

Pike County LEGAL JOURNAL

The Pike County Legal Journal contains decisions of the Pike County Court, legal notices, advertisements and other matters of legal interest.

VOL. IX ♦ MILFORD PA ♦ FEBRUARY 03, 2017 ♦ NO. 06



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

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL
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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**



Although associated with romantic love since the days of Chaucer, Valentine's Day originated in recognition of a martyr's actions. Alleged to have been imprisoned for administering weddings to soldiers forbidden to marry, the story of St. Valentine, in part, reflects his persecution in the court system of his day. Something to consider this month, as we celebrate contemporary Valentine's Day.

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
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PIKE COUNTY OFFICIALS

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

Magisterial District Judges

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

Sheriff

Phil Bueki

District Attorney

Raymond Tonkin, *Esq.*

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

Denise Fitzpatrick

Court Administrator

Samantha Venditti, *Esq.*

Chief Public Defender

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

Commissioners

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

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
Gail Sebring
Missi Strub

PEMA

Tim Knapp

EVENTS

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

COURT CALENDAR

The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>

MONDAY, FEBRUARY 6, 2017

- 09:00 AM Docket #: 950-2016
James Matthew Yingling vs. Bobbi-Jo Wagner
Custody Trial -
Plaintiff Attorney:
- 09:30 AM Docket #: 624-2010
Sandra Halas vs. Eric Halas
Divorce Master Hearing -
Plaintiff Attorney:
Defense Attorney:



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Milford, PA 18337

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- 01:30 PM Docket #: 1675-2010
James Sordi and Kathleen Sordi vs. Virginia Sordi-Priete and Francis Priete and Lawn Shapers, Inc.
Pre-Trial Conference -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Benjamin Nicolosi, Esq. and Norman Namey, Esq.
 - 01:30 PM Docket #: 1059-2013
Luke Drew and Yukiko Drew, His Wife vs. William Weber and Remas Inspections, Inc.
Pre-Trial Conference -
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Edward S. Neyhart, Esq.
 - 01:30 PM Docket #: 1882-2014
William Pittinger vs. Cynthia Edwards
Pre-Trial Conference -
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Maureen Kelly, Esq., Michael Giannetta, Esq.
 - 01:30 PM Docket #: 1850-2012
Stacy Hollar vs. Thomas Casey
Review Hearing -
Plaintiff Attorney:
Defense Attorney:
 - 02:30 PM Docket #: 1416-2016
Nicholas Lachman vs. Jennifer Lachman
Review Hearing -
Plaintiff Attorney: Ashley Zimmerman, Esq.
Defense Attorney: Kelly Gaughan, Esq.
 - 03:30 PM Docket #: 1543-2016
Robyn Wacha-Flint vs. Adam Flint
Mediation -
Plaintiff Attorney: Robert Bernathy, Esq.
Defense Attorney:
- TUESDAY, FEBRUARY 7, 2017**
- 09:00 AM Docket #: 1243-2016
Leon Just, Jr. vs. Lori Just
Hearing - Defendant Motion for Marriage Counselor
Plaintiff Attorney: Matthew J. Galessio, Esq.
Defense Attorney: Thomas Mincer, Esq.
 - 09:00 AM Docket #: 1180-2015
Timothy Baughan vs. Diann M. Baughan
Hearing - Def Petition for Special Relief
Plaintiff Attorney: Brian J. Cali, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
 - 09:00 AM Docket #: 1084-2016
John P. Vermeulen and Grace Ann Vermeulen, Husband and Wife vs. Betty M. Lamac
Hearing - Pl Motion to Strike Answer and Entry of Final Judg
Plaintiff Attorney: John T. Stieb, Esq.
Defense Attorney: Robert Reno, Esq.
 - 09:00 AM Docket #: 614-2016
Sergio Correa vs. Rosario Correa
Hearing - Defendants Petition for writ of NE Exeat
Plaintiff Attorney: James P. Baron, Esq.
Defense Attorney: John A. Poka, Esq.
 - 09:00 AM Docket #: 1472-2016
In the Matter of Petition for **Change of Name of Attila Zoltan Teleky**
Name Change Hearing -
Plaintiff Attorney:
Defense Attorney:
 - 09:00 AM Docket #: 45364-2015
Indian Trails Club Association, Inc. vs. Terry C. Swanson and Jodi R. Swanson
Hearing - Pl Pet to Amend Judg Allow Break & Enter
Plaintiff Attorney: Gregory Malaska, Esq.
Defense Attorney:
 - 09:00 AM Docket #: 1191-2016
John Altadonna vs. Liz Jensen
Hearing - Plaintiffs Praecipe for Hearing
Plaintiff Attorney: John P. Campo, Esq.
Defense Attorney:
 - 09:00 AM Docket #: 1497-2016
Alicia Lynn Kingston vs. Michael Raymond Kingston
Hearing - Plaintiff Pet Seek Possession of Pre-Marit Home
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Thomas Farley, Esq.
 - 09:00 AM Docket #: 1264-2016
Kimberly A. Seul vs. James A. Seul
Hearing - Plaintiff Pet for Special Relief
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Matthew Galasso, Esq.
 - 09:00 AM Docket #: 1209-2014

**John Christ and Jill Christ,
Individually and as Adoptive
Parents and Guardians of S.C., a
Minor Child vs.**

**Preston McCollum and
Allstate Insurance Company**
Hearing - Def Mtn to Quash
Subpoena

*Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Edward S. Neyhart, Esq.*

- 09:30 AM Docket #: 804-2015
Karina Asper vs. Manuel Rivera
Custody Conference -
*Plaintiff Attorney:
Defense Attorney:*
- 10:15 AM Docket #: 24-2016 OA
In Re: The Interest of E.J.D.V
Voluntary Termination
Hearing - Father
*Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney:*
- 01:30 PM Docket #: 645-2015
Michael Bello vs. Sandra Bello
Review Hearing -
*Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney:*

WEDNESDAY, FEBRUARY 8, 2017

- 09:00 AM Docket #: 1152-2015
**Thomas Schwarz vs.
Breianne Schwarz**
Review Hearing -
*Plaintiff Attorney: Amanda Chesar, Esq.
Defense Attorney: Ashley Zimmerman, Esq.*
- 09:00 AM Docket #: 62-2016
In Re: RLH
Adjudication -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 68-2016
In Re: GDD
Adjudication -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 41-2017
**Marla Donald on behalf of M.D., a
minor vs. James Donald, Jr.**
PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 40-2017
Marla Donald vs. James Donald, Jr.

- PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 82-2015
In Re: SW
Placement Review Hearing -
*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.*
- 09:00 AM Docket #: 5,6,7,8,9, &
10-2014
In Re: NS
Placement Review Hearing -
*Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.*
- 09:00 AM Docket #: 65-2017
**John Martel on behalf of N.M., a
minor vs. Lance Barnes**
PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 66-2017
**John Martel on behalf of M.M., a
minor vs. Lance Barnes**
PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 67-2017
**John Martel on behalf of M.M., a
minor vs. Lance Barnes**
PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 37-2015
In Re: AM
Placement Review Hearing -
*Plaintiff Attorney: District Attorney
Defense Attorney: Michael Ventrella, Esq.*
- 09:00 AM Docket #: 22 & 42-2016
In Re: KR
Placement Review Hearing -
*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.*
- 01:30 PM Docket #: 21-2016 DP
In Re: AC
Permanency Review -
*Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL, John Campo, Esq.,
James Baron, Esq.*
- 01:30 PM Docket #: 728-2016
**Staci Ptak vs.
Christopher Woodhead**

- Custody Hearing -
Plaintiff Attorney: Robert Bernathy, Esq.
Defense Attorney:
- 01:30 PM Docket #: 499-2016
Commonwealth of PA vs. Denise Pelligrino
 ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 565-2016
Commonwealth of PA vs. Michael Seidel
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 564-2016
Commonwealth of PA vs. Ernesto Mota
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 9-2017
Commonwealth of PA vs. Dennis Ryan Higgins
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert J. Munley, Esq.
 - 01:30 PM Docket #: 8-2017
Commonwealth of PA vs. Miko Tapani Valkonen
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 732-2016
Commonwealth of PA vs. James Patrick Roberts
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 737-2016
Commonwealth of PA vs. Justin Xavier Ahber-Miller
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 742-2016
Commonwealth of PA vs. Samuel Yankauskas
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 740-2016
Commonwealth of PA vs. Edward Cuff
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 741-2016
Commonwealth of PA vs. Vladimir Tsola
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 639-2016
Commonwealth of PA vs. Robert Battle
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 5-2017
Commonwealth of PA vs. Victoria Chapeton
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 4-2017
Commonwealth of PA vs. Grant Watts
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 3-2017
Commonwealth of PA vs. David Cielinski
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 1422-2010
Nancy Campana vs. James McKenna and Ann McKenna
 Custody Trial -
Plaintiff Attorney: Jan S. Lokuta, Esq.
Defense Attorney: Matthew Galasso, Esq.
 - 09:00 AM Docket #: 500-2015
Commonwealth of PA vs. Cary Palmer
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Brett J. Riegel, Esq.
 - 09:00 AM Docket #: 622-2015
Commonwealth of PA vs. Rose M. Defebo
 Sentencing -

- Plaintiff Attorney: District Attorney*
Defense Attorney: Amanda Chesar, Esq.

• 09:00 AM Docket #: 534-2015
Ann McKenna vs. James McKenna
 Custody Trial -
Plaintiff Attorney:
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 220-2016
Commonwealth of PA vs. Francis Knoll
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 560-2016
Commonwealth of PA vs. Matthew Stillwagon
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 658-2016
Commonwealth of PA vs. Christopher Kelly
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 404-2016
Commonwealth of PA vs. Kelly Lockwood
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 478-2016
Commonwealth of PA vs. Jacob Singer
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 328-2016
Commonwealth of PA vs. Brandon Denniston
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 437-2016
Commonwealth of PA vs. Ronald Sovik
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 269 & 582-2016
Commonwealth of PA vs. Staci Clark
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michelle Fioravanti, Esq.
- 09:00 AM Docket #: 513-2016
Commonwealth of PA vs. Morgan Andreas
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jair Novajosky, Esq.
- 09:00 AM Docket #: 380-2016
Commonwealth of PA vs. Kevin Delonas
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 59-2016
Commonwealth of PA vs. Joseph Asselta
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 09:00 AM Docket #: 642-2016
Commonwealth of PA vs. Rebecca Cavezza
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 101-2016
Commonwealth of PA vs. Tina Hand
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 09:00 AM Docket #: 547-2016
Commonwealth of PA vs. Clifford Hall
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 09:00 AM Docket #: 277-2015
Commonwealth of PA vs. Randolph Scott
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 09:00 AM Docket #: 685-2016
Commonwealth of PA vs. Marcus Vandunk
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 09:00 AM Docket #: 310-2016

- Commonwealth of PA vs. Patrick Niedzwiecki**
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 09:00 AM Docket #: 596-2015
- Commonwealth of PA vs. Zachary Gogolen**
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 09:00 AM Docket #: 448-2016
- Commonwealth of PA vs. Maurice Johnson**
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 498-2014
- Commonwealth of PA vs. Cheryl Crawford**
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 638-2014
- Commonwealth of PA vs. Eliahu Eli**
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 557-2016
- Commonwealth of PA vs. Morris Beverly**
Hearing - Def Motion for Discovery
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 562-2015
- Commonwealth of PA vs. Michael Allen Ray, Jr.**
Hearing - Application for Bail Piece
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 390-2016
- Commonwealth of PA vs. William Ross**
Hearing - Def Mtn to Modify Terms/Cond of Prob & Parole
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 15-2017
- Commonwealth of PA vs. Michael Edmund Smith**
CAPS -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 496-2013
- Commonwealth of PA vs. Wayne Brent**
Hearing - Motion for Reconsideration of Sentence
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 719-2016
- Commonwealth of PA vs. Michael Kelly**
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 489-2016
- Commonwealth of PA vs. Aaron Schwino**
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 588-2016
- Commonwealth of PA vs. Joshua Novello**
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 93-2015
- Commonwealth of PA vs. Timothy Keys**
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 678-2016
- Commonwealth of PA vs. Jerome Johnson**
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 224-2016
- Commonwealth of PA vs. Justine Henderson**
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 650-2016
- Commonwealth of PA vs. Dyland Engels**
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.

