

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 ♦ JUNE 30, 2017 ♦ NO. 27



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ON BEHALF OF THE PIKE COUNTY BAR ASSOCIATION

WE WISH EVERYONE A
SAFE & ENJOYABLE

Independence Day



PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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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



Every year, we gather with friends and family on the Fourth of July to celebrate the values and the freedoms of our nation. This date marks the 241st year of the adoption of the Declaration of Independence from July 4, 1776. The PCBA wishes all a happy and safe Independence 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
Emailed Copy	\$75
Mailed & Emailed	\$125

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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

Sheriff

Phil Bueki

District Attorney

Raymond Tonkin, *Esq.*

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

Denise Fitzpatrick

Court Administrator

Samantha Venditti, *Esq.*

Chief Public Defender

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

Commissioners

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

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
Gail Sebring
Missi Strub

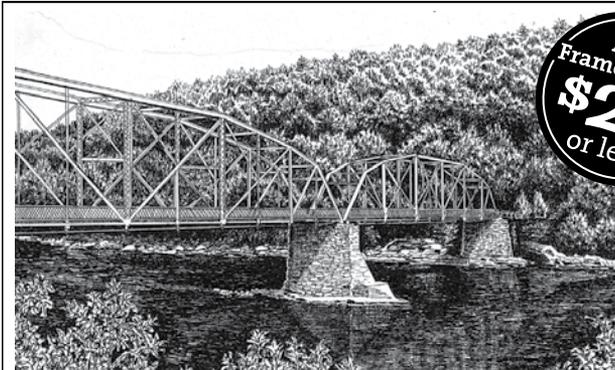
PEMA

Tim Knapp

EVENTS

Wills For Heroes

Saturday, November 18, 2017
8:30am Registration
9:00am-11:00am Training
11:00am-4:00pm Volunteers needed
Hampton Inn,
122 Westfall Town Drive
Matamoras, PA



ALL
Framed Prints
\$20
or less!

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

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

Pike County Mini Prints

**NOW AVAILABLE AT
REDUCED
PRICES**

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

On Behalf of the Pike County Bar Association



We wish everyone a



Safe
and *Enjoyable*

INDEPENDENCE DAY

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, JULY 3, 2017

- No Events Listing
Independence Day

TUESDAY, JULY 4, 2017

- No Events Listing
Independence Day

WEDNESDAY, JULY 5, 2017

- 09:00 AM Docket #: 31-2016
In Re: CH
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM Docket #: 36-2016
In Re: AMM
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM Docket #: 52-2016
In Re: AP
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:30 AM Docket #: 1509-2015
Daniel Reece vs. Jessie Reece
Custody Conference - Review
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Corey Kolcharno, Esq.
- 11:00 AM Docket #: 1518-2016
Cristin McDowell vs. Robert McDowell
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 102-2017
Commonwealth of PA vs. Sally Leiter
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 01:30 PM Docket #: 1295-2015
Matthew Dreher vs. Suzanne Dreher
Custody Hearing -

Plaintiff Attorney:

Defense Attorney: Christine Rechner, Esq.

- 01:30 PM Docket #: 217-2017

Commonwealth of PA vs.

Nicholas Coppa

Arraignment & ARD -

Plaintiff Attorney: District Attorney

Defense Attorney:

- 01:30 PM Docket #: 25-2017

Commonwealth of PA vs.

Dustin Bowie Fouse

ARD -

Plaintiff Attorney: District Attorney

Defense Attorney: Michael Weinstein, Esq.

THURSDAY, JULY 6, 2017

- 09:00 AM Docket #: 693 & 694-2016
Commonwealth of PA vs. Christopher Miller
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:30 AM Docket #: 1615-2016
Kaitlyn Farina vs. Bradley Powell
Custody Hearing -
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney:
- 09:30 AM Docket #: 474-2014
Commonwealth of PA vs. Jonathan Machiavello
Hearing - Post-Sentencing Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 173-2017
Commonwealth of PA vs. Darrin Martin
Hearing - Def Motion for Discovery
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 172-2017
Commonwealth of PA vs. Robert Warren
Hearing - Def Motion for Discovery
Plaintiff Attorney: District Attorney

- Defense Attorney: Robert Reno, Esq.*
 10:00 AM Docket #: 155-2017
Commonwealth of PA vs. Christian Paroline
 Hearing - Def Motion for Discovery
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 409-2016
Commonwealth of PA vs. Hennessey Miller
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 158-2016
Commonwealth of PA vs. Shawn Vannatta
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Ashley Zimmerman, Esq.
- 10:00 AM Docket #: 219-2017
Commonwealth of PA vs. Joshua Gutierrez
 CAPS -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 593-2016
Commonwealth of PA vs. Lawayne A. Stark
 Expungement Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 212-2017
Commonwealth of PA vs. William Phillips
 Arraignment & Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 635-2016
Commonwealth of PA vs. Christopher M. Reilly
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 281-2008
Commonwealth of PA vs. Patrick Cavanagh
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 102-2013
Commonwealth of PA vs. Nicholas Schutte
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 540 & 541-2011
Commonwealth of PA vs. Brandon Garrett
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 636-2014
Commonwealth of PA vs. April Walker
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Patrick Best, Esq.
- 10:00 AM Docket #: 295-2015
Commonwealth of PA vs. Paul Joseph Fisher
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 419-2011
Commonwealth of PA vs. Alan Spangenburg
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:00 AM Docket #: 152-2017
Commonwealth of PA vs. Elizabeth Seaman
 Arraignment & Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 214-2017
Commonwealth of PA vs. Joshua Flood
 Arraignment & Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 208-2017
Commonwealth of PA vs. Carl Arnold
 CAPS -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 475-2016
Commonwealth of PA vs. Solomon Gyimah
 Hearing - Defendants Writ of Habeas Corpus
Plaintiff Attorney: District Attorney

- *Defense Attorney: Michael Weinstein, Esq.*
 10:00 AM Docket #: 648-2016
Commonwealth of PA vs. Roseann Tortorella
 Hearing - Def Motion for Discovery
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 500-2015
Commonwealth of PA vs. Cary Jamar Palmer
 Hearing - Def Post-Sentence Motion
Plaintiff Attorney: District Attorney
Defense Attorney: Brett J. Riegel, Esq.
- 10:00 AM Docket #: 15-2017
Commonwealth of PA vs. Michael Edmund Smith
 Hearing - Def Mtn for Recon/Reduce Sent
Plaintiff Attorney: District Attorney
Defense Attorney: Joseph Toczylowski, Esq.
- 10:00 AM Docket #: 712-2016
Commonwealth of PA vs. Michael Benedict
 Hearing - Def Motion for Discovery
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:30 AM Docket #: 1598-2016
Peter Bond vs. Jean Bond
 Custody Hearing - Review
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Mark Moulton, Esq.
- 01:00 PM Docket #: 143-2017
Commonwealth of PA vs. Nicholas McLaughlin
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 149-2017
Commonwealth of PA vs. Michael Scurto
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 216-2017
Commonwealth of PA vs. Soloman Roberts
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 248-2017
Commonwealth of PA vs. Tanya Tull
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 227-2017
Commonwealth of PA vs. Nicholas Lee
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 156-2017
Commonwealth of PA vs. Nicholas Carter
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 196-2017
Commonwealth of PA vs. Matthew Depaolis
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 239-2017
Commonwealth of PA vs. Addison Knitter
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 235-2017
Commonwealth of PA vs. Anne Soller
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 245-2017
Commonwealth of PA vs. Christopher Foster
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 246-2017
Commonwealth of PA vs. Ezequiel Martinez
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 146-2017
Commonwealth of PA vs. Holly Daletto
 Arraignment -

- Plaintiff Attorney: District Attorney*
Defense Attorney:

 - 01:00 PM Docket #: 247-2017
Commonwealth of PA vs.
Venus Marut-Barton
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 151-2017
Commonwealth of PA vs.
Kaitlin Kelly
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 153-2017
Commonwealth of PA vs.
Ricky Haldaman
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 213-2017
Commonwealth of PA vs.
Shawn Mills
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 240-2017
Commonwealth of PA vs.
Mark Worzel
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 215-2017
Commonwealth of PA vs.
James Donald
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 187-2017
Commonwealth of PA vs.
Brandon Garrett
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 188-2017
Commonwealth of PA vs.
Robert Gurliacci
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 189-2017
Commonwealth of PA vs.

- Jamie Pratt**
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:

 - 01:00 PM Docket #: 234-2017
Commonwealth of PA vs.
Thomas Rivera
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 353-2016
Commonwealth of PA vs.
Garfield Chevon Donald
 Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 568-2014
Commonwealth of PA vs.
Velvet Davis
 Violation of Probation - Sanctions
 Portion
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 01:30 PM Docket #: 46 & 51-2016
Commonwealth of PA vs.
Lisa Hendley
 Violation of Parole - Sanctions
 Portion
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 01:30 PM Docket #: 82-2016
Commonwealth of PA vs.
Billy Jack Degraw
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.

