	No. 00356-2017	03/22/17

DIVORCES GRANTED

Sarah Laird v. Jerry Patrick Laird	No. 00858-2016	03/17/17
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FEDERAL TAX LIEN

Internal Revenue Service v. M&S Sanitary Sewage Disposal, Inc. (\$16,706.71)	No. 45241-2017	03/17/17
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Internal Revenue Service v. Gene A. Hudson and Maxine L. Hudson (\$37,204.42)	No. 45242-2017	03/17/17
Internal Revenue Service v. A. Markwalter Landscaping, Inc. (\$15,222.34)	No. 45246-2017	03/22/17
Internal Revenue Service v. Pike County Environmental, Inc. (\$9,331.08)	No. 45247-2017	03/22/17
Internal Revenue Service v. Greentown Day Care Center, Inc. (\$16,283.69)	No. 45248-2017	03/22/17

PROTECTION FROM ABUSE

Zita E. Kurtzman Yennie v. William H. Yennie, III.	No. 00334-2017	03/17/17
Christina Dolan v. Paul Dolan	No. 00353-2017	03/22/17

WAIVER OF LIENS

Joseph A. Jaludi v. Makoe Construction LLC	No. 50009-2017	03/20/17
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MORTGAGES AND DEEDS

*Recorded from March 16, 2017 to March 22, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Berns, Dennis J. Bell, Marian V.	MERS Mortgage Electronic Registration System, Inc. Cartus Home Loans	116,800	PMWF Dingman Township
Diaz, Rotraud	MERS Mortgage Electronic Registration System, Inc. Royal Untied Mortgage LLC	124,500	Hemlock Farms Blooming Grove Township
Foss, Michael Foss, Alexis	Third Federal S&L Association of Cleveland	66,000	Matamoras Borough
Jaghab, Raymond I. Jaghab, Eda G.	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC Greenlight Loans	185,300	Falling Waters at Masthope Lackawaxen Township
Jeffers, Thomas P.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	69,200	Borough of Matamoras Map Matamoras Borough
Pagan, David Pagan, Kristie L.	Wells Fargo Bank NA	155,700	Masthope Rapids Lackawaxen Township

Donnelly, Daniel Rosario, Dianne Rosario-Mulinelli, Jorge A. Mulinelli, Jorge A. Rosario Rosario, Dianne, Agent	MERS Mortgage Electronic Registration System, Inc. Florida Community Bank NA	180,000	Hemlock Farms Blooming Grove Township
Mackin, Jonathan	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	125,500	Hemlock Farms Blooming Grove Township
Hess, Jacqueline Hess, Clarence A.	Honesdale National Bank	55,000	Singer Lands Palmyra Township
Stash, Joshua R. Scott-Stash, Melissa Stash, Melissa Scott	Wells Fargo Bank NA	148,940	Gold Key Estates Dingman Township
Kolvenbach, Tyler Allen Kolvenbach, Janelle Catherine	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	207,668	The Farmstead Westfall Township
Testa, Thomas M. Testa, Marie L.	Dime Bank	150,000	Sidman Warrantee Map Lackawaxen Township
Burke, Robert Burke, Deeana Lynn	Dime Bank	38,409	Burke Estate Lands Greene Township
Anderson, Ronald R. Anderson, Laurel L.	Wayne Bank	40,000	Catchall Landing Estates Lackawaxen Township
Cerutti, Robert	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	174,000	PMWL Dingman Township
Ferrence, Regis	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	124,896	Marcel Lake Estates Delaware Township
Oggenfuss, Lauren Oggenfuss, Michael	Dime Bank	123,200	Otto Map Shohola Township
Worthington, Scott M. Worthington, Digna Y.	MERS Mortgage Electronic Registration System, Inc. American Financial Resources, Inc.	64,474	Holiday Forest Division Lackawaxen Township

Trivatt, Marion G. Trivatt, Barry W. Privatt, Marion G. Privatt, Barry W.	Lakeland Bank	10,000	Delaware Township
Sozanski, Robert Sozanski, Kathy	Lakeland Bank	25,000	Delaware Township
Crichton, Kevin A. Crichton, Lisa	1st Colonial Community Bank First Colonial Community Bank	200,000	Palmyra Township
Murphy, Bryan J. Pier, Keri	Pier, Jane	160,815	Pocono Ranchlands Lehman Township
Cadigan, Michael Cadigan, Sarah	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	132,000	Walker Lake Shohola Township
Relyveld-Osnato, Charisse Michelle Osnato, Charisse Michelle Relyveld Osnato, Daniel Clement	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC Greenlight Loans	187,800	Tanglwood Lakes Palmyra Township
Sauca, Migneco Simona Migneco, Simona Sauca Migneco, Tim	JPMorgan Chase Bank NA	65,000	Lehman Township
Isik, Tolga Isik, Emine	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	100,000	Milford Landing Westfall Township
Smith, Garrett R. Smith, Leah	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	58,250	Palmyra Township
Serebrinskiy, Edward MERS	Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	44,000	Wild Acres Delaware Township
Golshirazi, Ahmad Golshirazi, Lisa A.	Pennsylvania State Employees Credit Union	125,000	Lackawaxen Township
Caruso, Giuseppe Caruso, Rick Caruso, Salvatore Caruso, Mario	JPMorgan Chase Bank NA	119,181	Woodloch Springs Lackawaxen Township