- 10:00 AM Docket #: 281-2013
Commonwealth of PA vs. William Derosa
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 170-2016
Commonwealth of PA vs. Joseph Evans
Hearing - Commonwealth Motion to Revoke/Increase Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 723-2016
Commonwealth of PA vs. Caitlin Hulse
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Jair Novajosky, Esq.
- 10:00 AM Docket #: 537-2016
Commonwealth of PA vs. Amber Wilson
Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 212-2015 & 204-2016
Commonwealth of PA vs. David Ross
Hearing - Mtn for Recon/Modification of Sentence
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 146-2016
Commonwealth of PA vs. Victoine Brown
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 201-2010
Commonwealth of PA vs. Everett McKean
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Erv McLain, Esq.
- 10:00 AM Docket #: 102-2014
Commonwealth of PA vs. Christopher Olmeda
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 10:00 AM Docket #: 129-2016
Commonwealth of PA vs. Nicole Nobis
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 572-2015
Commonwealth of PA vs. Cassandra Negron
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 160-2008
Commonwealth of PA vs. Lauren Phillips
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 652-2016
Commonwealth of PA vs. Holly Daletto
Hearing - Commonwealth Motion to Revoke/Increase Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 309-2016
Commonwealth of PA vs. Michael Kelly
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 696-2015
Commonwealth of PA vs. Gerald Rozsay
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 461-2013
Commonwealth of PA vs. Joanne Roesch
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 10:00 AM Docket #: 167-2009
Commonwealth of PA vs. Dawn Ponce
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 90-2016 MD
Commonwealth of PA vs. Amber Wilson
Indirect Criminal Contempt

- Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 280-2016
Commonwealth of PA vs.
Lisa Coffee
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 01:30 PM Docket #: 103 & 142-2015
Commonwealth of PA vs.
Tracy Barber
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 422-2016
Commonwealth of PA vs.
Richard Joseph Suprenant
 Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 01:30 PM Docket #: 604-2015
Commonwealth of PA vs.
Justin Lee Kowalczyk
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
 - 01:30 PM Docket #: 46 & 51-2016
Commonwealth of PA vs.
Lisa Hendley
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
 - 01:30 PM Docket #: 557-2014
Commonwealth of PA vs.
Veronica Vantuyl
 Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
 - 01:30 PM Docket #: 438-2012
Commonwealth of PA vs.
Michael Scurto
 Violation of Parole - Sanctions
 Portion
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 545-2015
Commonwealth of PA vs.
Patricia Mahoney
 Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.

- 01:30 PM Docket #: 323-2015
Commonwealth of PA vs.
Wendy Murray
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:30 PM Docket #: 3-2016
Commonwealth of PA vs.
John O. Arrascue
 Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 1:30 PM Docket #: 402-2016
Commonwealth of PA vs.
George Vito Holster
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.

FRIDAY, FEBRUARY 10, 2017

- 09:00 AM Docket #: 1422-2010
Nancy Campana vs.
James McKenna and
Ann McKenna
 Custody Trial -
Plaintiff Attorney: Jan S. Lokuta, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 534-2015
Ann McKenna vs. James McKenna
 Custody Trial -
Plaintiff Attorney:
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 546-2016
Commonwealth of PA vs.
Nicholas Edward Masters
 Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 09:30 AM Docket #: 1547-2016
Kathleen Jones & Jay Gould vs.
Richard Jarvis
 Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 11:00 AM Docket #: 431-2016
Commonwealth of PA vs.
Louis Didonna
 Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 11:30 AM Docket #: 1598-2016
Peter Bond vs. Jean Bond

Mediation -

Plaintiff Attorney:

Defense Attorney:

- 01:30 PM Docket #: 659-2016
**Commonwealth of PA vs.
Rashun Maurice Austion**
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 01:30 PM Docket #: 1584-2016
Karianne Geier vs. Adam

Demeter

Mediation -

Plaintiff Attorney:

Defense Attorney:

- 02:30 PM Docket #: 679-2016
**Anthony Della Rocco vs.
Jennifer Itskowitch**
Custody Conference -
*Plaintiff Attorney: Matthew Galasso,
Esq.*
Defense Attorney: Ronald Bugaj, 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.

ESTATE NOTICE

Estate of EDWARD R. SLASKI, deceased, late of Delaware Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who request all persons having claims or demands against the Estate of the Decedent to

present same, and all persons indebted to the Decedent to make payments, to: JILL MAROULIS, Executor, c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428
01/20/17 • 01/27/17 • **02/03/17**

EXECUTOR'S NOTICE

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

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

Wendy Garbolino
1047 Towpath Road
Hawley, PA 18428

Executrix

02/03/17 • 02/10/17 • 02/17/17

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE
IN THE COURT OF
COMMON PLEAS
OF PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
NO. 14-2016**

James B. Nutter & Company,
Plaintiff vs. Unknown Heirs,
Successors, Assigns and All
Persons Firms or Associations
Claiming Right Title or Interest
From or Under Graham
MacDonald, Deceased,
Defendant(s)

NOTICE

TO: Unknown Heirs,
Successors, Assigns and All
Persons Firms or Associations
Claiming Right Title or Interest
From or Under Graham
MacDonald, Deceased,
Defendant(s), whose last known
address is 803 Avenue C,
Matamoras, PA 18336

**NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY**
TAKE NOTICE that the real
estate located at 803 Avenue
C, Matamoras, PA 18336, is
scheduled to be sold at Sheriff's
Sale on 4/19/17 at 10:00 A.M.,
at Admin. Bldg., Commissioners
Meeting Rm., 506 Broad
St., Milford, PA 18337, to
enforce the Court Judgment of
\$222,388.17 obtained James B.
Nutter & Company against you.
Property Description: Prop. sit
in the Township of Westfall.
BEING prem.: 803 Avenue
C, Matamoras, PA 18336.
Tax Parcel: #083-00-01-01.
Improvements consist of

residential property. Sold as the
property of Graham MacDonald,
Deceased. TERMS OF SALE:
The purchaser at sale must pay
the full amount of his/her bid
by two o'clock P.M. on the
day of the sale, and if complied
with, a deed will be tendered by
the Sheriff at the next Court of
Common Pleas for York County
conveying to the purchaser all
the right, title, interest and claim
which the said defendant has
in and to the said property at
the time of levying the same.
If the above conditions are not
complied with on the part of
the purchaser, the property will
again be offered for sale by the
Sheriff at three o'clock P.M., on
the same day. The said purchaser
will be held liable for the
deficiencies and additional costs
of said sale. TAKE NOTICE
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
sale. Distribution will be made
in accordance with the schedule
unless exceptions are filed
thereto within 10 days after the
filing of the schedule.
Powers, Kirn & Associates,
LLC, Attys. for Plaintiff
Eight Neshaminy Interplex, Ste.
215
Trevose, PA 19053
215-942-2090

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

NO. 1314-2014-CIVIL
LSF9 MASTER
PARTICIPATION TRUST

v.
JULIA BARRICELLI,
IN HER CAPACITY AS
HEIR OF MICHAEL
BARRICELLI, DECEASED,
RAYMOND BARRICELLI,
IN HIS CAPACITY AS
HEIR OF MICHAEL
BARRICELLI, DECEASED
and UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM
OR UNDER MICHAEL
BARRICELLI, DECEASED
NOTICE TO: UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS, AND ALL
PERSONS, FIRMS,
OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM
OR UNDER MICHAEL
BARRICELLI, DECEASED
NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
Being Premises: 281
SAWKILL ROAD,
MILFORD, PA 18337-7103
Being in DINGMAN
TOWNSHIP, County of PIKE,
Commonwealth of Pennsylvania,
111.00-01-31
Improvements consist of
residential property.
Sold as the property of
JULIA BARRICELLI,
IN HER CAPACITY AS
HEIR OF MICHAEL
BARRICELLI, DECEASED,
RAYMOND BARRICELLI,

IN HIS CAPACITY AS
HEIR OF MICHAEL
BARRICELLI, DECEASED
and UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM
OR UNDER MICHAEL
BARRICELLI, DECEASED
Your house (real estate) at
281 SAWKILL ROAD,
MILFORD, PA 18337-7103
is scheduled to be sold at the
Sheriff's Sale on 3/15/2017
at 11:00 AM at the PIKE
County Courthouse, 500 Broad
Street, Milford, PA 18337 to
enforce the Court Judgment of
\$165,945.75 obtained by, LSF9
MASTER PARTICIPATION
TRUST (the mortgagee) against
the above premises.
PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

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
February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
61-2015r SUR JUDGEMENT

NO. 61-2015 AT THE SUIT
OF MTGLQ Investors, LP
vs Phillip Clarke and Tara
Clarke aka Tara Curtin-Clarke
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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece
or parcel and tract of land
situate, lying and being in the
Township of Delaware, County
of Pike, commonwealth of
Pennsylvania, more Particularly
describe as follow to wit: Being
known as Lot 48, Section 1,
Pocono Mountain Water Forest
as described on a map entitled
"Section one - Pocono Mountain
Water Forest Corporation"
as filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania in
Plot Book Volume 10, at page 4.
PARCEL No. 149.02-01-09
BEING 296 Water Forest Drive
Dingmans Ferry, PA 18328
BEING the same premises
which John C. Wend and Diane
M. Wend, Husband and Wife,
by Indenture dated 08-10-05 and
recorded 11-03-05 in the Office
of the Recorder of Deeds in and
for the County of Pike in Deed
Book 2142, page 357, granted
and conveyed unto Phillip

Clarke and Tara Clarke, his wife
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 Phillip Clarke and Tara
Clarke aka Tara Curtin-Clarke
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$423,791.87,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Phillip
Clarke and Tara Clarke
aka Tara Curtin-Clarke
DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$423,791.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 80-2016r SUR JUDGEMENT NO. 80-2016 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC4, Asset-Backed Pass0Through Certificates vs Melba Nunez 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike and

Commonwealth of Pennsylvania, being Lot No. 746, Section 1 as recorded on a Plan of Lots OF Pocono Ranchlands recorded in Pike County Plot Book Volume 7, Page 155, bounded and described as follows:

BEGINNING at a point on the Southeasterly line of Mallard Lane, a common corner of Lot No. 746 and Lot No. 747 as shown on a plan titled 'Subdivision of lands of Benjamin Foster, Lehman Township, Pike County, Section One' prepared by Edward C. Hess associates, October 17, 1969, and recorded in Plat Book Vol. 7, Page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; from which an iron pin marking the Southwesterly corner of Parcel No. 1 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Vol. 258, Page 824, bears South 20° 41' 37" East distant 4,545.23 feet, also from which a stone corner marking the Northeasterly corner of Parcel No. 7, of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., bears South 16° 10' 11" West distant 3,555.09 feet; thence by Lot No. 747 South 31° 24' 58" East 200 feet to a point; thence by Lot No. 748 South 58° 35' 2" West, 75 feet to a point; thence by Lot No. 745 North 31° 24' 58" West, 200 feet to

a point on the Southeasterly line of Mallard Lane; thence along the Southeasterly line of Mallard Lane North 58° 35' 2" East, 75 feet to the place of the BEGINNING.

CONTAINING 15,000 square feet, more or less.

BEING Lot No. 746 on the above mentioned plan.

BEING the same premises which Meadow Creek, Inc., by Deed dated June 22, 2006 recorded July 5, 2006, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2182, Page 2245, conveyed unto Melba Nunez.

BEING known as 746 Mallard Lane f/k/a 154 Mallard Path, Bushkill, PA 18324

TAX PARCEL: #182.04-08-10 IMPROVEMENTS:

Residential property.

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

TO Melba Nunez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$244,004.51, 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 Melba Nunez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$244,004.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian
1310 Industrial Blvd., 1st floor
Southampton, PA 18966
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 120-2016r SUR JUDGEMENT NO. 120-2016 AT THE SUIT OF Federal National Mortgage Association vs Sheila Ransom and Lance Ransom 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel of
Tract of land situate Township
of Lehman, Pike County,
Pennsylvania, and being known
as 1118 Fawn Run, f/k/a
468-469 Fawn Run, Bushkill,
Pennsylvania 18324.