FRIDAY, JULY 7, 2017

- 09:00 AM Docket #:
JURY SELECTION
 Jury Selection -
Plaintiff Attorney:
Defense Attorney:
- 09:30 AM Docket #: 1799-2015
David Vanskiver vs.
Tracy Vanskiver
 Custody Hearing -
Plaintiff Attorney:
Defense Attorney:
- 11:30 AM Docket #: 681-2017
Bryan Roff vs. Chelse Roff
 Mediation -

Plaintiff Attorney:

Defense Attorney:

- 01:30 PM Docket #: 726-2017
**William McKay, III vs.
Celeste Wright**
Mediation -
Plaintiff Attorney:

Defense Attorney:

- 02:30 PM Docket #: 740-2017
Steven Hack vs. Melanie Hack
Mediation -
Plaintiff Attorney:
Defense Attorney:

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Alexander Vasquez, late of Lehman Township, Pike County, Pennsylvania, deceased. LETTERS OF ADMINISTRATION, CTA in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or their attorney within four (4) months from the date hereof and to file with the Clerk of

the Court of Common Pleas of Pike County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant. Luis A. Vasquez, Administrator, CTA
PO Box 214
Cuddebackville, PA 12729
NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.
712 Monroe Street
PO Box 511
Stroudsburg, PA 18360-0511
06/16/17 • 06/23/17 • **06/30/17**

PUBLIC NOTICE ESTATE NOTICE

Estate of John B. Hartwell, late of Lehman Township, Pike County, Commonwealth of Pennsylvania, deceased. Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the

estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.
Susanne H. Rollins
59 Oyster Cove Road
South Yarmouth, MA 02654
06/16/17 • 06/23/17 • **06/30/17**

EXECUTOR'S NOTICE

Estate of Lawrence Brodhead, Deceased, late of Blooming Grove Township, Pike County, Pennsylvania.
Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Sarah Brodhead, Executor, of 2790 Hemlock Farms, Lords Valley, PA 18428, or to the Attorneys for the Estate, Levy, Stieh, Gaughan & Baron, P.C., P.O. Box D, Milford, PA 18337.
James P. Baron, Esquire
Attorney for Executor
06/16/17 • 06/23/17 • **06/30/17**

EXECUTRIX NOTICE

Estate of Elizabeth Cavanaugh, deceased, late of 429 Sunset Forest Dr., Hawley PA 18428.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Linda Christine Schlinger, 429 Sunset Forest Dr., Hawley PA 18428, Executrix.
06/23/17 • **06/30/17** • 07/07/17

ESTATE NOTICE

Estate of Garnell Hambrick deceased of Greene Township, Pike County, Pennsylvania.
Letters Testamentary on the above estate having been granted to Gingernell Dinor, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.
06/23/17 • **06/30/17** • 07/07/17

ESTATE NOTICE

Estate of Michael A. Ronan, late of Hawley, Pike County, Pennsylvania.
Letters Testamentary on the above estate having been granted to Sheryl Ronan, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.
06/23/17 • **06/30/17** • 07/07/17

**LETTERS
TESTAMENTARY**

Estate of Allen Gatzke,
Deceased, late of 714 Broad
Street, Milford, Pennsylvania
18337.

Letters Testamentary on the
above estate have been granted
to the undersigned. All persons
indebted to the said estate are
requested to make payment, and
those having claims to present
the same without delay to:

Jessica Board
a/k/a Jessica B. Znosko
391 Timbercreek Drive
Farmville, VA 23901

Or to her attorney, Douglas J.
Jacobs, Esq., 515 Broad Street,
Milford, PA 18337.

06/30/17 • 07/07/17 • 07/14/17

ESTATE NOTICE

Estate of DOUGLAS C.
WITT, deceased, late of
Greene 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: Michael
Popow, Executor, c/o R.
Anthony Waldron, Esq. Suite
215 - 8 Silk Mill Drive Hawley
PA 18428.

06/30/17 • 07/07/17 • 07/14/17

ESTATE NOTICE

Estate of Glenn J. Biagi, late of
the Township of Lackawaxen,
Pike County, Pennsylvania.
Notice is hereby given that

Letters of Administration on
the above estate have been
issued to Mary Elaine Biagi,
Administratrix of the Estate.
All persons indebted to said
Estate are required to make
payment and those having
claims or demands to present
the same without delay to the
Administratrix or to
GUY N. VALVANO,
ESQUIRE
117 W. DRINKER STREET
DUNMORE, PA 18512
Attorney for the Estate
06/30/17 • 07/07/17 • 07/14/17

NOTICE

**NOTICE IS HEREBY
GIVEN** that on the 17th day
of May, 2017, the Petition of
Christian Aaron Gonzalez was
filed in Pike County Court of
Common Pleas at No. 637-2017,
seeking to change the name
of Petitioner from Christian
Aaron Gonzalez to Chrissy
Khayriah-Ali Gonzalez. The
Court has fixed Tuesday, August
1, 2017 at 1:30 p.m., in the John
Street Courtroom Complex
as the date for hearing of the
Petition. All persons interested
in the proposed change of name
may appear and show cause, if
any they have, why the prayer
of the Petitioner should not be
granted.

**NOTICE OF NAME
CHANGE**

**NOTICE IS HEREBY
GIVEN** that on the 24th day
of May, 2017, the Petition
for Change of Name, filed by
Petitioner, Danielle Eileen

Harford was filed in the above named Court, praying for a decree to change their name to Chris Eileen Reinold.

The Court has fixed 27th day of June, 2017 at 9:00 o'clock am in Pike County Courthouse, Milford, PA as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause if any they have why the prayer of the said petition should not be granted.
Petitioner

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

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 74-2017r SUR JUDGEMENT NO. 74-2017 AT THE SUIT OF Saw Creek Estates Community Association, Inc. vs Kizzy 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

July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

COURT OF COMMON
PLEAS OF THE SIXTIETH
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA - PIKE
COUNTY
CIVIL ACTION
SAW CREEK ESTATES
COMMUNITY
ASSOCIATION, INC.,
Plaintiff

v.

KIZZY TORRES,
Defendant

NO. 74 CIVIL 2017

PROPERTY DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 166, Section 23, 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 13, Page 40. (Previously incorrectly recited as Plot Book Volume 12, Page 40) BEING THE SAME PREMISES which M.D. Everett by deed dated August 22, 2008 and recorded August 27, 2008 in Pike County in Deed Book Volume 2287, Page 1071 conveyed unto Kizzy Torres, in fee.

MAP NO. 192.03-04-31

PIN #06-0-039998

a/k/a 5944 Decker Road,
Saw Creek Estates, Lehman
Township, Pennsylvania

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

TO Kizzy Torres
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$19,275.61,
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 Kizzy Torres
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$19,275.61 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Young & Haros
802 Main Street
Stroudsburg, PA 18360
06/23/17 · **06/30/17** · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
94-2017r SUR JUDGEMENT
NO. 94-2017 AT THE
SUIT OF Midfirst Bank vs
Joseph J. Meyer, JR. and The
Secretary of Housing and Urban
Development DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN
tract of land in the Borough of
Matamoras, County of Pike,
Pennsylvania, Being Lot No.
240 on Charles St. John's Map
of an Addition to the Village

of Matamoras. HAVING THEREON ERECTED A DWELLING KNOWN AS: 307 Avenue H, Matamoras, PA 18336.

MAP #083.10-01-66
CONTROL# 07-0-007440
Pike County Deed Book 2222,
page 1770.

TO BE SOLD AS THE PROPERTY OF JOSEPH J. MEYER, JR. UNDER PIKE COUNTY JUDGMENT NO. 94-2017.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph J. Meyer, JR. and The Secretary of Housing and Urban Development DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,797.14, 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 Joseph J. Meyer, JR. and The Secretary of Housing and Urban Development DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,797.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 96-2017r SUR JUDGEMENT NO. 96-2017 AT THE SUIT OF Midfirst Bank vs Donald Ziolkowski 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN
parcel and tract of land situate
and being in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
BEING Lot 342, Section 4,
as shown on a map entitled
Subdivision of Section 4,
Pocono Mountain Water Forest
Corporation, on file in the
Recorder's Office at Milford,
Pennsylvania, in Plot Book
No. 10, Page 51. HAVING
THEREON erected a dwelling
known as 218 Lakewood Drive
(Lot 342, Section 4) f/k/a RRL,
Box 86, R52, Dingmans Ferry,
PA 18328.

MAP# 136.01-01-49
CONTROL# 03-0-019709
Reference Pike County Deed
Book 1244, Page 248
TO BE SOLD AS THE
PROPERTY OF DONALD
ZIOLKOWSKI UNDER PIKE
COUNTY
JUDGMENT NO. 96-2017

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Donald Ziolkowski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,878.65,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Donald
Ziolkowski DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$109,878.65 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102-2392
06/23/17 · **06/30/17** · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
157-2017r SUR JUDGEMENT
NO. 157-2017 AT THE
SUIT OF CIT Bank, NA
vs Albert Santos, Known
Surviving Heir of Eduardo
C. Santos and Unknown
Surviving Heirs of Eduardo
C. Santos 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel
or Tract of land situate in the
Township of Dingman, Pike
County, Pennsylvania, and being
known as 115 Indian Run Road,
Milford, Pennsylvania 18337.
Map Number: 134.02-02-52
Control Number: 03-0-064242
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$181,877.88
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Albert
Santos, Known Surviving Heir

of Eduardo C. Santos and
Unknown Surviving Heirs of
Eduardo C. Santos
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 Albert Santos, Known
Surviving Heir of Eduardo C.
Santos and Unknown Surviving
Heirs of Eduardo C. Santos
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,877.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Albert Santos, Known Surviving Heir of Eduardo C. Santos and Unknown Surviving Heirs of Eduardo C. Santos DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,877.88 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 190-2016r SUR JUDGEMENT NO. 190-2016 AT THE SUIT OF PNC Bank, NA vs Cynthia L. Roberts, Obadiah Roberts and Richard H. Roberts 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

July 19, 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 798, SECTION 13,
SAW CREEK ESTATES,
AS SHOWN ON A PLAN
OF LOTS RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR THE COUNTY
OF PIKE, IN PLOT BOOK
VOLUME 18, PAGE 70.