Baker, Barbara K. Koehler, Joseph F.	NBT Bank NA	250,000	Big Woods Development Palmyra Township
Migliorino, Joseph P. Migliorino, Theresa D.	NBT Bank NA	250,000	Spinnler Point Palmyra Township
Demalderis, Joseph Demalderis, Elise A.	NBT Bank NA	44,000	Westfall Township
Migliorino, Joseph P. Migliorino, Theresa D.	NBT Bank NA	100,000	Spinnler Point Palmyra Township
Maute, Thomas Parkman, Joanne	Dime Bank	20,000	Wild Acres Delaware Township
Muller, Kristin	Dime Bank	63,000	Delaware Township
Sozanski, Robert Sozanski, Kathy	Lakeland Bank	42,000	Delaware Township
Adel, Lawrence Adel, Leonese J.	Citibank NA	100,000	Hemlock Farms Blooming Grove Township
Toth, Bela G. Jr. Toth, Patricia A.	Wayne Bank	130,000	Huggy Bear Lake Lackawaxen Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Secretary of Housing & Urban Development	KML Law Group PC White, Barbara J. White, John D., Est.	1.00	Forest Ridge Division Lackawaxen Township
Berns, Dennis J. Bell, Marian V.	Pizanie, Diane	150,000	PMWF Dingman Township
Realty Pros Plus, Inc.	Bayview Loan Servicing LLC	28,000	Gold Key Estates Dingman Township
Gardner, Benjamin	Pocono Mountain Forest Community Association, Inc.	1.00	PMLF Delaware Township
Moniot, Jan D. Moniot, Jeanene	Moniot, Jan D.	1.00	Wild Acres Delaware Township
Bunker, William H. Bunker, June M.	Bunker, William H. Bunker, June M.	1.00	Hemlock Farms Blooming Grove Township
Pagan, David Pagan, Kristie L.	Appiah, Michael Appiah, Keshwarie Appiah, Michael J.	173,000	Masthope Rapids Lackawaxen Township
Policano, Erika F.	Policano, Erika F. Policano, Michael, Est.	1.00	Hemlock Farms Blooming Grove Township

Nationstar Mortgage LLC Champion Mortgage Company	Cohen, Richard	1.00	Hemlock Farms Blooming Grove Township
Mortgage Equity Conversion Asset Trust 2011-1 Mortgage Backed Securities Series 2011-1, Tr. US Bank NA, Tr.	Nationstar Mortgage LLC Champion Mortgage Company	1.00	Hemlock Farms Blooming Groves Township
Mackin, Jonathan	Ettinger, Michael, Tr. Palaia Family Irrevocable Trust 12/27/2006 Charles, Darrin	125,500	Hemlock Farms Blooming Grove Township
Stash, Joshua R. Scott-Stash, Melissa Stash, Mellissa Scott	Home Sweet Holdings LLC	148,940	Gold Key Estates Dingman Township
Kolvenbach, Tyler Allen Kolvenbach, Janelle Catherine	Newman, Garrett	211,500	The Farmstead Westfall Township
Ayra, Lucia	Fannie Mae Federal National Mortgage Association Servicelink, Agent Chicago Title Insurance Company, Agent	58,000	Gold Key Estates Dingman Township
Ferrence, Regis	Odendahl-Gori, Jayne M. Gori, Jayne M. Odendahl Gori, Christopher	127,200	Marcel Lake Estates Delaware Township
Oggenfuss, Lauren Oggenfuss, Michael	Torres, Erin M., Exrx. Clark, Gail M., Est. Clark, Richard W., Est.	154,000	Otto Map Shohola Township
Adamo, Kenneth L. Adamo, Anna Marie	Christiana Trust, Tr. Wilmington Savings Fund Society FSB, Tr. Stanwich Mortgage Loan Trust Series 2013-2 Selene Finance LP, Agent	160,999	Masthope Rapids Lackawaxen Township
Lamicella, Sebastian Collins, Michael J.	Lamicella, Sebastian Collins, Michael Collins, Michael J.	1.00	Hemlock Farms Blooming Grove Township