TAX MAP AND PARCEL
NUMBER: 189.02-06-47 and
189.02-06-48

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$204,365.61
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Sheila
Ransom and Lance Ransom
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
Sheila Ransom and Lance
Ransom DEFENDANTS,
OWNER, OR REPUTED

OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$204,365.61,
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 Sheila
Ransom and Lance Ransom
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$204,365.61 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
207-2015r SUR JUDGEMENT
NO. 207-2015 AT THE
SUIT OF HSBC Bank USA,
NA, as Indenture Trustee for
The Registered Noteholders
of Renaissance Home Equity
Loan Trust 2006-2 vs Karen
L. Worzel 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 207-2015 CIVIL
Hsbc Bank USA, N.A., as
Indenture Trustee for The
Registered Noteholders of
Renaissance Home Equity Loan
Trust 2006-2

v.

Karen L. Worzel
owner(s) of property situate in
the PIKE County, Pennsylvania,
being 217 Upper Lakeview
Drive, a/k/a 217 Upperlakeview
Drive, Hawley, PA 18428-4044
Parcel No. 013.03-01-58-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$170,810.71
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 Karen L. Worzel
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,810.71,
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 Karen L.

Worzel DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$170,810.71 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Phileadelphia, PA 19103
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
281-2016r SUR JUDGEMENT
NO. 281-2016 AT THE
SUITE OF Wells Fargo Bank,
s/b/m to Wachovia Bank,
NA vs Robert E. Long and
Robyn Long 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution

No. 281-2016
Wells Fargo Bank, N.A., s/b/m
to Wachovia Bank, N.A.
v.
Robert E. Long
Robyn Long
owner(s) of property situate in
the PIKE County, Pennsylvania,
being 1515 Durham Drive a/k/a
109 Durham Dr, Bushkill, PA
18324-9490
Parcel No. 196.02-04-52-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$124,660.21
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
Robert E. Long and Robyn
Long DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,660.21,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert E. Long and Robyn Long DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124,660.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Cente Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 377-2015r SUR JUDGEMENT NO. 377-2015 AT THE SUIT OF Wilmington Savings Fund Society, FSB, dba Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BT vs Donna

M. Mercado 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL ONE:

ALL THAT CERTAIN piece, parcel and tract of land situate lying and being in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, as more particularly laid out and plotted upon a certain map entitled "Tranquility Falls, Section 1, Block "A", dated April 15, 1965, surveyed by Albert B. Smith, R.S." and being Lot No. 12 of Block A, Section 1, as plotted upon the aforesaid map more particularly bounded and described as follows:

BEGINNING AT AN IRON PIPE, THE SOUTH CORNER OF THE HEREIN DESCRIBED LOT, SAID IRON PIPE ALSO BEING IN THE EASTERLY RIGHT OF WAY OF HAZELTON Drive, a 33.0 foot wide access road, thence proceeding along the easterly right of way Hazelton Drive, North 5 degrees, 28 minutes, 29 seconds East, 100 feet to an iron pipe; thence leaving said Hazelton Drive and proceedings along southerly line of Lot # 11, Block "A", Section

1, Tranquility Falls South 64 degrees, 31 minutes, 31 seconds East 88.45 feet to an iron pipe; thence South 38 degrees, 00 minutes, 19 seconds West, 24.98 feet to an iron pipe; thence along the north line of Lot #13, Block "A", Section 1, Tranquility Falls, North 84 degrees 45 minutes, 31 seconds West, 155.45 feet to the place of BEGINNING. CONTAINING 0.439 acres, more or less.

PARCEL TWO:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, being Lot 13, Blk A, Sec 1, as shown on a map or plan of Tranquility Falls, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania
Parcel One and Parcel Two shall be joined together to become and inseparable parcel and cannot be further subdivided, conveyed or sold separately or apart therefrom without prior Township approval. The new combined lot shall be known as Lot 12R.

BEING known as 120 Hazelton Drive, Greentown, PA 18426 BEING the same premises which Donna Mercado a/k/a Donna M. Mercado, by Deed dated 02/24/2006, recorded 03/07/2016, in the Pike County Recorder of Deeds Office in Deed Book 2162, Page 1503, Instrument No. 200600003942, granted and conveyed unto Donna M. Mercado, as sole owner

PARCEL NO. 114.02-02-26 Residential Real Estate
The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Donna M. Mercado, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$171,661.72 plus interest from 06/29/2016 and costs. The sale is made subject to all past due and current real estate taxes unless otherwise announced at sale. Notice to all parties and claimants is hereby given that a Schedule of Distribution will be filed by the Sheriff thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED and taken into execution as the property of Donna M. Mercado, owners or reputed owners, to collect \$171,661.72 plus interest and costs.

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

AMOUNT OF \$171,661.72,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Donna M.
Mercado DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$171,661.75 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
01/20/17 · 01/27/17 · **02/03/17**

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

COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
408-2016r SUR JUDGEMENT
NO. 408-2016 AT THE
SUIT OF Wells Fargo Bank,
NA s/b/m to Wachovia Bank,
National Association vs Marie E.
Delizza aka Marie E. Onorevole,
Catherine H. Onorevole, in
her capacity as Executrix and
Devisee of the Estate of Richard
E. Onorevole 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 408-2016-CV
Wells Fargo Bank, N.A. s/b/m
to Wachovia Bank, National
Association
v.
Marie E. Delizza a/k/a Marie E.
Onorevole
Catherine H. Onorevole, in
Her Capacity as Executrix and
Devisee of The Estate of Richard
E. Onorevole
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 2270
Birchwood Lakes, A/K/A 104
Arrowhead Drive, A/K/A 118
Fern Road, Dingmans Ferry, PA

18328
Parcel No. 149.04-09-71-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$32,834.05
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
Marie E. Delizza aka Marie
E. Onorevole, Catherine H.
Onorevole, in her capacity as
Executrix and Devisee of the
Estate of Richard E. Onorevole
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$32,834.05,
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 Marie
E. Delizza aka Marie E.
Onorevole, Catherine H.
Onorevole, in her capacity as
Executrix and Devisee of the
Estate of Richard E. Onorevole
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$32,834.05 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 484-2016r SUR
JUDGEMENT NO. 484-2016
AT THE SUIT OF New
Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing
vs Donald R. Hinck and Patricia
Hinck 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lots 3ABC, Block B-59, as
set forth on a Plan of Lots-
Birchwood Lakes, Section
8, Delaware Township, Pike
County, Pennsylvania, dated
January, 1965, by John B.
Aicher, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania
in Plat Book 4, Page 113, on
January 28, 1965.

TOGETHER with all rights
of way and UNDER AND
SUBJECT to all covenants,
reservations, restrictions and
conditions of record.
BEING Map No. 149.04-07-59
Control No. 072868
BEING PROPERTY
ADDRESS 143 Cypress
Road a/k/a RD#1 Box 134K,
Dingmans Ferry, PA 18328
BEING the same premises
which Parkside Constructions,
Inc., a Pennsylvania
Corporation, by deed dated April

15, 1988 and recorded in the
Recorder of Deeds Office in and
for Pike County, Pennsylvania
on April 21, 1988 in Book 1230,
Page 287 granted and conveyed
unto Donald R. Hinck and
Patricia A. Hinck.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Donald R. Hinck and Patricia
Hinck DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,223.54,
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 Donald
R. Hinck and Patricia Hinck
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$83,223.54 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman,
LLP
298 Wissahickon Avenue
North Wales, PA 19446
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 531-2015r SUR
JUDGEMENT NO. 531-2015
AT THE SUIT OF Green Tree
Servicing, LLC vs Garnett E.
Donaldson and United States
of America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,

parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot No. 2000, Section No. 3 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 24 page 49.
BEING the same premises
which Janet Sage, by Deed dated
December 31, 2003 recorded
January 9, 2004, in the Office
for the Recorder of Deeds in
and for Pike County, in Deed
Book Volume 2027, Page
303, conveyed unto Garnett
Donaldson.

BEING known as 2000
Manchester Drive, Bushkill, PA
18324
TAX PARCEL: #196.04-07-49
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Garnett E. Donaldson and
United States of America
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$302,744.71,
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 Garnett E.
Donaldson and United States
of America DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$302,744.71 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian LLC
1310 Industrial Boulevard, 1st
floor, ste. 101
Southampton, PA 18966
01/20/17 · 01/27/17 · **02/03/17**

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

TO EXECUTION NO
543-2016r SUR JUDGEMENT
NO. 543-2016 AT THE
SUIT OF Wells Fargo Bank,
NA vs Keith A. Boo aka
Keith Boo 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 543-2016
Wells Fargo Bank, N.A.
v.
Keith A. Boo A/K/A Keith Boo
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being 104 Quarry
Lane, Tafton, PA 18464-9667
Parcel No. 056.02-03-23-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$260,568.44
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
Keith A. Boo aka Keith Boo

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$260,568.44,
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 A. Boo aka Keith Boo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$260,568.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19103
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
582-2015r SUR JUDGEMENT
NO. 582-2015 AT THE
SUIT OF Wells Fargo
Bank, NA as Trustee, for
Carrington Mortgage Loan
Trust, Series 2006-NC4
Asset-Backed pass-Through
Certificates vs Andrew
Wold 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 582-2015-Civil
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-107177
PROPERTY ADDRESS 3129
Dunchurch Drive, Bushkill, PA
18324
IMPROVEMENTS: a

Residential Dwelling
SOLD AS THE PROPERTY
OF: Andrew Wold
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 Andrew Wold
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$214,652.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Andrew Wold
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$214,652.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
627-2016r SUR JUDGEMENT
NO. 627-2016 AT THE
SUIT OF US Bank National
Association as Trustee for
CMALT REMIC Series
2007-A5-REMIC Pass-Through
Certificates Series 2007-A5 c/o
Citimortgage, Inc. vs Charlotte
Ambrosio and Virginia
Ambrosio 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

The land referred to in this policy is situated in the State of Pennsylvania, County of Pike Township of Lackawaxen, and described as follows:

All that certain lot/lots, parcel or piece of ground situate in the Township of Lackawaxen, County of Pike and State of Pennsylvania, being Lot/Lots No. 57 Section No. 1 as shown map entitled subdivision of Section 1. Tink-Wig Mountain Lake Fores Corp. on file in the Recorders' Office of Milford, Pennsylvania in Plot Book No. 10, Page 125.

BEING the same premises which HEATH D. KAPSCHULL and MALISSA KAPSCHULL, by Deed dated 04/28/2008 and recorded 05/13/2005, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book volume 2109, Page 1040, conveyed unto CHARLOTTE AMBROSIO and VIRGINIA AMBROSIO BEING KNOWN AS: 34 MOUNT LAKE ESTATE, HAWLEY, PA 18428 TAX PARCEL #15-0-0009-0002 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charlotte Ambrosio and Virginia Ambrosio DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$119,471.69, 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 Charlotte Ambrosio and Virginia Ambrosio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$119,471.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
Eight Neshaminy Interplex, ste.
215
Trevose, PA 19053

01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 673-2016r SUR JUDGEMENT NO. 673-2016 AT THE SUIT OF Wilmington Savings Fund Society, FSB, dba Christiana Trust, not in its individual capacity, but solely as Trustee for RMAC Trust, Series 2015-5T vs William J. Gurry and The United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF BUSHKILL, LEHMAN TOWNSHIP, IN THE COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: LOT 430, SECTION 10, POCONO LAKE ESTATES, PLAT BOOK 7, PAGE 158, BEING MORE FULLY

DESCRIBED IN A DEED DATED 11/22/1899 AND RECORDED 01/18/2000, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1835 AND PAGE 23 AND. TAX MAP OR PARCEL ID NO.: 08-0-039001 BEING 307 POCONO MOUNTAIN LAKE ESTATES BUSHKILL, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William J. Gurry and The United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$134,046.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William J. Gurry and The United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,046.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 732-2015r SUR JUDGEMENT NO. 732-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Martin Larusso, Individually and in his capacity as Heir of Betty Larusso, Deceased Elaine Larusso, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. CIVIL-732-2015 OCWEN Loan Servicing, LLC v.