PARCEL ID NO:
192.04-01-44 CONTROL#
075429

BEING KNOWN AS: 798
Decker Road N/K/A 6271
Decker Road, Bushkill, PA
18324

PROPERTY ID NO.:
192.04-01-44

TITLE TO SAID PREMISES
IS VESTED IN RICHARD H.
ROBERTS AND CYNTHIA
ROBERTS, HUSBAND
AND WIFE, AS TENANTS
BY THE ENTIRETIES BY
DEED FROM CAMILLE D.
WEINER AND DIANA S.
DUMLAO AND GLORIA D.
MIGUEL AND RACQUEL
D. FALLIS DATED
03/28/2003 RECORDED
04/28/2003 IN DEED BOOK
1979 PAGE 43.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cynthia L. Roberts, Obadiah Roberts and Richard H. Roberts DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$97,425.06, 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 Cynthia L. Roberts, Obadiah Roberts and Richard H. Roberts DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$97,425.06 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
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 190-2017r SUR JUDGEMENT NO. 190-2017 AT THE SUIT OF Wells Fargo Bank NA vs Michael Redmond, in his capacity as Executor of The Estate of Janina K. Burns, Liesl Sytsma, in her capacity as Devisee of The estate of Janina k. Burns, Jennifer Burns-Katafigiotis aka Jennifer Katafigiotis, in her capacity as Devisee of The Estate of Janina K. Burns 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 190-2017 Wells Fargo Bank, N.A.

v.
Michael Redmond, in His Capacity as Executor of The Estate of Janina K. Burns Liesl Sytsma, in Her Capacity as Devisee of The Estate of Janina K. Burns Jennifer Burns-Katafigiotis a/k./a Jennifer Katafigiotis, in Her Capacity as Devisee of The Estate of Janina K. Burns owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 110 Milford Estates Drive, Milford, PA 18337-7796 Parcel No. 112.00-03-27.025- (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$209,514.39
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Redmond, in his capacity as Executor of The Estate of Janina K. Burns, Liesl Sytsma, in her capacity as Devisee of The estate of Janina k. Burns, Jennifer Burns-Katafigiotis aka Jennifer Katafigiotis, in her capacity as Devisee of The Estate of Janina K. Burns DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,514.39,

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Redmond, in his capacity as Executor of The Estate of Janina K. Burns, Liesl Sytsma, in her capacity as Devisee of The estate of Janina k. Burns, Jennifer Burns-Katafigiotis aka Jennifer Katafigiotis, in her capacity as Devisee of The Estate of Janina K. Burns DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,514.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
241-2017r SUR JUDGEMENT
NO. 241-2017 AT THE
SUIT OF Bank of America,
NA, as successor by merger to
BAC Home Loans Servicing,
LP f/k/a Countrywide Home
Loans Servicing, LP vs
Luigi Montante a/k/a Louis
Montante 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 241-2017
Bank of America, N.A., as
Successor by Merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP
v.
Luigi Montante a/k/a Louis
Montante
owner(s) of property situate in

the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 111 Bear Court, Bushkill,
PA 18324
Parcel No. 193.02-01-61.001
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$186,013.07
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 Luigi Montante
a/k/a Louis Montante
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$186,013.07,
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 Luigi Montante a/k/a Louis Montante DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,013.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 254-2017r SUR JUDGEMENT NO. 254-2017 AT THE SUIT OF Wells Fargo Bank, NA vs Elisa C. Reilly DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 19, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 254-2017
Wells Fargo Bank, N.A.
v.
Elisa C. Reilly
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 5137 Hemlock Lane, a/k/a Lot 720, Lehman'S Pointe a/k/a 720 Hemlock Lane, Tamiment, PA 18371-9439
Parcel No. 187-04-03-07 .020 (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$211,033.22
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 Elisa C. Reilly DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$211,033.22, 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 Elisa C. Reilly DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$211,033.22 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
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 268-2017r SUR JUDGEMENT NO. 268-2017 AT THE SUIT OF

Citizens Savings Bank vs Linda R. Fiore 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: LOT No. 274, Stage VI, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VI, recorded in the office of the Recorder of Deeds of Pike County in Plat Book Volume 10 at page 73 (previously recited incorrectly as Plot Book Volume 10 at page 74) on March 28, 1973.

Being the same premises conveyed by Joseph A. Constantino and Maria Constantino, husband and wife, to Thomas L. Fiore and Linda R. Fiore, husband and wife, by Deed dated March 27, 1995 and recorded on May 17, 1995 in Pike County Record Book 1037 page 218.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and

restrictions as of record. TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well as law as in equity, or otherwise howsoever, of, in and to the same and every part thereof. CONTROL/ ACCOUNT NUMBER: 06-0-038730 MAP NUMBER: 193.02-04-27 Improvements thereon: Single Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Linda R. Fiore DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$69,187.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Linda R. Fiore DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$69,187.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kreder Brook Hailstone
220 Penn Avenue, Ste. 200
Scranton, PA 18503
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 290-2017r SUR JUDGEMENT NO. 290-2017 AT THE SUIT OF Wells Fargo Bank, NA vs William M. Devine and Denise M. Devine and Patricia Devine 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 290-2017
Wells Fargo Bank, N.A.
v.
William M. Devine
Patricia Devine
Denise M. Devine
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being 336 Surrey
Drive, Hawley, PA 18428
Parcel No. 107.03-02-08
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$171,106.47
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
William M. Devine and Denise
M. Devine and Patricia Devine
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,106.47,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF William
M. Devine and Denise M.
Devine and Patricia Devine
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$171,106.47 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
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
345-2017r SUR JUDGEMENT
NO. 345-2017 AT THE
SUIT OF Pacific Union
Financial, LLC vs Jessica
Zizza 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN, piece,
parcel, and tract of land, Situate,
lying and being in the Township
of Lehman, County of Pike and
Commonwealth of Pennsylvania,
more particularly bounded and
described as follows:
BEGINNING at a point in
Township Road 305 (Sugar
Mountain Road); thence by
lands of Herbert C. Brauer, Et
Ux, South 37 degrees 01 minutes
26 seconds West. 267.95 feet
to a point; thence by lands of
Edward W. Dickison North 64
degrees 47 minutes 06 seconds
West 430.50 feet to a point;
thence by lands of Wesley
Dickison, Et Ux, and along the
center of a right-of-way 50 feet

in width, North 30 degrees 24
minutes 49 seconds East 210.02
feet to a point, thence by and
along same, North 42 degrees
09 minutes 49 seconds East
116.24 feet to a point; thence by
and along the same, North 42
degrees 06 minutes 00 seconds
East 155.42 feet to a point in
said Township Road 305; thence
in and along said Township
Road 305, on a curve to the left
having a radius of 890.53 feet
an arc length of 399.37 feet
(chord being South 35 degrees
24 minutes 12 seconds East
396.03 feet) to a point; thence
in and along the same, South 48
degrees 15 minutes 03 seconds
East 44.02 feet to the place of
BEGINNING.

THIS description was prepared
by Frank J. Smith, Jr., Registered
Surveyor, from a map filed in
Plot Book 19, Page 16, made by
George Fetch, Jr., R.S.
TAX MAP NO. 197.03-01-31
107 MINTER DR
BUSHKILL, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jessica Zizza
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$149,549.56,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jessica Zizza
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$149,549.56 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
348-2014r SUR JUDGEMENT

NO. 248-2014 AT THE
SUIT OF MaryBeth Fragola,
Executrix of The Estate of
Guy S. Fragola, Deceased
vs Paula Fragola and Linda
Freeman 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT A

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

Lot 11, on a Subdivision Plan
entitled "BLUE STONE
RIDGE SUB-DIVISION"
dated October 17, 1990,
surveyed and drawn by Pasquale
R. Addio, Registered Surveyor,
Milford, Pennsylvania, Drawing
No. F-300-88-90, and recorded
in the Office of the Recorder
of Deeds, Pike County,
Pennsylvania on January 3, 1991,
in Plat Book 28, at page 164,
reference being had thereto for a
more complete description of the
premises conveyed herein.
BEING the same premises
granted and conveyed by
Bluestone Ridge Associates, Inc.
by deed dated January 4, 2002

and recorded in Pike County Record Book Volume 1923 at page 346, granted and conveyed to Guy S. Fragola and Paula J. Fragola.