Worthington, Scott M. Worthington, Digna Y.	Frolio, Diane T. Frolio, Frank Verderosa, Joseph F. Verderosa, Susan Ann Verderosa, Robert Verderosa, Elizabeth Menendez, Irene Menendez, William Verderosa-Ruiz, Annette Ruiz, Robert	44,520	Holiday Forest Division Lackawaxen Township
Traina, Theodore, Jr.	Traina, Theodore, Sr.	1.00	Birchwood Lakes Delaware Township
Janssens, William A.	Janssens, Barbara Janssens, Susan, Agent	1.00	Perrante/Sleboda Map Lackawaxen Township
Murphy, Bryan J. Pier, Keri L.	Czapkowski, Aneta Czapkowski, Armand	155,000	Pocono Ranchlands Lehman Township
Federal National Mortgage Association	Shockness, Debora	1.00	Saw Creek Estates Lehman Township
Conway, Jenny	Davis, Kara L.	47,500	Hemlock Farms Blooming Grove Township
Relyveld-Osnato, Charisse Michelle Osnato, Charisse Michelle Relyveld Osnato, Daniel Clement	Relyveld, Hugo O. Relyveld, Maryann Relyveld, Charisse Relyveld-Osnato, Charisse Michelle Osnato, Charisse Michelle Relyveld Osnato, Daniel Clement	1.00	Tanglwood Lakes Palmyra Township
Migneco, Tim Sua-Migneco, Simona Migneco, Simona Sua	Marcovitch, Jacques Vignaud, Marcovitch Marie-Therese Est. Marcovitch, Marie-Therese Vignaud Est. Vignaud, Marie Therese Est.	90,000	Saw Creek Estates Lehman Township
Benowen LLC	Spross, Robert P. Spross, Eileen M.	10,000	Saw Creek Estates Lehman Township
Millan, William Millan, Lisa	Peoples Security Bank & Trust Company Penn Security Bank & Trust Company	57,000	Saw Creek Estates Lehman Township
Tilly, Thomas Tilly, Joyce	Williams, Karen M.	1,223	Eagle Village at Tamiment Lehman Township

Isik, Tolga Isik, Emine	Staiger, Kurt Tr. Staiger, Denise M. Tr. Staiger Living Trust 10/22/2011	165,000	Milford Landing Westfall Township
Miller, Kimberly A.	Williams, Dale G.	6,075	Millbrook Development Palmyra Township
Smith, Garrett R. Smith, Leah	Smith, Garrett R. Smith, Leah Neiger, Steven Neiger, Sharon A.	1.00	Palmyra Township
Goodman, Dale D. Goodman, Kristine B.	Shaffer, Richard W. Shaffer, Sally O. Agent	39,000	Bromley Estates Map Delaware Township
Serebrinskiy, Edward	Gonzalez, Jose Gonzalez, Rafaela Gonzalez, Rafaela F.	55,000	Wild Acres Delaware Township
EMCO Properties LLC	Castle 2016 LLC	40,000	Saw Creek Estates Lehman Township
Setera, Daniel P.	US Bank NA Tr. Mortgage Equity Conversion Asset Trust 2011-1 Reverse Mortgage Solutions, Inc. Agent	142,500	Spencer/Smale Subdivision Delaware Township
Schneider, Edward	Diehl, Gregory G. Diehl, Michele M. Diehl, Jennifer J. Zeitner, Jennifer J. Zeitner, Rodney E.	10,000	Flory Map Palmyra Township
Thiel, William	Federal Home Loan Mortgage Corporation Powers Kirn & Associates LLC Agent Powers Kirn & Javardian LLC Agent	126,000	PMF Dingman Township
Frisbie, Robert M. Frisbie, Susan Mary	Smith, Bella Est. Frisbie, Susan Mary Exrx. Smith, Merritt D. Est.	1.00	Greene Township
Damon, Calvin R. Sr. Damon, Roseanne	Damon, Calvin R. Sr. Greenberg, Mark	1,073	Camp Indian Trails Dingman Township
Nikles, Edward D.	Nikles, Edward D. Nikles, Denise L.	1.00	Nikles Realty, Inc. Subdivision Dingman Township

Hughes, John R. Hughes, Robert P. Faubert, Heather H. Hughes, Keith W. Hughes, Glenn D.	Hughes, Robert Hughes, Marion P. Est.	1.00	Palmyra Township
Schmalzle, Charles J.	Schmalzle, Charles J. Schmalzle, Joy E.	1.00	Blooming Grove Township
Borkowski, Dean Dasilva-Borkowski Jennifer Borkowski, Jennifer Dasilva	Borkowski, Dean Dasilva-Borkowski, Jennifer Borkowski, Jennifer Dasilva	1.00	Holiday Forest Division Lackawaxen Township
Kothari, Rajesh Kothari, Martha	Kothari, Rajesh Kothari, Martha	1.00	Masthope Rapids Lackawaxen Township
Thorsen, Theordore M. Thorsen, Christine T.	Thorsen, Theodore T. Thorsen, Theodore Thorsen, Christine T. Thorsen, Christine	1.00	Fawn Lake Forest Lackawaxen Township

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