Martin Larusso, Individually and in His Capacity as Heir of Betty Larusso, Deceased

Elaine Larusso

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, Deceased

owner(s) of property situate

in the TOWNSHIP OF LEHMAN TOWNSHIP, PIKE County, Pennsylvania,

being 3237 Lancaster Drive, a/k/a 1043 Lancaster Drive, A/K/A Lot 3237 Sec 34, Bushkill, PA 18324

Parcel No. 197.03-03-49- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$189,876.10

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 Martin Larusso, Individually and in his capacity as Heir of Betty Larusso, Deceased Elaine Larusso, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,876.10, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

his capacity as Heir of Betty Larusso, Deceased Elaine Larusso, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,876.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 746-2014r SUR JUDGEMENT NO. 746-2014 AT THE SUIT OF M & T Bank vs Michele Pancaro and Robert M. Pancaro 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 February 15, 2017 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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 Lot Number 40, Section
Number 16, of Sunrise Lake as
shown on the Plat or Map of
Sunrise Lake or Sunnylands,
Inc. Subdivision, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 30 Page 63.

Tax ID #: 03-0-110352

BEING 131 Hawk View Drive
Milford, PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michele Pancaro
and Robert M. Pancaro
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,232.19,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michele
Pancaro and Robert M. Pancaro
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,232.19 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION No
754-2016 SUR JUDGEMENT
NO. 754-2016 AT THE SUIT
OF JPMorgan Chase Bank, NA

vs. Alan E. Knight & Regina Knight 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Tract Number 2502, Section X,
Conashaugh Lakes, as shown
on plat or map recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book 10
Page 49.

BEING THE SAME

PREMISES which Valerie
A. Bishop nka Valerie Seitz,
by Deed dated 4/15/2005 and
recorded 4/18/2005, in the
Office of the Recorder of Deeds
in and for the County of Pike,
In Deed Book 2104, Page 1438,
Instrument #200500006366,
granted and conveyed unto Alan
E. Knight & Regina Knight,
husband & wife.

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

OF PENNSYLVANIA TO
Alan E. Knight & Regina
Knight DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$159,996.25,
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 Alan E.
Knight & Regina Knight
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$159,996.25 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
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
759-2016r SUR JUDGEMENT
NO. 759-2016 AT THE SUIT
OF Federal National Mortgage
Association (“Fannie Mae”) vs
Joann M. Coyle aka Jo-Anne
M. Coyle 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2016-00759
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)
PROPERTY BEING
KNOWN AS:
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
follows, to wit:
BEING Lot Number 93,
Section Number 12, of Sunrise
Lake as shown on plat or map
of Sunrise Lake or Sunnylands,
Inc., subdivision, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 25 page 174.
BEING KNOWN AS: 183
Spruce Lake Drive Milford, PA
18337
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joann M.
Coyle a/k/a Jo-Ann M. Coyle
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): 109.04-05-38,
CONTROL #: 03-0-108996
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
Joann M. Coyle aka Jo-Anne
M. Coyle DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,845.60,

PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joann M.
Coyle aka Jo-Anne M. Coyle
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$179,845.60 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosentstiel
649 South Ave Ste. 7
Secane, PA 19018
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017

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

DIVISION, TO EXECUTION
NO 764-2015r SUR
JUDGEMENT NO. 764-2015
AT THE SUIT OF Wells
Fargo Bank, NA vs Dolores
Liland 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot, piece or
parcel of lands situate, lying
and being in the Township of
Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows,
to wit:
Lot No. 71, Section 5A, as
shown on map of Pocono
Mountain Lake Estates, Inc. on
file with the Recorder's Office
at Milford, Pennsylvania in Plat
Book 9 page 186.
Parcel No. : 190.01-01-02
BEING known and numbered as
RR 2 Box 805, Dingmans Ferry,
PA 18328 a/k/a Lot 71 Skyline
Drive, Lehmans Township, PA
18324
BEING the same property
conveyed to Dolores Liland
who acquired title by virtue of
a deed from Rick Porco, dated
November 10, 1997, recorded
November 12, 1997, at Deed
Book 1436, Page 164, 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 Dolores Liland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$60,151.11, 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 Dolores Liland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$60,151.11 PLUS COSTS

AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manely Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 794-2016r SUR JUDGEMENT NO. 794-2016 AT THE SUIT OF U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, Mortgage Pass-Through Certificates, Series 2006-AB1 vs Dennis Corcoran and Silvana Corcoran, aka Silvana Corcoran 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
All that Certain piece, parcel and tract of land situate, lying

and being the Township of Milford, County of Pike and Commonwealth of Pennsylvania, more particularly describes as follows, to wit:

Beginning in the centerline of Foster Hill Road State Route 2017 the said point of beginning being the southwesterly most corner of lands now owned by Dennis Corcoran containing 8.35 acres more or less as recorded in Record Book Volume 94, Page 243; thence running along the line of lands now owned by Dennis Corcoran the following three courses and distances: North 50 degrees 13 minutes 54 seconds East 80.05 feet to an iron bar; thence along same North 55 degrees 36 minutes 59 seconds East 280.44 feet to an iron bar; thence along same North 27 degrees 42 minutes 54 seconds East 103.36 feet to an iron bar corner; thence along the lands of Jones South 21 degrees 11 minutes 14 seconds East 120.00 feet to an iron bar; thence along lands of Canouse South 75 degrees 52 minutes 45 seconds West 90.74 feet to an iron bar; thence along same South 06 degrees 00 minutes 45 seconds West 44.00 feet to an iron bar; thence along same South 17 degrees 36 minutes 45 seconds West 191.61 feet to an iron pipe corner located in the line of lands of F. Love and Teresa Tufano; thence running along the lands of Love and Tufano North 88 degrees 35 minutes 31 seconds West 234.86 feet to a point in the center of Foster Hill

Road; thence along the center of Foster Hill Road North 01 degrees 01 minutes 50 seconds East 53.57 feet more or less to the point and place of beginning containing 1.14 acres more or less. The above parcels are shown on a survey map constructed in part by field survey and other maps and records by Victor E. Orben, Professional Land Surveyor, dated February 22, 1990, drawing number R-90-229 duly recorded with the Recorder of Deeds in the Pike County Courthouse Map Book 27, Page 200.

Parcel No.: 097.03-01-52
BEING known and numbered as 147 Fosterhill Road, Milford, PA 18337

Being the same property conveyed to Dennis Corcoran and Silvana Corcoran, husband and wife who acquired title by virtue of a deed from Dennis Corcoran, dated September 9, 2005, recorded September 9, 2005, at Instrument Number 200500017122, and recorded in Book 2131, Page 1262, 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 Dennis Corcoran and Silvana Corcoran, aka Sylvana Corcoran DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,118.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Dennis Corcoran and Silvana
Corcoran, aka Sylvana Corcoran
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$189,118.20 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manely Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
815-2016r SUR JUDGEMENT
NO. 815-2016 AT THE SUIT
OF Bank of America, NA vs
Paul Frangipane and Christina
Frangipane 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 815-2016
Bank of America, N.A.
v.
Paul Frangipane
Christina Frangipane
owner(s) of property situate in
the Township of Lehman, PIKE
County, Pennsylvania, being
3347 Saw Creek Estates a/k/a,
1143 Lancaster Drive, Bushkill,
PA 18324
Parcel No. 197.01-01-70-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$237,347.98
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 Paul Frangipane and Christina Frangipane DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,347.98, 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 Paul Frangipane and Christina Frangipane DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$237,347.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 928-2016r SUR JUDGEMENT NO. 928-2016 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-20 vs Kenneth Perkins and Tara Perkins 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot,

parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 1233, Section No. 17, as is more particularly set forth on the Plat 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 16, Page 49. Together with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

Commonly known as 1233 Salisbury Drive, Bushkill, PA 18324.

Being the same premises as conveyed by Deed dated 04/07/2005 from Cynthia V. Penyak N/K/A Cynthia V. Marcello to ARRG Corp. Recorded 04/12/2005 in Book 2103 Page 0659 in the County of Pike, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which ARRG Corporation, by Deed Dated 9/29/2006 and recorded 10/10/2006, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2198, Page 2306, Instrument # 200600017929, granted and conveyed unto Kenneth Perkins and Tara Perkins.

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

THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth Perkins and Tara Perkins DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$272,072.01, 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 Kenneth Perkins and Tara Perkins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$272,072.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
929-2016r SUR JUDGEMENT
NO. 929-2016 AT THE
SUIT OF Christiana Trust,
a Division of Wilmington
Savings Fund Society, FSB, not
in its Individual Capacity but
as Trustee of ARLP Trust 5
Clarence Hess aka Clarence A.
Hess and Jacqueline A. Hess aka
Jacqueline Ann Hess, United
States of America, Dept. of
the Treasury-Internal Revenue
Service vs 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot of
land in Palmyra Township, Pike
County, Pennsylvania, known
and designated as Lot Number
525 on Map Two of Plan of Lots
prepared for Tanglwood Lakes,
Inc., by Harry F. Schoenagel,

Registered Surveyor, dated
February 16, 1968, and recorded
in the Office of the Recorder
of Deeds for Pike County in
Plat Book Number 6, Page 143,
together with the conditions and
restrictions pertaining to Lots in
Tanglwood Lakes, Inc., recorded
in the office of the recorder of
Deeds for Pike County in Book
#214, page 493 together with the
obligations to and subject to all
the rights of Tanglwood Lakes,
Inc.

TOGETHER WITH all the
improvements now or hereafter
erected on the property, and
all easements, appurtenances,
and fixtures now or hereafter
a part of the property. All
replacements and additions shall
also be covered by this Security
Instrument. All of the foregoing
is referred to in this Security
Instrument as the "Property."
Borrower understands and agrees
that MERS holds only legal
title to the interests granted
by Borrower in this Security
Instrument, but, if necessary
to comply with law or custom,
MERS (as nominee for Lender
and Lender's successors and
assigns) has the right: to exercise
any or all of those interests,
including, but not limited to,
the right to foreclose and sell the
Property; and to take any action
required of Lender including,
but not limited to, releasing
and canceling this Security
Instrument.

BORROWER COVENANTS
that Borrower is lawfully
solsed of the estate hereby
conveyed and has the right to

mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

BEING KNOWN AS: 525 Birch Lane now known as 103 W Birch Lane, Greentown, PA 18426

PROPERTY ID NO.:

10-0-012232

TITLE TO SAID PREMISES IS VESTED IN Clarence A. Hess and Jacqueline Ann Hess, husband and wife BY DEED FROM Jacqueline Ann Hess DATED 03/21/2003 RECORDED 03/27/2003 IN DEED BOOK 1973 PAGE 1502.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Clarence Hess aka Clarence A. Hess and Jacqueline A. Hess aka Jacqueline Ann Hess, United States of America, Dept. of the Treasury-Internal Revenue Service DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$391,604.14, PLUS COSTS & INTEREST. THE SALE MADE

SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Clarence Hess aka Clarence A. Hess and Jacqueline A. Hess aka Jacqueline Ann Hess, United States of America, Dept. of the Treasury-Internal Revenue Service DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$391,604.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste 200
Cherry Hill, NJ 08003-3620
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
960-2013r SUR JUDGEMENT
NO. 960-2013 AT THE
SUIT OF Bayview Loan
Servicing, LLC vs Richard
Esposito 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot, piece or
parcel of ground situate in the
Township of Delaware, County
of Pike, and Commonwealth of
Pennsylvania, more particularly
described as follows:

Lot 17ABC, Block W-102,
Section 1 as set shown on map
entitled subdivision of Section
1, Wild Acres, as shown in Plat
Book 6, page 37, filed in the
Pike County Clerk's Office.
Parcel No.: 030298