The said Guy S. Fragola died on December 1, 2013 and by operation of the law title became vested in the said Paula J. Fragola as surviving tenant by the entireties. Paul J. Fragola is also known as Paula Fragola. Located on said premises is a dwelling house.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paula Fragola and Linda Freeman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$13,084.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Paula Fragola and Linda Freeman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$13,084.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Bugaj and Fischer
PO Box 390
Honesdale, PA 18431
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 372-2012r SUR JUDGEMENT NO. 372-2012 AT THE SUIT OF Wilmington Savings Fund Society, FSB dba Christiana Trust as Trustee for HLSS Mortgage Master Trust for The Benefit of the Holders of the Series 2014-1 Certificates Issued by HLSS Mortgage Master Trust to the use of Assignee to GMAC Mortgage, LLC vs Lisa Decker and Jay Decker 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN
pieces, parcels and tract of
land, Situate lyin and being in
the Township of Delaware,
County of Pike and State of
Pennsylvania.
LOTS NO. 17ABC 185ABC,
BLOCK B-108, SECTION
15, Birchwood Lakes, Delaware
Township, Pike County,
Pennsylvania, dated August
1966 by John B. Alcher, Monroe
Engineering Inc., Stroudsburg,
Pennsylvania, and filed in
the Office for Recording of
Deeds in and for Pike County,
Pennsylvania in Plat Book 5 page
136 on September 15, 1966.
Premises being 111 Doolan
Road, Dingmans Ferry, PA
18328
Parcel No. 149 .02-02-41
BEING the same premises
which Jimmy C. Boyd and
Joann M. Boyd by Deed dated
02/24/2005 and recorded
03/08/2005 in the Office of the
Recorder of Deeds in and for
Pike County in Deed Book:
2097 Page 1676, granted and
conveyed unto Lisa Decker and
Jay Decker

THE SALE IS MADE BY

VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Lisa Decker and Jay Decker
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$140,302.21,
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
Lisa Decker and Jay Decker
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$140,302.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
387-2017r SUR JUDGEMENT
NO. 387-2017 AT THE SUIT
OF Nationstar Mortgage, LLC
vs Ernestina Perez and Yesenia
Telmar 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain piece, parcel
and tract of land situate, lying
and being in the Township of
Blooming Grove, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
Lot 29, block XXVIII, Hemlock
Farms Community, stage XCII,
as shown on plat of Hemlock
Farms Community, Elm Ridge,
stage XCII, recorded in the
office of the recorder of deeds

of Pike County, in plat book 8,
page 192, on the 17th day of
June, 1971.

Together with all rights and
privileges and under and subject
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.

Being the same property
conveyed to Ernestina Perez, as
sole owner by deed from Sheila
V. Ferguson, an individual,
and Annette L. Vecchio, an
individual recorded 05/18/2007
in deed book 2232 page 791, in
the office of the recorder of deeds
of Pike County, Pennsylvania.
Tax ID# 119.02-02-60

BEING THE SAME
PREMISES which Ernestina
Perez, as sole owner, by Deed
Dated 2/24/2014 and Recorded
3/14/2014, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2443, Page 1824, Instrument
201400001902, granted and
conveyed unto Ernestina Perez,
an unmarried person and Yesenia
Telmar, an unmarried person.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Ernestina Perez and Yesenia
Telmar DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$286,090.65,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Ernestina
Perez and Yesenia Telmar
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$286,090.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
430-2013r SUR JUDGEMENT
NO. 430-2013 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank of
New York, as trustee for the
Certificateholders CWABS,
Inc., Asset-Backed Certificates,
Series 2005-SD2 vs Benigno
Rodriguez DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO: 430-2013
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO:

06-0-038595

PROPERTY ADDRESS Lot
14 Pine Ridge, Bushkill, PA
18324

IMPROVEMENTS: a

Residential Dwelling
SOLD AS THE PROPERTY

OF: Benigno Rodriguez
ATTORNEY'S NAME: Roger
Fay, 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 Benigno Rodriguez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,010.90, 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 Benigno Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,010.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 600-2013r SUR JUDGEMENT NO. 600-2013 AT THE SUIT OF Bank of America, NA vs Matthew Terraciano and Robin L. Terraciano 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, bounded and described as follows:
BEING shown and designated as Lot No. 234 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 18 (revised), Stony Hollow Village, American Landmark Corporation,

Owner and Developer, Middle Smithfield Township, Monroe County and Lehman Township, Pike County, Pennsylvania, dated February 17, 1975, prepared by Edward C. Hess Associates, Scale being 1" = 100' recorded March 7, 1975, in Plot Book Volume 25, Page 71 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania and recorded march 13, 1975, in Plot Book Volume 12, Page 111 in the Recorder's Office, Milford, Pike County, Pennsylvania.

BEING Lot No. 234 on the above mentioned plan.

PARCEL NUMBER(s):

06-0-03823

PREMISES: 234 Acorn Circle, East Stroudsburg, PA, 18301

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Matthew Terraciano and Robin L. Terraciano DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$102,765.31, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Matthew Terraciano and Robin L. Terraciano DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$102,765.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 790-2016r SUR JUDGEMENT NO. 790-2016 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I

Inc. Trust 2006-HE4, Mortgage Pass-Through Certificates, Series 2006-HE4 vs Paul F. Cronin 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, piece, parcel or tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:
Being Lot 1078, Section E, Pocono Mountain Woodland Lakes, as shown on a plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Pike in Plan Book Volume 11, page 44.
Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property claim and demand whatsoever

of the said Grantor, as well at law as in equity, of in and in the same.

Parcel No.: 111.03-05-40
Control No.: 020805
BEING known and numbered as 120 Spicebush Lane, Milford, PA 18337
BEING the same property conveyed to Paul F. Cronin, unmarried who acquired title by virtue of a deed from Daniel J. Cronin, widower, dated December 12, 2005, recorded December 16, 2005, at Instrument Number 2150, and recorded in Book 2150, Page 368, 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 Paul F. Cronin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$271,458.62, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Paul F. Cronin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$271,458.62 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 974-2015r SUR JUDGEMENT NO. 974-2015 AT THE SUIT OF Bank of America, NA vs John Egan aka John F. Egan and Antonia Egan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township of Lackawaxen, Pike County, Pennsylvania, and being known as 235 Forest Ridge Drive, Hawley, Pennsylvania 18428.

Map Number: 013.01-02-83
Control Number: 05-0-023547

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$186,493.40

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: John Egan

a/k/a John F. Egan and Antonia Egan

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 John Egan aka John F. Egan and Antonia Egan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,493.40, 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 John Egan aka John F. Egan and Antonia Egan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,493.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1231-2016r SUR JUDGEMENT NO. 1231-2016 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Santy Colon, Administratrix of the Estate of Lee R. Colon, 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN lots or pieces of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:
PARCEL ONE:
BEGINNING at a point on the Northeasterly line of Deer Run, a common corner of Lot No. 278 and Lot No. 279 as shown on a Plan titled of lands Benjamin Foster, Lehman Township, Pike County, Section Two” prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plan Book Vol. 7, Page 156,

October 17, 1969, on file in the Office of the Recorders 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, LMTD., by Deed dated November 27, 1971 and recorded in the aforementioned Office in the Deed Book Vol. 258, Page 824, bears South 28 degrees 55 minutes 54 seconds East distance 8183.05 feet, also from which the stone corner marking the Northeasterly corner of Parcel No. 7 of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, LMTD., bears South 12 degrees 09 minutes 29 second East distant 6469.36 feet; Thence by Lot No. 278 North 31 degrees 48 minutes 11 seconds East 78.62 feet to a point; thence by Lot No. 280 South 51 degrees 36 minutes 52 seconds East 195.00 feet to a point on the Northwesterly line of Mallard Lane; thence along the Northwesterly line of Mallard Lane South 35 degrees 23 minutes 08 seconds West 60.00 feet to a point, the intersection of the Northwesterly line of Mallard Lane of Deer Run North 57 degrees 06 minutes 27 seconds West 190.00 feet to the place of beginning.
 CONTAINING 13,310 square feet, more or less.
 BEING Lot No. 279 on the above mentioned Plan.
PARCEL TWO:
BEGINNING at a point on the Northwesterly line

of Mallard Lane, a common corner of Lot No. 279 and Lot No, 280 as shown on a Plan titled "subdivision of lands of Benjamin Foster, Lehman Township, Pike County, Pa Section Two" prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plan Book Vol. 7, Page 156, 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, LMTD., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Vol. 258, Page 824, bears South 27 degrees 54 minutes 25 seconds East distant 8042.92 feet also from which a stone corner marking the Northeasterly corner of Parcel No. 7 of the above mentioned lands conveyed to Benjamin Foster to Pocono Ranch Lands, LMTD., bears South 10 degrees 33 minutes 15 second East distant 6377.97 feet; thence by Lot No. 279 North 51 degrees 36 minutes 52 seconds West 195.00 feet to a point; thence by Lot No. 279 North 31 degrees 49 minutes 32 seconds east 80.42 feet to a point; thence by Lot No. 281 South 51 degrees 36 minutes 52 seconds East 200.00 feet to a point on the Northeasterly line of Mallard Lane South 35 degrees 23 minutes 08 seconds West 80.00 feet to the place of BEGINNING.