BEING known and numbered
as 137 Doe Drive, Dingmans
Ferry, PA 18328

Being the same property
conveyed to Richard Esposito
who acquired title by virtue of
a deed from Fannie Mae a/k/a
Federal National Mortgage
Association, by its attorney

in fact Phelan Hallinan &
Schmieg, LLP, dated March
25, 2011, recorded April 18,
2011, at Instrument Number
201100003114, and recorded
in Book 2361, Page 1096, 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 Richard Esposito
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$122,632.32,
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 Richard Esposito DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,632.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1043-2016r SUR JUDGEMENT NO. 1043-2016 AT THE SUIT OF Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2007-A3 Mortgage Pass Through Certificates Series 2007-C vs Mariama Law and Thomas R. Law 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT: ALL THAT CERTAIN PIECE, PARCEL AND TRACT LAND SITUATE, SITUATE IN DINGMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT FOR A CORNER IN THE CENTER OF THE PUBLIC TOWNSHIP ROAD KNOWN AS THE "CHRISTAN HILL ROAD" AND BEING A CORNER ALSO OF LANDS AND DONALD KOCHENDERFER AND WIFE; THENCE ALONG LANDS OF SAID KOCHENDERFER SOUTH 42 DEGREES 30 MINUTES WEST 228.7 FEET TO A STAKE FOR A CORNER; THENCE CONTINUING A LONG THE LINE OF LANDS OF SAID KOCHENDERFER, THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 71 DEGREES 50 MINUTES WEST 100 FEET; AND SOUTH 82 DEGREES 34 MINUTES WEST 331

FEET TO AN OAK TREE FOR A CORNER; AND SOUTH 69 DEGREES 36 MINUTES WEST 90 FEET TO A MAPLE TREE FOR A CORNER: AND NORTH 28 DEGREES WEST 86 FEET TO A STONE CORNER ON A STONE ROW IN THE LINE OF LANDS OF GEORGE CASE AND WIFE; THENCE ALONG LINE OF LANDS OF GEORGE CASE AND WIFE, NORTH 51 DEGREES 32 MINUTES EAST 200 FEET TO A POINT FOR A CORNER IN A FENCE; THENCE ALONG A WIRE FENCE NORTH 28 DEGREES WEST 136.4 FEET TO THE CENTER OF THE AFORESAID TOWNSHIP ROAD; THENCE ALONG THE CENTER OF SAID TOWNSHIP ROAD THE FOLLOWING SIX COURSES AND DISTANCES; NORTH 80 DEGREES 13 MINUTES EAST 120 FEET AND NORTH 78 DEGREES 30 EAST 180 FEET AND NORTH 86 DEGREES 35 MINUTES EAST 60 FEET AND SOUTH 81 DEGREES 33 MINUTES EAST 60 FEET AND SOUTH 63 DEGREES 23 MINUTES EAST 166 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 3.63 ACRES, MORE OR LESS BEING THE SAME PREMISES in which Thomas R. Law and Mariama Law,

his wife, by their deed dated February 6th, 2003, and recorded in the Office of the Recorded of Deeds in and for the County of Pike, State of Pennsylvania as document number 200300002648. TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof. TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

BEING KNOWN AS: 154 Christian Hill Rd, Milford, PA 18337

PROPERTY ID NO.:

112.00-03-09

TITLE TO SAID PREMISES IS VESTED IN Mariama Law BY DEED FROM Thomas R. Law DATED 01/07/2016 RECORDED 01/25/2016 IN DEED BOOK 2487 PAGE 1378 OR AT INSTRUMENT NUMBER Instrument #201600000629.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mariama Law and Thomas R. Law DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$249,950.90, 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 Mariama Law and Thomas R. Law DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$249,950.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste 200
Cherry Hill, NJ 08003-3620
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1046-2014r SUR JUDGEMENT NO. 1046-2014 AT THE SUIT OF Bank of New York Mellon fka The Bank of new York, as Trustee, on behalf of the Holders of the Alternative Loan Trust 2006-19CB, Mortgage Pass-Through Certificates 2006-19CB vs Malin Ali Bey and Kimani Ali Bey 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL that certain lot parcel or piece of ground situated in the Township of Delaware, County of Pike, and State of Pennsylvania, being Lot No. 98, Section #2, Pocono Mountain Water Forest as shown in Plat Book No. 10 at Page 29, filed in the Pike County Clerk's Office. BEING KNOWN AS MAP NUMBER 136.03-02-19 BEING KNOWN AS 249 Water Forest Drive, Dingmans

Ferry, PA 18328
This property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Malin Ali Bey and Kimani Ali Bey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$289,317.96, 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 Malin Ali Bey and Kimani Ali Bey DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$289,317.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Eckert Seamans Cherin &
Mellott
2 Liberty Place
50 South 16th Street 22nd Fl
Philadelphia, PA 19102
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1092-2016r SUR JUDGEMENT NO. 1092-2016 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") vs William Discala 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2016-01092

ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)
PROPERTY BEING
KNOWN AS:
PARCEL I
ALL MY UNDIVIDED ONE
HALF INTEREST IN ALL
THAT CERTAIN lot or parcel
of land situate in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
Being Lot No. 14, Block
XXXIX, Stage XVI, as shown
on a map of Hemlock Farms, on
file in the Recorder’s Office at
Milford, Pennsylvania, in Plat
book No. 6 page 150.
PARCEL II:
ALL MY UNDIVIDED ONE
HALF INTEREST IN ALL
THAT CERTAIN lot or parcel
of land situate in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
Being Lot No. 15, Block
XXXIX, Stage XVI, as shown
on a map of Hemlock Farms, on
file in the Recorder’s Office at
Milford, Pennsylvania, in Plat
book No. 6 page 150.
BEING KNOWN AS: 122
Lookout Drive Hawley, PA
18428
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF William
DiScala
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK

AND LOT): 107.02-03-12,
CONTROL #: 01-0-033752
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 William Discala
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$178,191.24,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$178,191.24 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Ave Ste. 7
Secane, PA 19018
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1145-2016r
SUR JUDGEMENT NO.
1145-2016 AT THE SUIT
OF Ditech Financial LLC
f/k/a Green Tree Service LLC
vs Carol Weed aka Carol F.
Weed 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SCHEDULE A
PARCEL 078-03-01-10 PIN
019130

All that certain lot, piece or

parcel of land lying and being
situated in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania
and being Lots 8 & 9, Nitsches
Pond with improvements situate
thereon:

UNDER AND SUBJECT
to the covenants, reservations,
restrictions, conditions,
easements and exceptions, and
TOGETHER WITH the rights
and privileges as set forth in the
aforesaid deed.

TOGETHER with all
and singular BUILDING
improvements, ways, streets,
driveways, alleys, passages,
water, water-courses, liberties,
privileges, rights hereditaments
and appurtenances, whatsoever
thereunto belonging, or in any
wise appertaining, and the
reversions and remainders, rents,
issued and profits thereof; and all
the estate, right, title, interest,
property claim and demand
whatsoever of the said Grantors
in law, equity, or otherwise
howsoever, of, in, and to the
same and every part thereof.
Being the same premise in Deed
by Salvatore J. Sciascia and
Shelly Sciascia, h/w and Billie
Jean McNamara, widow, dated
December 7, 1995 and recorded
with the Recorder of Deeds for
Pike County on December 8,
1995 in Book 1136, Page 14, did
convey unto Elmer D. Weed and
Carol F. Weed, h/w.

Being 172 Nitche Road F/K/A
Lots 8-9 Nitsches Pond Shohola,
PA 18458

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Weed aka Carol F. Weed DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$50,460.12, 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 Carol Weed aka Carol F. Weed DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$50,460.12 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1149-2016r SUR JUDGEMENT NO. 1149-2016 AT THE SUIT OF PNC Bank, National Association, successor by merger to National City Mortgage, a Division of National City Bank vs William J. Olmeda 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 February 15, 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 Lackawaxen, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:

Being shown and designated as Lot No. 889 on a certain map or plan of lots entitled "Subdivision of Masthophe

Rapids, Section Eleven, Colonial Terrace, Masthope Rapids, Inc., Owner and Developer, Lackawaxen, Township, Pike County, Pennsylvania, dated April 5, 1974, prepared by Edward C. Hess Associated, Inc., Stroudsburg, Pennsylvania Scale being 1" = 100, recorded November 16, 1976 in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plat Book Vol. 14, Page 23.

Containing 28,352 square feet, more or less.

BEING Lot No. 889 on the above mentioned plan.

Control # 05-0-023492.

BEING 104 Cannon Ball Court Lackawaxen, PA 18435

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

TO William J. Olmeda DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,330.67, 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 William J. Olmeda DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,330.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1164-2016r SUR JUDGEMENT NO. 1164-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Richard Dichiaro and Joan Dichiaro 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1164-2016

Wells Fargo Bank, N.A.

v.

Richard Dichiaro

Joan Dichiaro

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 92 Tomnoodys Drive,
A/K/A 111 Tomnoodys Drive,
Taminent, PA 18371

Parcel No. 188.03-04-16

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$192,054.82

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
Richard Dichiaro and Joan
Dichiaro DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$192,054.82,
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
Dichiaro and Joan Dichiaro
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$192,054.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103

01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1205-2015r SUR
JUDGEMENT NO. 1205-2015
AT THE SUIT OF U.S.

Bank National Association, as
trustee for Bear Stearns Arm
Trust, Mortgage Pass-Through
Certificates, Series 2005-12
c/o Wells Fargo Bank, NA vs
Joseph J. Salerno and Martene
L. Salerno 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel, or piece of ground
situated in Lehman Township,
Pike County, Pennsylvania,
being Lot Number 3463,
Section 37, on Plan of Lots of
Development known as Saw
Creek Estates, recorded in
the Recorder's Office in and
for Pike County at Milford,
Pennsylvania, in Plot Book
Volume 34, pages 112, 113, 114,
115, 116 and 117 and Plot Book
36, page 12.

BEING the same premises
which Kalian at Poconos, LLC
by Deed dated October 4, 2005
and recorded October 17, 2005,
in the Office for the Recorder of

Deeds in and for Pike County, in
Deed Book volume 2138, Page
1552, conveyed unto JOSEPH
J. SALERNO and MARTENE
L. SALERNO, his wife.
BEING KNOWN AS: 5117
OAKLEY COURT A/K/A
3463 OAKLEY COURT,
BUSHKILL, PA 18324
TAX PARCEL #06-0-110672
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph J. Salerno
and Martene L. Salerno
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$231,769.61,
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 J. Salerno and Martene L. Salerno DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,769.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
Eight Neshaminy Interplex, ste.
215
Trevose, PA 19053
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1405-2010r SUR JUDGEMENT NO. 1405-2010 AT THE SUIT OF U.S. Bank National Association as Indenture Trustee on behalf of the Holders of the Terwin Mortgage Trust 2006-1; Asset-Backed Securities, TMTS Series 2006-1 vs Leslie Santiago 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

REAL PROPERTY SHORT DESCRIPTION FORM (To Be Used for Advertising Only)
By virtue of a Writ of Execution No. 2010-1405
U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-1; ASSET-BACKED SECURITIES, TMTS SERIES 2006-1

v.
LESLIE SANTIAGO
owners of property situate in TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 159 DEPUE CIRCLE, BUSHKILL, PA 18324
Parcel Nos. 06-0-040119
(Acreage or street address)
Improvements thereon:
RESIDENTIAL
Judgment Amount: \$92,545.49
Attorneys for Plaintiff
Parker McCay, PA

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

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,545.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Leslie
Santiago DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$92,545.49 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539

01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1500-2010r SUR
JUDGEMENT NO. 1500-2010
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York as Trustee
for the Certificateholders of
CWMBS 2004-HYB7 vs
Dale Getz 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Tax ID Number: 04-0-035830
Land situated in the Township
of Blooming Grove, County
of Pike, Commonwealth of
Pennsylvania is described as
follows:
PARCEL 1: All that certain lot,
piece or parcel of land sit, lying
and being in the Township of
Bloomfield Grove, County of
Pike and State of Pennsylvania,
more particularly described as
Lot 29A, Block 25, Hemlock
Farms Community, Stage 79,
as shown on drawing of the

resulting Lot 29A, Block 25, Stage 79, Hemlock Farms Community, prepared by John A. Boehm, P.L.S., Drawing No. North-2772, dated April 3, 2000, and recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 36, Page 141.