CONTAINING 15,778 square feet, more or less.
Being Lot No. 280 on the above mentioned Plan.
BEING THE SAME PREMISES which Lee R. Colon and Santy Colon, by Deed Dated 6/15/2007 and Recorded 7/2/2007, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2239, Page 911, Instrument # 200700010410, granted and conveyed unto Lee R. Colon.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Santy Colon, Administratrix of the Estate of Lee R. Colon, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,303.97, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Santy Colon, Administratrix of the Estate of Lee R. Colon, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,303.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King Of Prussia, PA 19406
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1245-2016r SUR JUDGEMENT NO. 1245-2016 AT THE SUIT OF Finance of America Reverse LLC vs Mary J. Bisogno 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel
or Tract of land situate in the
Township of Lackawaxen, Pike
County, Pennsylvania, and
being known as 110 Lens Road,
Hawley, Pennsylvania 18428.
Map Number: 017.01-01-01.002
Control Number: 05-0-107235
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$302,426.88
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Mary J.
Bisogno
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 Mary J. Bisogno
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$302,426.88,
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 Mary J.
Bisogno DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$302,426.88 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE
July 19, 2017

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

DIVISION, TO EXECUTION
NO 1392-2016r SUR
JUDGEMENT NO. 1392-2016
AT THE SUIT OF Wells
Fargo Bank, NA vs Roy
Engvaldsen 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1392-2016
Wells Fargo Bank, N.A.
v.
Roy Engvaldsen
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 836
Welcome Lake Road, a/k/a 846
Welcome Lake Road, Hawley,
PA 18428
Parcel No. 012.00-01-22 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$58,371.90
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 Roy Engvaldsen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$58,371.90,
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 Roy
Engvaldsen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$58,371.90 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE
July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1419-2016r SUR
JUDGEMENT NO. 1419-2016
AT THE SUIT OF Freedom
Mortgage Corporation vs
Mark Jaczko and Susan
Cheek 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION
Freedom Mortgage Corporation,
Plaintiff,
vs
Mark Jaczko and Susan Cheek,
Defendants.
No. 1419-2016 Civil
LEGAL DESCRIPTION
ALL THAT CERTAIN piece,
planned unit development, parcel
and tract of land situate, lying

and being in the Township of
Delaware, County of Pike and
Commonwealth of Pennsylvania,
with the buildings and
improvements thereon erected,
more particularly described as
follows to wit:

BEING Lot 21, Block
W-1205, as set forth on a Plan
of Lots-Wild Acres, Section
12, Delaware Township, Pike
County, Pennsylvania, dated
May 1971, by Joseph D.
Sincavage, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania,
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania, in
Map Book Volume 8, Page 172,
on June 7, 1971.

HAVING erected thereon a
dwelling known as 115 Heather
Hill Road, Dingmans Ferry,
PA 18328. LOT 21, BLOCK
W-1205.

BEING THE SAME
PREMISES which MARCON,
INC., by indenture bearing date
the 22nd day of October, 1975
and being recorded at Milford,
Pennsylvania in the Office for
the Recording of Deeds, in and
for the County of Pike, on the
15th day of December, 1975 in
Deed Book Volume 528, page
240, granted and conveyed unto
ROBERT KECKEISEN and
JEAN KECKEISEN, his wife,
in fee.

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

Mark Jaczko and Susan Cheek
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$98,684.51,
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 Mark
Jaczko and Susan Cheek
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$98,684.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
215 Fourth Avenue
Pittsburgh, PA 15222

06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1471-2016r
SUR JUDGEMENT NO.
1471-2016 AT THE SUIT OF
Nationstar Mortgage LLC vs
Elizabeth Dappah and Collins
Serebour 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LOT Number 85, 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
and as previously incorrectly
referenced as Plat Book Volume
10, Page 26.

Parcel No. 188.04-03-25
BEING THE SAME
PREMISES which Nii Ampin
Darko and Stella Darko, by
Deed Dated 11/30/2006 and
Recorded 12/11/2006, in the
Office of the Recorder of Deeds
in and for the County of Pike,
in Deed Book 2208, Page 2541,
granted and conveyed unto
Elizabeth Dappah, Collins
Serebour, and Abena Twumwaa,
TBE.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elizabeth Dappah
and Collins Serebour
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$461,494.51,
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 Elizabeth
Dappah and Collins Serebour
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$461,494.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1528-2016r
SUR JUDGEMENT
NO. 1528-2016 AT THE
SUIT OF LSF9 Master
Participation Trust vs Jorge L.
Aguilera 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
July 19, 2017 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or
piece of land situate in the
Township of Lehman, County
of Pike, and Commonwealth of
Pennsylvania, being Lot 1774,
Section 5, Saw Creek Estates, as
shown on a plan of lots recorded
in the Office of the Recorder of
Deeds in and for the County of
Pike, in Plot Book Volume 24,
Page 50.

Parcel / Map No.: 196.04-06-62
Control Number: 102674

BEING known and numbered
as 311 Saw Creek Estate a/k/a
287 Manchester Drive, Bushkill,
PA 18234

Being the same property
conveyed to Jorge L. Aguilera,
no marital status shown who
acquired title by virtue of a
deed from Francine Larocca,
unmarried, dated September
9, 2003, recorded October
10, 2003, at Official Records
Volume 2011, Page 1747, Office
of the Recorder of Deeds, Pike
County, Pennsylvania.
Exhibit "A"

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

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$235,801.83,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jorge L.
Aguilera DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$235,801.83 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE
July 19, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1605-2016r SUR
JUDGEMENT NO. 1605-2016
AT THE SUIT OF Lsf9
Master Participation Trust vs
Christopher Valenti and Kathy
Valenti 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1605-2016
Lsf9 Master Participation Trust
v.
Christopher Valenti
Kathy Valenti
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 110 Black Forest Drive,
Milford, PA 18337
Parcel No. 110.03-01-05 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$167,040.08
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 Christopher Valenti
and Kathy Valenti
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$167,040.08,
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 Christopher
Valenti and Kathy Valenti
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$167,040.08 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
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1650-2016r SUR
JUDGEMENT NO. 1650-2016
AT THE SUIT OF PNC
Mortgage, a Division of PNC
Bank, National Association
vs James Carey and Lorraine
Carey 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain parcel of land
situated in the Township of
Lehman, County of Pike,
Commonwealth of Pennsylvania,
being known and designated as
Lot 70, Section 4, Pocono Ranch
Lands, according to Plat Book
10 Page 204, being more fully

described in Deed Book 2042
Page 1421, Dated 04/20/2004,
Recorded 04/26/2004 in Pike
County Records.
Tax/Parcel ID: 06-0-038369
189.01-01-75
3340 Bluebird Drive, Bushkill,
PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
James Carey and Lorraine Carey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$185,669.87,
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 James
Carey and Lorraine Carey
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$185,669.87 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1847-2014r SUR
JUDGEMENT NO. 1847-2014
AT THE SUIT OF Bayview
Loan Servicing, LLC vs
Donna Parker and Thomas
Parker 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
tract, piece or parcel of land,

situate in the Township of
Dingman, County of Pike, and
Commonwealth of Pennsylvania,
bounded and described as
follows, to wit:

Beginning at a point in the
center line of the Old Milford
and Owego Turnpike, said point
being the easterlymost corner of
a three acre parcel now owned
by Henry L. Aretz and Adriana
M. Aretz, his wife; THENCE
from said point of beginning;
continuing along the center line
of said Old Milford and Owego
Turnpike South forty-six degrees
six minutes thirty seconds East
one hundred ninety-two and
eighty-five one-hundredths
feet to a point; thence cutting
through lands of Gifford C.
Emery et al. South thirty-four
degrees ten minutes thirty
seconds West four hundred
fifty-five feet to a stake for a
corner; thence cutting lands of
same, North forty-four degrees
forty minutes thirty seconds
West one hundred ninety-four
feet to an iron pipe; thence
along lands of said Aretz North
thirty-four degrees twelve
minutes thirty seconds East four
hundred fifty feet to the point
and place of BEGINNING.
CONTAINING 2 Acres.
Magnetic Meridian as of 1963.
As surveyed by Victor E. Orben,
C.S., November 7, 1967.
Drawing No. D-185, Revision
A.
Tax/Parcel ID: 064056
Mailing Address: 180 Owego
Turnpike, Shohola, PA

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Donna Parker and Thomas Parker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$304,468.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Donna Parker and Thomas Parker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,468.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45120-2017r SUR JUDGEMENT NO. 45120-2017 AT THE SUIT OF Birchwood Lakes Community Association, Inc. vs Bernard Guddahl and Rose Guddahl 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL CERTAIN lot, piece or parcel of land situated, lying and being in the Township of Delaware, County of Pike, and State of Pennsylvania, more particular described as follows: BEING Lots 6ABC, Block B-6, as set forth on a Plan of Lots-Birchwood Lakes, Section

1, Delaware Township, Pike County, Pennsylvania, Dated April 1962 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 3, Page 180 on May 1st, 1962.

BEING the same premises which Bruce Associates by its Deed dated 11 April 1962 and recorded in the Office for the Recorder of Deeds at Milford, Pennsylvania in and for the County of Pike in Deed Book Volume 167 page 488 granted and conveyed unto All-American Realty Company, Inc.

Property is improved.

Tax ID/Assessment No.:

02-0-149.04-10-06

Pin/Control No.:

149.04-10-06/02-028155

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bernard Guddahl and Rose Guddahl DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$9,383.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Bernard Guddahl and Rose Guddahl DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$9,383.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman, Williams, Mishkin,
Corveleyn, wolfe & Fareri
712 Monroe Street
Stroudsburg, PA 18360
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45403-2012r SUR JUDGEMENT NO.

45403-2012 AT THE SUIT
OF Hemlock Farms Community
Association vs Christopher
S. Simpson and Catherine T.
Simpson 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN LOT,
PIECE OR PARCEL OF
LAND situate, lying and being
in the Township of Blooming
Grove, County of Pike and
State of Pennsylvania, more
particularly described as Lot 23,
Block XLII, Hemlock Farms
Community, Stage XVI, as
shown of plat of Hemlock Farms
Community, Laurel Ridge, Stage
XVI, recorded in the Office of
the Recorder of Deeds, Pike
County, in Plat Book 6, Page
150, on the 24th day of May,
2968.

Tax Identification No.
01-033613.

BEING the same premises
which Kenneth R. Erving, Jr.
and Diane M. Erving, his wife
by their Deed dated the 6th day
of February, 2006, and recorded
in Pike County Record Book
2158 at Page 568, granted and
conveyed unto Christopher
S. Simpson and Catherine T.
Simpson, his wife.

TOGETHER WITH all
rights, liabilities and privileges
and UNDER AND SUBJECT
to all conditions, restrictions,
reservations and exceptions as
more fully set forth in Deed
Book Volume 216, Page 302,
and on the recorded subdivision
plans.

EXCEPTING AND
RESERVING unto Western
Heritage Properties Limited,
(Inc.) its successors and assigns,
the oils, minerals and gases
therein, which reservation
does not include the right of
entry upon the premises for
the purpose of removing the
aforementioned oils, minerals
and gases.

Having erected thereon a
residential building.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher S. Simpson
and Catherine T. Simpson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$2,504.04,
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 Christopher S. Simpson and Catherine T. Simpson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$2,504.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Levy Stieh and Gaughan
Rte. 6 & 209
Milford, PA 18337
06/23/17 · **06/30/17** · 07/07/17

CIVIL ACTIONS FILED

*From June 15, 2017 to June 21, 2017
Accuracy of the entries is not guaranteed.*

CONTRACT – BUYER PLAINTIFF

Cavalry SPV I LLC v. George Ganska	No. 00760-2017	06/16/17
Cavalry SPV I LLC v. Robert M. Wiseman	No. 00761-2017	06/16/17
Cavalry SPV I LLC v. Stephanie Caldwell	No. 00762-2017	06/16/17
Cavalry SPV I LLC v. Roxanne Kent	No. 00764-2017	06/16/17
Cavalry SPV I LLC v. Thomas Kopplin	No. 00765-2017	06/16/17

CONTRACT – DEBT COLLECTION: CREDIT CARD

Barclays Bank Delaware v. Cindi L. Broadhead	No. 00772-2017	06/19/17
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CONTRACT – DEBT COLLECTION: OTHER

Drexel University v. Preston D. Hulst	No. 00763-2017	06/16/17
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REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

LSF9 Master Participation Trust v. Mark A. Matthews, Steven A. Matthews, and Unknown Heirs of Steven A. Matthews	No. 00758-2017	06/15/17
Federal National Mortgage Association v. Richard Skarzenski, Ronald Skarzenski, Ginger Melcer, Adam E. Skarzenski, and Unknown Heirs, Successors, Assigns, and All Persons	No. 00775-2017	06/21/17
US Bank National Association v. William Floystad, Jr.	No. 00776-2017	06/21/17

MISCELLANEOUS - OTHER

Commonwealth of Pennsylvania Office of
Attorney General v. Kenneth A. Pflanz and
Pocono Craftsmen Home Builders No. 00770-2017 06/19/17

MARRIAGE LICENSE FILINGS

Richard James Harford and Schellie Donahue No. 00099-2017 06/15/17
Eugene Altmore Miller III and
Kimberly Ann Martin Altemose No. 00100-2017 06/15/17
Brian Matthew Walts and Julie Marie Myers No. 00101-2017 06/15/17
Billy Arthur Sunbury and Amy Lynn Atkinson No. 00102-2017 06/16/17
Larry Larue Miller, Jr. and Ann Marie Lerosé No. 00103-2017 06/19/17
Ryan Alexander Lefebvre and Melissa Ann Hommel No. 00104-2017 06/19/17
James Albert Shaver, Jr. and Molly Elizabeth Black No. 00105-2017 06/21/17
Francisco Lopez, Jr. and Susan Poesikian Krone No. 00106-2017 06/21/17

CUSTODY

Daniel W. Harms v. Oscar Rodruguez and
Camara Chatham Rodriguez No. 00767-2017 06/16/17
Elisa Santos v. Adam Vitiello No. 00771-2017 06/19/17
Bassel Darwich v. Carmen Darwich No. 00774-2017 06/20/17

DIVORCES FILED

Robin Ricupero v. Charles Ricupero No. 00769-2017 06/19/17
Heather Lynn Linehan v. Christopher James Linehan No. 00773-2017 06/19/17
Jonathan Larocca v. Victoria Larocca No. 00777-2017 06/21/17

DIVORCES GRANTED

Robyn Wacha-Flint v. Adam Flint No. 01543-2016 06/20/17

CERTIFIED COPY OF LIEN

Commonwealth of Pennsylvania Department of
Labor & Industry v. Sherlock Randy, Inc. and Tri-State
Roofing, Siding, Windows & Doors No. 45475-2017 06/19/17
PA Department of Revenue Bureau of Compliance v.
Margot A. Clauss and Clauss Construction LLC No. 45476-2017 06/19/17
PA Department of Revenue Bureau of Compliance v.
Peter Clauss and Clauss Construction, Inc. No. 45477-2017 06/19/17

WAIVER OF LIENS

Excell Homes, Inc., Karl A. Stygar and
Christine M. Stygar No. 50015-2017 06/16/17



MORTGAGES AND DEEDS

*Recorded from June 15, 2017 to June 21, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Mooney, Robert James Mooney, Anna	NBT Bank NA	95,000	Hemlock Farms Blooming Grove Township
Paige, Ryan	MERS Mortgage Electronic Registration System, Inc. Mortgage Lenders of America LLC	98,188	Spruce Run Creek Farm Map Porter Township
Property Care Group, Inc.	Rehab Financial Group LP	71,500	PMLE Lehman Township
Didonato, Daniel	MERS Mortgage Electronic Registration System, Inc. Quaint Oak Mortgage LLC	116,688	Saw Creek Estates Lehman Township
Rodriguez, Leana	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	65,900	Pine Ridge Lehman Township
Dickison, Jonathan Edward	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	60,877	Pine Ridge Lehman Township
Price, Tory	MERS Mortgage Electronic Registration System, Inc. NFM, Inc. NFM Lending	116,844	Saw Creek Estates Lehman Township
Ghazarian, Peter A. Ghazarian, Christina S.	MERS Mortgage Electronic Registration System, Inc. Atlantic Home Loans, Inc.	53,600	Lehman Township
Bastian, Dale R. Riebner, Rikki	First Keystone Community Bank	30,000	PMLE Lehman Township

Bell, Darryl	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	165,447	Peters Subdivision Greene Township
Friedman, Scott E. Friedman, Wendy S.	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC	115,800	Hemlock Farms Blooming Grove Township
Curry, Jill M. Curry, Johnnie L., Jr.	New Britain Mortgage LLC	82,500	Hemlock Farms Blooming Grove Township
Smith, Kenneth P. Smith, Jennifer K.	Dime Bank	125,000	Ansley Map Palmyra Township
Sosin, Michael H.	MERS Mortgage Electronic Registration System, Inc. TD Bank NA	228,000	Hemlock Farms Blooming Grove Township
Pinero, Michael Asch, Gayle	MERS Mortgage Electronic Registration System, Inc. Stearns Lending LLC	53,600	Hemlock Farms Blooming Grove Township
Nikoliv, Nataliya	JPMorgan Chase Bank NA	100,000	Wild Acres Delaware Township
McCooley, Seth Allen McCooley, Marissa L.	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	139,595	Wild Acres Delaware Township
Keys, Jason C.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	137,700	PMWL Dingman Township
Home Sweet Holdings LLC	Dime Bank	112,000	Gold Key Lake Dingman Township
Carpana, Arthur Primo Carpana, Joann Maria	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	265,410	Rivers Edge Townhomes Westfall Township
Gonzalez, Luis A. Orlando, Ashley Y.	MERS Mortgage Electronic Registration System, Inc. United Wholesale Mortgage	161,323	Hemlock Farms Blooming Grove Township