The above lot comprises all of Lots 29 and 30, Block XXV, Hemlock Farms Community, Stage LXXIX, as shown on plat of Hemlock Farms Community, Maple Ridge, Stage LXXIX, recorded in the aforesaid Recorder's Office in Plat Book 9, Page 18, on the 13th day of August, 1971, pursuant to Declaration of Restrictive Covenants dated March 27, 2000, and recorded in the aforesaid Recorder of Deeds Office, in Record Book Volume 1848, Page 591, whereby said Lot 29 and Lot 30, Block XXV, Hemlock Farms Community, State LXXIX, were combined into one lot known as Lot 29A, Block 25, Hemlock Farms Community, Stage 79, and prohibiting further subdivision thereof.

Commonly Known as: 130 Canter Brook, Lords Valley, PA 18428
BEING Parcel Number 01-035830

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dale Getz DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$258,865.15, 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 Dale Getz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$258,865.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1519-2015r SUR
JUDGEMENT NO. 1519-2015
AT THE SUIT OF The Bank of
New York Mellon, the successor
to JPMorgan Chase Bank, as
Trustee for CIT Home Equity
Loan Trust 2002-2 vs Paul C.
Magnotta 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Lackawaxen, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
Lot 436: said lot being shown
on a subdivision plan of
development consisting of
seventeen sections, entitle
Falling Waters as Masthope,
prepared by Edward C. Hess
Associates, Inc. and recorded in
that Office of Recorded of Deeds
of Pike County, Pennsylvania in

Play Book Volume 16, at Pages
18-34.
Being known as Lot 436, Section
7, a/k/a 436 Falling Waters
Boulevard, Falling Waters At
Masthope, Lackawaxen, PA
18435
Being the same premises that
Paul Magnotta, also known as
Paul C. Magnotta by deed dated
August 11, 2000 and recorded
on August 18, 2000 in the office
of Recorder of Deeds in and
for Pike County, at Book 1861
and Page 813, and Instrument
No. 200000009514, conveyed
unto Paul C. Magnotta, single,
Grantee herein.
Parcel No. 013.04-02-27-05

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Paul C. Magnotta
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$197,522.11,
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 C. Magnotta DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$197,522.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1532-2015r SUR JUDGEMENT NO. 1532-2015 AT THE SUIT OF U.S. Bank National Association vs Robert J. Nasso and Marian C. Nasso aka Marion C. Nasso 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1532-2015 U.S. Bank National Association v. Robert J. Nasso Marian C. Nasso a/k/a Marion C. Nasso

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 1102 Pine Ridge Drive West, Township of Lehman, PA 18324

Parcel No. 188.02-02-04- (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$59,437.08 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 Robert J. Nasso and Marian C. Nasso aka Marion C. Nasso DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$59,437.08, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert J. Nasso and Marian C. Nasso aka Marion C. Nasso DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$59,437.08 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1636-2015 SUR JUDGEMENT NO. 1636-2015 AT THE SUIT OF PROF-2013-S3 Legal Title Trust, by US Bank NA, as Legal Title Trustee vs. Robert S. Tellefsen, Jr. & Laura Rutchey Tellefsen 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Land situated in the Township of Lackawaxen and County of Pike, Commonwealth of Pennsylvania is described as follows:

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: beginning at a point in the center of the Old Township Road said point being the Easterly corner of lands now or formerly of Nelson; thence along the center

of said Township Road T-491, North 33 degrees 06 minutes 49 seconds East 309.72 feet to a point for a corner; thence North 50 degrees 55 minutes West 109.00 feet to a point for a corner; thence South 64 degrees 52 minutes 01 seconds West 408.64 feet to a point for a corner in the center of existing old road; thence along the center of existing old road the following 2 courses and distances: South 3 degrees 20 minutes 08 seconds East 94.30 feet and South 2 degrees 25 minutes 40 seconds East 244.70 feet to a point for a corner; thence along the line of lands now or formerly of Simonson North 86 degrees 34 minutes 20 seconds East 141.01 feet to a point for a corner; thence along a stone wall along lands now or formerly of Nelson the following 2 courses and distances: North 17 degrees 34 minutes 20 seconds East 206.39 feet and South 64 degrees 02 minutes 10 seconds East 148.49 feet to the point and place of beginning.

The foregoing description is in accordance with survey entitled "Map Showing Lands Proposed to be conveyed by Helene Langhorst, Lackawaxen Township, Pike County, Pennsylvania, Scale 1" = 100', Date May, 1981, Drawing D-675, John A. Boehm, Surveyor", recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania.

ALSO ALL THAT CERTAIN piece, parcel and tract of land lying and being,

Situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point for a corner in the center of an old road passing through the lands of the grantor herein, said corner being further described as being a common corner of lands of Spencer Anderson and Roberta Green and running; thence, along the line of lands of S. Anderson, the following three courses: (1) North 85 degrees 55 minutes 40 seconds West, 21.00 feet to an iron bar, set for corner (2) North 04 degrees 04 minutes 20 seconds East, 10.00 feet to an iron bar, set for corner and (3) North 85 degrees 55 minutes 40 seconds West 521.01 feet to a point for corner, in the center of the West Falls Creek; Thence, along the center of said creek, about 487.00 feet upstream to a point for corner; thence, culling through the lands of the grantor herein, South 85 degrees 55 minutes 40 seconds East 424.13 feet to a point for corner in the center of the aforesaid old road passing through the lands of the grantor herein; thence, along said road, South 03 degrees 20 minutes 08 seconds East, 418.53 feet to an iron bar, set for corner; thence still along the center of said road, South 02 degrees 24 minutes 40 seconds East, 15.90 feet to the point and place of BEGINNING. Surveyed by John A. Boehm, P.L.S. as per drawing No. E-817, dated April, 1983.

The foregoing description is in accordance with survey entitled "Map Showing Lands Proposed to be conveyed by Helene Langhorst, Lackawaxen Township, Pike County, Pennsylvania, Scale 1" = 100', Date May, 1981, Drawing 0-675, John A. Boehm, Surveyor", recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Slide 20 at page 25.

Parcel Nos. 025-01-01-54 & 025-01-01-48

BEING the same premises which Susan Miller and Arlene M. Turichak, by Deed dated 9/30/97 and recorded 10/10/97 in the Office of the Recorder of Deeds in and for the County of Pike, in Book 1421, Page 054, Instrument No. 0009432, granted and conveyed unto Robert S. Tellefsen, Jr., and Laura Rutchey Tellefsen, as tenants by the entirety. Commonly known as: P.O. Box 4, Rowland. PA 18457

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert S. Tellefsen, Jr. & Laura Rutchey Tellefsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$245,566.51, 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 S. Tellefsen, Jr. & Laura Rutchey Tellefsen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$245,566.51 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
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1733-2015r SUR
JUDGEMENT NO. 1733-2015
AT THE SUIT OF LSF9
Master Participation Trust vs
Dustin E. Yerke and Jennifer
E. Yerke 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Township
of Palmyra, Pike County,
Pennsylvania, and being known
as RR 1 Box 216, Greentown,
Pennsylvania 18426.

TAX MAP AND PARCEL
NUMBER: 071.00-01-30 and
Control No. 010954

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$158,876.52

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Dustin E.
Yerke and Jennifer E. Yerke
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
Dustin E. Yerke and Jennifer
E. Yerke DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,876.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dustin E.
Yerke and Jennifer E. Yerke
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$158,876.52 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1807-2015r SUR
JUDGEMENT NO. 1807-2015
AT THE SUIT OF Citizens
Bank of Pennsylvania vs.
Barbara A. Peterson aka Barbara
Peterson 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel, or piece of ground
situate in the Township
of Lackawaxen, County of
Pike, and Commonwealth of
Pennsylvania, being Lot No.
458, Section 7, as shown on map
of Falling Waters at Masthope
on file in the Recorder of Deeds
Office at Milford, Pennsylvania

in Plat Book No. 16 at pages
18-34 inclusive.
TOGETHER WITH AND
UNDER AND SUBJECT to
all of the rights, restrictions, and
covenants as of record.
BEING the same premises
which Ruby Bowman, Executrix
of the Estate of Josetta G. Boyce,
by Deed dated May 30, 2001
recorded June 14, 2001, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 1886, Page 1168,
conveyed unto Barbara Peterson.
BEING known as 458 Eagle
Rock Road, HC 1 Box 1A364
a/k/a 233 Eagle Rock Road,
Lackawaxen, PA 18435
TAX PARCEL: #013.04-02-42
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Barbara A. Peterson
aka Barbara Peterson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$59,569.79,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara A. Peterson aka Barbara Peterson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$59,569.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, *Esq.*
1310 Industrial Blvd., 1st Floor,
Ste. 101
Southampton, PA 18966
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1843-2015r SUR JUDGEMENT NO. 1843-2015 AT THE SUIT OF Deutsche Bank Trust Company Americas as Indenture Trustee

for the registered holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed notes, Series 2006-3 c/o Ocwen Loan Servicing, LLC vs The Unknown Heirs, Executors and Devises of the Estate of Lloyd Thomas Wildrick 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate, lying and being in the township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows Lot Number 13, Stage VII, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10, at Page 126 on June 20, 1973.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property Premises being 13 Steele Circle (Lot 13, Section 7) n/k/a 1155 Steele Circle, Bushkill, PA 18324), Bushkill, PA 18324. Parcel no. 06-0-037578

Map No. 188.04-02.43
BEING the same premises
which Lloyd W. Wildrick,
Single by Deed dated September
17, 2004 and recorded October
6, 2004 in the Office of the
Recorder of Deeds in and for
Pike County in Deed Book: OR
2072 Page 2287, granted and
conveyed unto Lloyd Thomas
Wildrick, Single

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
The Unknown Heirs, Executors
and Devises of the Estate
of Lloyd Thomas Wildrick
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$67,091.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF The
Unknown Heirs, Executors
and Devises of the Estate
of Lloyd Thomas Wildrick
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$67,091.40 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street Ste 200
The Shops at Valley Square
Warrington, PA 18976
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1856-2014r SUR
JUDGEMENT NO. 1856-2014
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of new York, as trustee
for the Certificateholders of
CWABS Inc., Asset-Backed
Certificates, Series 2007-12
vs Henry Mccallum,
Real Owner and Original
Mortgagor Loretta Davis, Real
Owner DEFENDANTS,
I WILL EXPOSE TO

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

SHORT DESCRIPTION
DOCKET NO: 1856-2014
ALL THAT CERTAIN lot
or piece of ground situate in
Delaware Township, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
02-0-031176
PROPERTY ADDRESS 103
Primrose Lane, Dingmans Ferry,
PA 18328
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Loretta Davis, Real Owner
and Henry Mccallum, Real
Owner and Original Mortgagor
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
Henry Mccallum, Real Owner
and Original Mortgagor
Loretta Davis, Real Owner
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$113,387.00,
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 Henry
Mccallum, Real Owner
and Original Mortgagor
Loretta Davis, Real Owner
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$113,387.00 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2276-2012r
SUR JUDGEMENT NO.
2276-2012 AT THE SUIT
OF Wilmington Savings Fund
Society, FSB, dba Christiana
Trust, not in its Individual
Capacity but solely as Trustee
for BCAT 2014-4TT vs Barbara
Hickey 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
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

PARCEL I:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as:
Lot 12, Block VI, Hemlock
Farms Community, Stage
XCIII, as shown on plat of
Hemlock Farms Community,
Maple Ridge, Stage XCIII,
recorded in the Office of the
Recorder of Deeds in Pike
County in Plat Book 8, Page 193

on the 17th day of June, 1971.

PARCEL II:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as:
Lot 18, Block VI, Hemlock
Farms community, Stage XC,
as shown on plat of Hemlock
Farms Community, Maple
Ridge, Stage XC, recorded in the
Office of the Recorder of Deeds,
Pike County, in Plat Book 8,
Page 190, on the 17th day of
June 1971.