Short, James E.	MERS Mortgage Electronic Registration System, Inc. American Financial Network, Inc.	234,075	Shohola Township
Cuneo, Kenneth G. Cuneo, Katherine E.	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	115,200	Rinehimer Lands Greene Township
Callaghan, Edward Callaghan, Julie	MERS Mortgage Electronic Registration System, Inc. American Federal Mortgage Corporation	93,600	Masthope Rapids Lackawaxen Township
Weghofer, Frank J., Jr. McNally, Theresa M.	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	146,907	Greene Township
Denardo, Stacey Denardo, Anthony Denardo, Kristin Micucci, David Denardo, Elizabeth	Honesdale National Bank	124,600	Falling Waters at Masthope Lackawaxen Township
Muniz, Luis M. Santos-Muniz, Rosa L. Muniz, Rosa L. Santos	MERS Mortgage Electronic Registration System, Inc. Stearns Lending LLC	183,357	Hemlock Farms Blooming Grove Township
Gannon, Corinne	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	96,363	Gold Key Estates Dingman Township
Engelhardt, Kerry L. Hunt, Christopher A.	Honesdale National Bank	144,000	Lackawaxen Township
Beiner, Kevin S. Stefanizzi, Nicholas R.	Wells Fargo Bank NA	457,800	Whispering Pines Map Palmyra Township
Matos, Osvaldo Matos, Kenia	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	168,000	Hemlock Coves Division Lackawaxen Township
O'Rourke, Patricia	Dime Bank	175,000	Palm Subdivision Lackawaxen Township

Trueblood, Peter M. Evans, Trueblood Cynthia Trueblood, Cynthia Evans	Dime Bank	150,000	Greene Township
Hind, Robert C.	Wayne Bank	74,500	Saw Creek Estates Lehman Township
Patakakis, Gus Patakakis, Angela	Dime Bank	75,000	Falling Waters at Masthope Lackawaxen Township
Porcaro, Carl	TD Bank NA	150,000	Falling Waters at Masthope Lackawaxen Township
Cosman, James Cosman, Jessica	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	243,000	Hickory Hill Estates Map Milford Township
JLNSM LLC	First National Bank of Pennsylvania	247,500	Wild Acres Delaware Township
Goorahoo, Brian A.	MERS Mortgage Electronic Registration System, Inc. Millenium Home Mortgage LLC	145,319	Saw Creek Estates Lehman Township
Zivkovic, Violeta	Liberty Bail Bonds, Inc. US Specialty Insurance Company	20,000	Pine Ridge Lehman Township
Golden, Warren H. Golden, Mary Ann	World Business Lenders LLC	60,000	Birchwood Lakes Delaware Township
Kozmoski, Janice Marie Kozmoski, Jonathan Daniel Quin	United States of America Rural Housing Service United States Department of Agriculture	132,500	PMWF Dingman Township
Byrne, Kevin	Raybuck, Holly MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	144,949	Gold Key Estates Dingman Township
Koorasingh, Frank Koorasingh, Hyacinth	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	69,714	The Glen at Tamiment Lehman Township

Falli, Travis M.	MERS Mortgage Electronic Registration System, Inc. Everett Financial, Inc. Supreme Lending	43,200	Gold Key Lake Estates Dingman Township
Cefolo, Anthony Cefolo, Susan M.	MERS Mortgage Electronic Registration System, Inc. Spring EQ LLC	25,000	Pine Ridge Lehman Township
Lane, William F. Lane, Maryann A.	MERS Mortgage Electronic Registration System, Inc. Bank of America NA	128,000	Gold Key Estates Dingman Township
Mordenti, Michelle	NBT Bank NA	104,000	Blaine Lands Blooming Grove Township
Bellisano, Peter P., Jr. Bellisano, Amy H.	NBT Bank NA	300,000	Hemlock Farms Blooming Grove Township
Davanzo, Therese	Wells Fargo Bank NA	50,000	Gold Key Estates Dingman Township
Gokhberg, Marat Gokhberg, Evelina	Citizens Bank of Pennsylvania	156,700	Hemlock Farms Blooming Grove Township
Tanglwood Resort Master Association, Inc.	Dime Bank	735,000	Palmyra Township
Compagno, Joelle Robles, Missael	MERS Mortgage Electronic Registration System, Inc. Bridgeview Mortgage Corporation	143,250	Shohola Township
Ciarelli, Michael A. Ciarelli, Patricia A.	Wells Fargo Bank NA	151,000	PMWL Dingman Township
Diaz, Nathaniel	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	127,687	Saw Creek Estates Lehman Township
Buran, Robert Todd Cover-Buran, Tanya Lynn Buran, Tanya Lynn Cover	Navy Federal Credit Union	337,095	White Sand Springs Palmyra Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Mooney, Robert James Mooney, Anna	Merritt, Barbara Reid, Marion Merritt, Barbara, Agent.	100,000	Hemlock Farms Blooming Grove Township
Citizens Bank of Pennsylvania	Bueki, Philip Shrff. Peterson, Barbara A. Peterson, Barbara	1.00	Falling Waters at Masthope Lackawaxen Township
Global Real Estate Solutions	Bueki, Philip Shrff. Detiere, Ann Detiere, Dorothy Jean Dietiere, Dorothy Jean, Tr. Detiere, Ann, Tr. Detiere 2007 Irrevocable Income Only Trust.	106,069	Mill Pond Village Map Lackawaxen Township
Tashlik, Jesse Tashlik, Stan	Bueki, Philip Shrff. Briggman, Eleanora Higgs, Dannie R.	146,853	Gold Key Estates Dingman Township
MacDonough, Theodore F. MacDonough, Ann M.	Stauffer, Donald E., Exr. Stauffer, Donald Evan, Exr. Stauffer, Raymond T., Est. Stauffer, Raymond Thomas, Est.	1,200	Greene Township
Rommeihs, Carolyn	Rommeihs, Robert, Est. Rommeihs, Carolyn, Exrx.	1.00	The Escape Greene Township
Dellorusso, Theresa	Wells Fargo Bank NA	51,000	Pine Ridge Lehman Township
Paige, Ryan	Jagielnicki, Milosz Jagielnicki, Anna	100,000	Spruce Run Creek Farm Map Porter Township
Conenna, Frank Conenna, Patricia R. Conenna, Matthew J.	Conenna, Frank Conenna, Patricia R.	1.00	Falling Waters at Masthope Lackawaxen Township
Property Care Group, Inc.	American Heritage Federal Credit Union	53,000	PMLE Lehman Township
Didonato, Daniel	Grandner, Russell T. Grandner, Regina T.	145,860	Saw Creek Estates Lehman Township
Rodriguez, Leana	Cross Country Equity LLC	73,000	Pine Ridge Lehman Township
Dickison, Jonathan Edward	Cashman, Steven F.	62,000	Pine Ridge Estates Lehman Township

Price, Tory	Gelinas, Maria Gelinas, Brian	119,000	Saw Creek Estates Lehman Township
Ghazarian, Peter A. Ghazarian, Christina S.	Grabowski, Andrzej Grabowska, Ewa	67,000	Lehman Township
Bastian, Dale R. Riegner, Rikki	Deconie, John	40,000	PMLE Lehman Township
Findlay, John William Findlay, Rachael Lynn	Tashlik, Jesse Tashlik, Stan Tashlik, Linda	137,500	Wild Acres Delaware Township
Pizanie, Diane	Deutsche Bank National Trust Company, Tr. Ameriquest Mortgage Securities, Inc. Asset Backed Pass Thru Certs Series 2002-B Ocwen Loan Servicing LLC, Agent	100,619	Conshaugh Lakes Dingman Township
Bell, Darryl	Peters, William V.	168,500	Peters Subdivision Greene Township
GA Homes, Inc. G A Homes, Inc.	Agens, George, Jr. Agens, Karen	18,000	Masthope Rapids Lackawaxen Township
Rufo, Lawrence A.	Rufo, Eileen M. Rufo, Leonard D, Est.	1.00	Shohola Township
Birchwood Lakes Community Association, Inc.	Hashemi, Paul Hashemi, Noor J.	9,112	Birchwood Lakes Delaware Township
Haney, John	Haney, John G. H., Admr. Haney, Julia A., Est. Haney, Julia, Est.	1.00	Lehman Township
Lewis, Jeff Wilson, Alan	Lewis, Jeff Wilson, Alan	1.00	Hemlock Farms Blooming Grove Township
Gorham, Ronald Gorham, Helen E.	Switzer, James E. Switzer, Scott C.	305,000	Sawkill Run Milford Township
Cruz, Joseph E. Cruz, Mary M.	Petrushin, Aleksey	100,000	Wild Acres Delaware Township
Sosin, Michael H.	Kagan, Vera Haynes, Tanya	285,000	Hemlock Farms Blooming Grove Township
Pinero, Michael Asch, Gayle	Jenovese, Jill Anne Jenovese, Edward Kovens, Est.	67,000	Hemlock Farms Blooming Grove Township
Nikoliv, Nataliya	Zolotarev, Aleksandr Zolotarev, Mikhail	161,000	Wild Acres Delaware Township