The above parcels are subject
to a declaration of restrictive
covenants as recorded in Deed
Book Volume 6180, at Page 331
and Plat Book 35, at Page 187 as
follows:

Lots 18 and 12 Block 6,
Stages 90 and 93, Hemlock
Farms Community, Hemlock
Farms Community, Stage 90
and 93, shall henceforth ne
one parcel Lot 18A, Block
6, Stage 90, Hemlock Farms
Community, Stage 90 and shall
not be subdivided henceforth
without compliance with the
above subdivision and similar
ordinance and/or amendments in
effect at the time it is proposed
to subdivide said parcel.

BEING Map No. 120.01-03-75
Control No. 032911

BEING PROPERTY

ADDRESS 109 Appalossa
Drive a/k/a 3371 Hemlock
Farms Lords Valley, PA 18428

BEING the same premises
which Margaret Martin, widow,
by deed dated September

28, 2006 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on October 2, 2006 in Book 2197, Page 1435 granted and conveyed unto Ronald J. Hickey and Barbara Hickey, husband and wife. Ronald J. Hickey departed this life on September 14, 2008, vesting ownership to Barbara Hickey.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Barbara Hickey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$300,210.73, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara Hickey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$300,210.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman,
LLP
298 Wissahickon Avenue
North Wales, PA 19454
01/20/17 · 01/27/17 · **02/03/17**

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2286-2012r SUR JUDGEMENT NO. 2286-2012 AT THE SUIT OF Nationstar Mortgage, LLC vs Alberto Torres 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 February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2286-2012

Nationstar Mortgage, LLC

v.

Alberto Torres

owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 123 Juniper Dr, Milford,
PA 18337-7255

Parcel No. 110.02-02-24-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$304,451.54

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 Alberto Torres
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$304,451.54,
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 Alberto Torres
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$304,451.54 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

01/20/17 · 01/27/17 · **02/03/17**

CIVIL ACTIONS FILED

*From January 19, 2017 to January 25, 2017
Accuracy of the entries is not guaranteed.*

CONTRACT – BUYER PLAINTIFF

Cavalry SPV I LLC v. Andrea Flieger	No. 00111-2017	01/20/17
LVNV Funding LLC v. Edward Roberts	No. 00112-2017	01/20/17
LVNV Funding LLC v. Joshua Lask	No. 00113-2017	01/20/17
LVNV Funding LLC v. Andrew Kavalsky	No. 00114-2017	01/20/17
LVNV Funding LLC v. Christina Varvara	No. 00115-2017	01/20/17
Cavalry SPV I LLC v. Jessica M. Cohen	No. 00121-2017	01/23/17
Cavalry SPV I LLC v. Jessica M. Cohen	No. 00122-2017	01/23/17

CONTRACT – DEBT COLLECTION: CREDIT CARD

TD Bank USA NA v. David E. Miller	No. 00100-2017	01/19/17
Bank of America NA v. Victor Oblasau	No. 00102-2017	01/19/17
Capital One Bank (USA) NA v. Dodi A. Cherry	No. 00110-2017	01/20/17

CONTRACT – OTHER

Timothy Coyle v. Pocono Ranchlands Property Owners Association and David Cavanaugh	No. 00099-2017	01/19/17
Dudek Chris Irwin and Dudek Paul Irwin v. American Water Works Co., Inc., Erie Insurance Company, and Erie Insurance	No. 00123-2017	01/23/17

REAL PROPERTY – MORTGAGE FORCLOSURE: RESIDENTIAL

Nationstar Mortgage LLC v. Marilyn G. Tschopp and Marilynx Tschopp	No. 00116-2017	01/20/17
Nationstar Mortgage LLC v. John Wesolowski, Jr., John J. Wesolowski, Jr., Sandra L. Wesolowski, Sandra Wesolowski, Sandra L. Cervini-Wesolowski, and Sandra L. Cervini	No. 00124-2017	01/23/17
Reverse Mortgage Solutions, Inc. v. April Nutt, Barbara Ann Uzupes, Diana Fusco, Edward McConnell, Estate of Francis H. McConnell, Linda Nutt, Rose Ann Orkin, Steven F. Orkin, Susan Deangelis, Thomas McConnell, Unknown Heirs of Barbara McConnell, and Unknown Heirs of Francis H. McConnell	No. 00128-2017	01/24/17

REAL PROPERTY – QUIET TITLE

US Bank National Association v. Robert J. Turner and Cynthia M. Turner	No. 00117-2017	01/20/17
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MARRIAGE LICENSE FILINGS

Chester William Bowens and Jojeana McKay	No. 00007-2017	01/23/17
Paul Edward Carter and Olivia Jane Tenney	No. 00008-2017	01/23/17

CUSTODY

Daniel Connelly v. Crystal Hogue	No. 00105-2017	01/19/17
Nicole Hickey v. Thomas Hickey	No. 00126-2017	01/24/17

DIVORCES FILED

Nicole Hickey v. Thomas Hickey	No. 00106-2017	01/19/17
Bonnie L. Rodriguez v. Christopher M. Rodriguez	No. 00108-2017	01/20/17
Joyce Aponte v. Heriberto Aponte	No. 00120-2017	01/23/17
Michael B. Mancino v. Allison R. Mancino	No. 00127-2017	01/24/17
Christopher J. Goyette v. Brianna M. Goyette	No. 00132-2017	01/24/17
Roger Kelly, Jr. v. Annette A. Kelly	No. 00133-2017	01/24/17

DIVORCES GRANTED

Thomas R. Smith v. Gina A. Smith	No. 00678-2016	01/19/17
Kristen Morgewicz v. Michael Morgewicz	No. 01235-2016	01/20/17
Patricia Cantalupo v. Joseph Cantalupo	No. 01266-2016	01/24/17

CERTIFIED COPY OF LIEN

Commonwealth of Pennsylvania Department of Labor & Industry v. 1st Class Realty LLC	No. 45032-2017	01/20/17
Commonwealth of Pennsylvania Department of Labor & Industry v. Robert L. Orben	No. 45033-2017	01/23/17
Commonwealth of Pennsylvania Department of Labor & Industry v. Ronald D. Richards	No. 45034-2017	01/23/17

JUDGMENT – TAX LIEN

Internal Revenue Service v. M&S Sanitary Sewage Disposal, Inc.	No. 45036-2017	01/23/17
Internal Revenue Service v. Pike County Environmental, Inc.	No. 45037-2017	01/23/17
Internal Revenue Service v. Kenneth Lombardi	No. 45038-2017	01/24/17

PROTECTION FROM ABUSE

Denise Bryant v. Toni Marie Stoner MacLean	No. 00107-2017	01/20/17
Nicole Hickey v. Thomas Hickey	No. 00119-2017	01/23/17
Dawn M. Genovese v. Francesco J. Genovese	No. 00134-2017	01/25/17

WAIVER OF LIENS

Sublime Construction v. Timothy D. Bayer and Dorian H. Bayer	No. 50003-2017	01/19/17
Woodloch Builders, Inc. v. Hugh O’Connell and Noreen O’Connell	No. 50004-2017	01/24/17



MORTGAGES AND DEEDS

*Recorded from January 19, 2017 to January 26, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Miller, Laurie	MERS Mortgage Electronic Registration System, Inc. American Financial Resources, Inc.	214,000	Matamoras Borough
Rodgers, Kevin Ronald Rodgers, Talia Ruth	Citizens Savings Bank	58,300	Sky View Lake Greene Township
Carter, Kimberly Carol	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	245,471	Weitz Lands Palmyra Township
Szipocs, Sherri L. Szipocs, William S. Jr.	MERS Mortgage Electronic Registration System, Inc. Royal United Mortgage LLC	127,000	PMWL Dingman Township
Hemlock Farms Lakefront Views LLC	Victory Bank	250,000	Hemlock Farms Blooming Grove Township
Wechsler, Norman Wechsler, Barbara	MERS Mortgage Electronic Registration System, Inc. Homebridge Financial Services, Inc.	229,500	Milford Borough
Card, Errol Card, Elvarine	PNC Mortgage PNC Bank NA	169,058	Pine Ridge Lehman Township
Lynch, Peter C. Lynch, Theresa M.	MERS Mortgage Electronic Registration System, Inc. Carrington Mortgage Services LLC	180,051	Thiel Subdivision Delaware Township
Chernyak, Igor	JPMorgan Chase Bank NA	85,000	Saw Creek Estates Lehman Township
Morris, Paul	Santander Bank NA	100,000	The Glen at Tamiment Lehman Township
Hopkins, Marcia L. Goda, Michael E.	Wayne Bank	270,000	Hemlock Coves Division Lackawaxen Township

Bartomeo, John Bartomeo, Inna	Valley National Bank	115,000	Birchwood Lakes Delaware Township
Lhommedieu, Arthur C.	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	125,000	Skyview Lake Greene Township
Pavlitchenko, Elena	MERS Mortgage Electronic Registration System, Inc. United Wholesale Mortgage	95,200	Hemlock Farms Blooming Grove Township
Boyle, John	Dime Bank	200,000	Delaware Township
Santos, Elana	MERS Mortgage Electronic Registration System, Inc. Atlantic Home Loans, Inc.	71,250	Hemlock Farms Blooming Grove Township
Chen Lung Chi Chu, Bey-Bey	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	360,000	Walker Lake Shohola Township
Goebel, Jonathan Goebel, Susan	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC Greenlight Loans	252,500	Greene Township
Wright, Kenneth R. Wright, Patricia	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC	80,207	Pine Ridge Lehman Township
Ryno-Ross, Rebecca Ross, Rebecca Ryno	MERS Mortgage Electronic Registration System, Inc. Consumer Real Estate Finance Company	117,171	PMLE Lehman Township
Morris, Clayton Benjamin Morris, Natali Terese	Lakeland Bank	222,000	Lackawaxen Township
Paupack Property Management LLC	Kern, David W. Kern, Cindy	2,850,000	Palmyra Township

Rooney, Gerald J. Rooney, Laura E.	MERS Mortgage Electronic Registration System, Inc. NJ Lenders Corporation	240,000	Country Club Village Map Palmyra Township
Salmon, Jon C. Salmon, Meryl	NBT Bank NA	200,000	Hemlock Farms Blooming Grove Township
Greibesland, Jason Greibesland, Alyssa Greibesland, Jason, Agent	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	119,790	Hemlock Farms Blooming Grove Township
Neckers, Jeffrey J. Neckers, Valerie	Wells Fargo Bank NA	200,000	PMWL Dingman Township
Lancaster, Brian Lancaster, Tanya M.	Philadelphia Federal Credit Union	154,525	Pocono Ranchlands Lehman Township
Wolpiuk, Marzena Szczech, Tomasz	Bethpage Federal Credit Union	104,000	Big Woods Palmyra Township
Galmer, Michael M. Galmer, Galina	Citizens Savings Bank	140,000	Falling Waters at Masthope Lackawaxen Township
Jorgenson, John F. Jorgenson, Dawn M.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	144,810	Borough of Milford Map Milford Borough
Napolitano, Daniel Napolitano, Suet Lai	MERS Mortgage Electronic Registration System, Inc. LoanDepot.com LLC	127,000	The Glen at Tamiment Lehman Township
Montelbano, Richard F.	TD Bank NA	60,000	Saw Creek Estates Lehman Township
Walsh, Lynne-Ann	MERS Mortgage Electronic Registration System, Inc. JG Wentworth Home Lending LLC	401,000	Milford Borough
Maggio, Rino Maggio, Ann	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	152,203	PMLF Delaware Township
Wardlaw, Richard D. Wardlaw, Elizabeth C.	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC	193,300	Meadow View Acres Dingman Township