McCooy, Seth A. McCooy, Marissa L.	Milshteyn, Igor Milshteyn, Yuliya	138,200	Wild Acres Delaware Township
Keys, Jason C.	Federal Home Loan Mortgage Corporation Phelan Hallinan LLP, Agent Phelan Hallinan Diamond & Jones LLP, Agent	142,180	PMWL Dingman Township
Home Sweet Holdings LLC	Secretary of Housing & Urban Development	77,600	Gold Key Lake Dingman Township
Manton, John T. Manton, Rita	Silverstein, Alfred Silverstein, Phyllis	169,000	Hemlock Farms Blooming Grove Township
Carpana, Arthur Primo Carpana, Joann Maria	Rivers Edge LP Bayswater Building Corporation	294,900	Rivers Edge Townhomes Westfall Township
Gonzalez, Luis A. Orlando, Ashley Y.	Melchiorre, Mario Melchiorre, Alessio	164,300	Hemlock Farms Blooming Grove Township
Short, James E.	Fannie Mae Federal National Mortgage Association Phelan Hallinan LLP, Agent Phelan Hallinan Diamond & Jones LLP, Agent	238,394	Shohola Township
Cunco, Kenneth G. Cunco, Katherine E.	Perna, Albert V., Jr. Perna, Lillie A.	144,000	Rinehimer Lands Greene Township
Callaghan, Edward Callaghan, Julie	Monkowski, James I. Monkowski, Catherine	117,000	Masthope Rapids Lackawaxen Township
Santorelli, Andrew	Wilson, James E. Wilson, Barbara A.	5,100	Shohola Falls Trails End Shohola Township
Weighofer, Frank J., Jr. McNally, Theresa M.	Peifer, Thomas A. Peifer, Linda L.	154,639	Greene Township
NE PA Community Federal Credit Union	Baxter, Dan Baxter, Daniel	1.00	Pine Ridge Lehman Township
Denardo, Elizabeth Denardo, Anthony Denardo, Stacey Micucci, David	Schoer, Steven J. Schoer, Donna	138,500	Falling Waters at Masthope Lackawaxen Township
Muniz, Luis M. Santos-Muniz, Rosa L. Muniz, Rosa L. Santos	Sestanovich, Vincent	177,500	Hemlock Farms Blooming Grove Township

Gannon, Corinne	Falzone, John Falzone, Deirdre	95,400	Gold Key Estates Dingman Township
Lashkov, Aleksandr Lashkov, Victoria	Freddie Mac Federal Home Loan Mortgage Corporation Udren Law Offices PC, Agent	120,000	Hemlock Farms Blooming Grove Township
Hunt, Christopher A. Engelhardt, Kerry L.	Hunt, Gail E.	1.00	Lackawaxen Township
Zidock, Alex, Jr. Zidock, Jo Anne M.	Imbro, Palma Imbro, Vincent	115,000	Palmyra Township
Beiner, Kevin S. Stefanizzi, Nicholas R.	Kennedy, Eugene T. Kennedy, Sarah K.	545,000	Whispering Pines Map Palmyra Township
Rodgers, Kevin Ronald Rodgers, Talia	Cooker, Thomas Cooker, Anne Marie	6,000	Sky View Lake Greene Township
Matos, Osvaldo Matos, Kenia	Adams, Marian A. Adams, Norman	210,000	Hemlock Coves Division Lackawaxen Township
MacGregor, Harold J.	MacGregor, Harold J., Tr. Edward J. MacGregor Revocable Trust Agr MacGregor, Edward J., Est.	1.00	Delaware Township
Cosman, James Cosman, Jessica	Secretary of Housing & Urban Development	270,000	Hickory Hills Estates Map Milford Township
Sopit, Oksana	103 Price St GU LLC One Zero Three Price ST GU LLC	123,000	Saw Creek Estates Lehman Township
Malone, Emil	Bank of New York Mellon, Tr. Bank of New York, Tr. JPMorgan Chase Bank NA, Tr. Novastar Mtg Funding Trust Series 2004-2 Novastar Home Equity Loan Asset Backed Certs Series 2004-2 Ocwen Loan Servicing LLC, Agent	52,549	Sunrise Lake Dingman Township
Eagle Village POA	Messano, Richard Messano, Bernadette	1,223	Eagle Village at Tamiment Lehman Township

Santangelo, Peter Santangelo, Josephine Santangelo, Michael	Koroly, Mildred Koroly, Richard	122,000	Wild Acres Delaware Township
Matthews, Deborah Laura	Wells Fargo Bank NA	32,000	Greene Township
Ojeda, Daniel N.	US Bank NA, Tr. Pennsylvania Housing Finance Agency Trust Indenture 04/01/1982 Pennsylvania Housing Finance Agency, Agent	28,500	Wild Acres Delaware Township
JLNSM LLC	Johnston, Richard	330,000	Wild Acres Delaware Township
Southerton, Scott B.	Pike County Tax Claim Bureau, Tr. A. Jophiel, Inc.	1,250	Marcel Lakes Delaware Township
Beauchemin, Debra Busa, Beverly	Beauchemin, Clifford	1.00	Birchwood Lakes Delaware Township
Goorahoo, Brian A.	Romano, William Romano, Debra	148,000	Saw Creek Estates Lehman Township
Khan, Mitchell	VP Diamond Homes LLC	41,500	Saw Creek Estates Lehman Township
Kozmoski, Janice Marie Kozmoski, Jonathan Daniel Quin	Grdich, Danielle	132,500	PMWF Dingman Township
Byrne, Kevin Raybuck, Holly	Stubenvoll, Edward	143,500	Gold Key Estates Dingman Township
Liriano, Luz	Fannie Mae Federal National Mortgage Association KML Law Group PC, Agent	62,050	Saw Creek Estates Lehman Township
Garofalo, Frank Garofalo, Nancy	Tremblay, Kelly	6,000	Lake Adventure Dingman Township
Koorasingh, Frank Koorasingh, Hyacinth	Cummings, Joseph	71,000	The Glen at Tamiment Lehman Township
Falli, Travis M.	Spitzer, Ronald Battaglia, Eve	54,000	Gold Key Lake Estates Dingman Township
Williams, Teresa	Setteducate, Frank	1.00	The Glen at Tamiment Lehman Township
Richelderfer, Diana K.	Fannie Mae Federal National Mortgage Association Udren Law Offices PC, Agent	85,000	Cranberry Ridge Dingman Township

Cronin, Michael P. Cronin, Teresita	Borger, Randy Borger, Leslie, Est.	55,000	Cranberry Ridge Dingman Township
Moncada, Claudia B. Moncada, Nicolas	Eastman, Linda	5,000	Lake Adventure Dingman Township
Gerardi, Jean Gerardi, Nicholas M., II. Gerardi, Ashley	Meyers, Eric Meyers, Sherry	18,000	Woodloch Pines Lakehouses Lackawaxen Township
Lane, William F. Lane, Mary Ann A.	Federal Home Loan Mortgage Corporation Powers Kirn & Associates LLC, Agent Powers Kirn & Javardian LLC, Agent	160,000	Gold Key Estates Dingman Township
Mordenti, Michelle	Mordenti, Lori	1.00	Blaine Lands Blooming Grove Township
Buscarini, Diane M.	McDonald, Jerome J. McDonald, Margaret L.	25,000	Palmyra Township
Bellisano, Peter P., Jr. Bellisano, Amy H.	Hemlock Farms Lakefront Views LLC	515,000	Hemlock Farms Blooming Grove Township
Congemi, Salvatore Congemi, Laura	Stancarone, John Stancarone, Angela	280,000	Rivers Edge Map Westfall Township
Bassett, William F. Bassett, Debra L.	Bassett, William F. Bassett, Debra L.	1.00	Cherry Shores Division Lackawaxen Township
Doxsee, Daniel W.	Doxsee, Daniel W.	1.00	Falling Waters at Masthope Lackawaxen Township
Valleau, Gary	Valleau, Gary	1.00	Masthope Rapids Lackawaxen Township
Caprio, Carmine A. Caprio, Luciano P.	Pirone, Thomas Lear-Nun, Janet Nun, Janet Lear Pirone, Janet	199,000	Sunrise Lake Dingman Township
Depew, Keith Depew, Sharleen	Vancerde, Bruce	28,000	Blue Heron Woods North Lackawaxen Township
Compagno, Joelle Robles, Missael	Secretary of Housing & Urban Development	191,000	Shohola Township
Ciarelli, Michael A. Ciarelli, Patricia A.	Sproul, Kevin Sproul, Kristy	251,000	PMWL Dingman Township
Birchwood Lakes Community Association, Inc.	Badrow, Albert W. Badrow, Elizabeth J.	9,112	Birchwood Lakes Delaware Township

Diaz, Nathaniel	Carmo, Joao Emiliano Carmo, Joao Peralta, Joana Carmo, Joao, Agent	125,000	Saw Creek Estates Lehman Township
Buran, Robert Todd Cover-Buran, Tanya Lynn Buran, Tanya Lynn Cover	Paupack Property Management LLC	330,000	White Sand Springs Palmyra Township
Fiorello, Joseph Fiorello, Joseph, Jr. Golub, Andrew	Fiorello, Joseph Fiorello, Carol, Est.	1.00	Hemlock Farms Porter Township
Federal National Mortgage Association	Bueki, Philip Shrff. Ottaviano, Teodoro	1.00	Pine Ridge Lehman Township
Wilmington Savings Fund Society FSB, Tr. Christiana Trust, Tr. BCAT 2015-14ATT	Bueki, Philip Shrff. Castiblanco, George H.	1.00	Saw Creek Estates Lehman Township
US Bank NA, Tr. Springleaf Mortgage Loan Trust 2013-2 Mortgage Backed Notes Series 2013-2	Bueki, Philip Shrff. Altieri, Barbara	1.00	Marcel Lake Estates Delaware Township
Casiorek, Chad Gasiorek, Zuzanna	Gasiorek, Walter Gasiorek, Linda	1.00	Meadow View Acres Dingman Township
Jacqueline M. Padgett Irrev Trust 06/13/2017	Padgett, Jacqueline M. Padgett, Michael, Est.	1.00	Padgett Map Westfall Township



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