Thomas, William E. Thomas, Michalene M.	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC	154,700	Palmyra Township
McEvoy, Arthur McEvoy, Dawn	Dime Bank	85,000	Birchwood Lakes Delaware Township
Barnes, Joseph E. Barnes, Abigail L.	Dime Bank	25,000	Lackawaxen Township
Lantigua, Franikie	Ginos Home Repairs Company Retirement Trust	61,800	Hemlock Farms Blooming Grove Township
Dolan, Linda	JPMorgan Chase Bank NA	200,000	Hemlock Farms Blooming Grove Township
Caputo, Leonard Makras Caputo, Sophia Caputo, Sophia Makras	MERS Mortgage Electronic Registration System, Inc. New York Community Bank	127,200	Falling Waters at Masthope Lackawaxen Township
Collica, Anthony R. Collica, Kate L.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	120,619	Skytop Ranches Blooming Grove Township
Jerinsky, Matthew B. Jerinsky, Theresa	MERS Mortgage Electronic Registration System, Inc. Flagstar Bank FSB	42,000	Milford Township
Mulrane, Cheryl V.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	169,500	PMLF Delaware Township
Tyler, Alan B. Tyler, Kathryn	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	84,185	Laurel Hills Dingman Township
Moroch, Edward Moroch, Kathleen	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC	133,800	Woodloch Springs Lackawaxen Township
Shivers, James Shivers, Christine	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	164,936	PMWL Dingman Township

Casalta, Gail A.	MERS Mortgage Electronic Registration System, Inc. Semper Home Loans, Inc.	77,513	Saw Creek Estates Lehman Township
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DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Bruce, Colin	Jordan, Dorothy	79,744	Pine Ridge Lehman Township
Riley, Dave Riley, Onaida	Riley, Dave	1.00	The Glen at Tamiment Lehman Township
Earl, Thomas Earl, Kathleen	Pennypacker, Nancy L.	13,000	Lackawaxen Township
Bowers, Richard D. Bowers, Kelly J.	Wells Fargo Financial Pennsylvania, Inc. Wells Fargo Bank NA Agent	72,500	Tanglwood Lakes Palmyra Township
Schneider, Stephen Schneider, Jennifer	Lough & Links LLLP Collins, Lorraine Agent	140,000	Whispering Pines Map Palmyra Township
Carter, Kimberly Carol	Kennedy, Laura C.	250,000	Weitz Lands Palmyra Township
Planet Home Lending LLC	Flagstar Bank FSB	1.00	Rustic Acres Lehman Township
Secretary of Housing & Urban Development	Planet Home Lending LLC	10	Rustic Acres Lehman Township
Olswfski, Anthony Leonard	Nationstar Mortgage LLC	26,000	Saw Creek Estates Lehman Township
Szipocs, Sherri L. Szipocs, William S. Jr.	Szipocs, William S. Jr. Szipocs, William Szipocs, Sherri L. Szipocs, Sherri	1.00	PMWL Dingman Township
Bird, Joshua Bird, Jessica	Schiffer, Thomas	12,150	Hemlock Farms Blooming Grove Township
Wechsler, Norman Wechsler, Barbara	Leister, Rhonda E. Tr. Hotalen, Martin C. Tr. Hotalen, Harvey H. Tr. Hotalen, Joan M. Tr. Hotalen Family Trust 08/01/2000	185,000	Milford Borough
Haniff, David Fantauzzi, Ruben	Haniff, David Haniff, Fahmida	48,721	Hemlock Farms Porter Township

Card, Errol Card, Elvarine	Bishop, Phillippa Card, Errol	78,205	Pine Ridge Lehman Township
Foody, Donald J. Maldonado-Foody, Jessica Foody, Jessica Maldonado	Rzeszewicz, Michael C.	60,000	Old Mill Estates Dingman Township
Jackson, Christopher Lopez, Polonia	Northern Residential Solutions, Inc.	50,000	Pine Ridge Lehman Township
Aziz Family Holdings, Inc.	Litowitz, Lawrence R. Sunshine, Maureen B.	20,250	The Glen at Tamiment Lehman Township
Lammey, Paul J.	Empress Enterprises, Inc.	7,500	Masthope Rapids Lackawaxen Township
Trimble, Kevin Trimble, Therese	Feldman, Gerald Feldman, Sarina	4,600	PMLE Lehman Township
Hagenbucher, John T. Jr. Hagenbucher, Janis Marie	Hagenbucher, John T. Jr. Hagenbucher, Janis Marie	1.00	Palmyra Township
Lhommedieu, Arthur C.	Policastro, Gregory F. Nagel, Debra H. Policastro, Debra H.	125,000	Skyview Lake Greene Township
Gofman, Anton	Albanese-Florio, Christine Florio, Christine Albanese Florio, Martin Est.	6,000	Lake Adventure Dingman Township
Aranovich, Gregori Aranovich, Fira	Louis & Diana R. Degiorgis Rev Trust 11/3/14	500,000	Hemlock Farms Porter Township
Benites, Olvin	Siaba, Alfredo Siaba, Luzdary	5,000	Lake Adventure Dingman Township
Hernandez, Kevin	Hernandez, Howard Hernandez, Kevin	1.00	Hemlock Farms Blooming Grove Township
Doddato, Patricia	Parker, Michael J.	136,500	Lackawaxen Township
Santos, Elana	Greenberg, Glenn M. Krolewicz, Henry Greenberg, Glenn M. Agent	75,000	Hemlock Farms Blooming Grove Township
Chen, Lung Chi Chu, Bey-Bey	Carlton, Edmund E. Carlton, Heidi J.	450,000	Walker Lake Shohola Township
Comba, Robert P.	Secretary of Housing & Urban Development	42,000	Sunrise Lake Dingman Township
Cahill, David O. Cahill, Karen L.	Cahill, Dave Cahill, David O.	1.00	Birchwood Lakes Delaware Township

Nelson, Monique	Household Finance Consumer Discount Company	79,900	Pine Ridge Lehman Township
Cole, Evan J. Cole, Catherine C.	Cole, Donald D. Cole, Luanne	1.00	Catchall Landing Estates Map Lackawaxen Township
Riccio, Jerome M.	Riccio, Jerome Michael	1.00	Palmyra Township
Riccio, Jerome M.	Riccio, Jerome M. Riccio, Jerome Michael	1.00	Palmyra Township
Sanderson, Tennador	US Bank NA, Tr. MASTR Adjustable Rate Mortgage Trust 2007-1 Mortgage Pass Thru Certs Series 2007-1 OCWEN Loan Servicing LLC Agent	49,414	Saw Creek Estates Lehman Township
Pawlik, Witold Pawlik, Maria	Brand, William R.	3,000	Fawn Lake Forest Lackawaxen Township
Petranker, Jouliana Petranker, Stephan	Secretary of Veterans Affairs	82,000	Westfall Township
Brennan, Michael J.	Blewitt, John W. Jr. Blewitt, John Blewitt, Eileen	20,000	Shohola Falls Trails End Shohola Township
Vandyk, John Vandyk, Jim	Vandyk, John	1.00	Pine Ridge Lehman Township
Tutka, Marek A. Tutka, Marta	Fannie Mae Federal National Mortgage Association Udren Law Offices PC Agent	17,000	Saw Creek Estates Lehman Township
Federal Home Loan Mortgage Corporation	NBT Bank NA Pennstar Bank	44,914	Wild Acres Delaware Township
Ryno-Ross, Rebecca R. Ross, Rebecca R. Ryno	Diminno, Joseph N. Jr.	115,000	PMLE Lehman Township
Yandolino, Nicholas R. Presti, Benjamin D.	Ennis, Mary Helen	51,000	Palmyra Township
Millionis, Ann E. K. Kleinstuber, John H. Ransom, Dona C. K. Lindsay, David Franco, Michelle	Kleinstuber, David H. Kleinstuber, Paul A.	1.00	Dingman Township
Oneal, George	Wagstaff, Gary Wagstaff, Donna	1,117	Golf Course Village Palmyra Township
Gomez, Jose Alex	Eisenhart, Ruth I.	2,025	Palmyra Township

Sweet Escapes LLC	Cheng, Cindy	130,855	Saw Creek Estates Lehman Township
Rasemus, Shirley C., Tr. Shirley Rasemus Living Trust 10/26/2005	Rasemus, Shirley C.	1,223	Wayne Newtons Tamiment Lehman Township
Cianfaro, Edward Michael Cianfaro, Danielle	Ionic Properties LLC	15,000	Falling Waters at Masthope Lackawaxen Township
Rooney, Gerald J. Rooney, Laura E.	Ludt, James L. Ludt, Christine K.	539,500	Country Club Village Map Palmyra Township
Reese, Robert Reese, Donna	Romanek, Richard Romanek, Josephine	250,000	Falling Waters at Masthope Lackawaxen Township
Lee, Lucinda P.	Ludzki, Samuel J. Ludzki, Susan M.	197,000	Hemlock Farms Blooming Grove Township
Salmon, Jon C. Salmon, Meryl	Sengun, Kayhan	285,000	Hemlock Farms Blooming Grove Township
Greibesland, Jason Greibesland, Alyssa	Sasson, Jeanne	122,000	Hemlock Farms Blooming Grove Township
Grdich, James	CNB Realty Trust NBT Bank NA, Agent	33,000	Gold Key Estates Dingman Township
Wolpiuk, Marzena Szczech, Tomasz	Featherman, Victoria Featherman, Donald F., Est.	130,000	Big Woods Palmyra Township
Callahan, Donald J.	Kuchta, Ernest G. Kuchta, Catherine L., Est.	163,000	Conashaugh Lakes Dingman Township
Nierwinski, Alexis	Nierwinski, Alexander Nierwinski, Joan	1.00	Eagle Village at Tamiment Lehman Township
Barabash, Anastasiya	Wells Fargo Bank NA	27,000	Wild Acres Delaware Township
Maggio, Rino Maggio, Ann	Threlfall, Alfred O., Tr. Alfred O. Threlfall Revocable Living Trust	149,000	PMLF Delaware Township
Kadsura Holdings LLC	US Bank NA, Tr. EMC Mortgage Loan Trust 2004-B Mortgage Pass Thru Certs Series 2004-B Select Portfolio Servicing, Inc., Agent	28,000	Wild Acres Delaware Township

Dalrymple, Scott	Finkelstein, Eric	39,000	Fassler Map Dingman Township
Davidson Saxton, Sherri Saxton, Sherri Davidson	Davidson Saxton, Sherri, Exr. Saxton, Sherri Davidson, Exr. Davidson Bender, Roberta Susan, Est. Bender, Roberta Susan Davidson, Est. Davidson-Bender, Roberta, Est. Bender, Roberta Davidson, Est. Bender, Roberta, Est. Bender, Garrett, Est.	1.00	Sunrise Lake Dingman Township
Lantigua, Frankie	Fluhr, Ellen S.	77,250	Hemlock Farms Blooming Grove Township
Monkowski, Henry	Bozzetti, Mark Bozzetti, Linda	2,500	Pine Ridge Lehman Township
Caputo, Leonard Makras Caputo, Sophia Caputo, Sophia Makras	Caraciolo, Peter C. Caraciolo, Monica McCann, John P., Admr. McCann, William J., Est.	159,000	Falling Waters at Masthope Lackawaxen Township
Collica, Anthony R. Collica, Kate L.	Tigue, Thomas	134,021	Skytop Ranches Blooming Grove Township
Eagle Village POA	Dodd, Donna A., Agent Kim, Carol M. Gamble, Carol M.	1,223	Eagle Village at Tamiment Lehman Township
Brennan, Janice A.	Brennan, Janice A., Exrx. Brennan, John P., III, Est. Brennan, John P., Est.	1.00	Lackawaxen Township
Parker, Michael	US ROF 5 Legal Title Trust 2015-1 US Bank NA, Tr. Specialized Asset Management LLC, Agent	49,000	Shohola Township
Calise, Keith Calise, Beatrice	Grieve, William J. Grieve, Mary	3,000	Shohola Falls Trails End Shohola Township
Jerinsky, Matthew Jerinsky, Theresa	Rooney, Vincent F. Rooney, Ann M., Est. Rooney, Norma, Agent	52,500	Milford Township

Casalta, Gail A.	MacQueen, Patrick J. MacQueen, Theresa M.	97,500	Saw Creek Estates Lehman Township
Cross Country Equity LLC	Bank of America NA	49,680	Falling Creek Estates Map Lehman Township
Fritz, Brooke O.	Oliver, William L., Tr. Donna F. Oliver Qualified Personal Residual Trust 12/20/96	1.00	Cranberry Cove Palmyra Township
Iglesia El Camino Del Senor, Inc.	Seventh Day Adventist Reform Movement E. Cen. US Field	1.00	Baker Lands Shohola Township

CLASSIFIED ADS

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