

Pike County LEGAL JOURNAL

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

VOL. IX ♦ MILFORD PA ♦ MARCH 03, 2017 ♦ NO. 10



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PRESS RELEASES:

Penn State Law's Community Fellows Program
Pike County Court Collects 1.1 Million

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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Editor

Elizabeth A. Erickson Kameen

P.O. Box 183, Milford, PA 18337

P: 570-296-5102

F: 570-296-5105

www.pikecountylegaljournal.com
info@pikecountylegaljournal.com

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

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

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

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

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

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



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per year

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

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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

Sheriff

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

April CLE
"Mrs. Doubtfire"

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

Wills for Heroes

Blooming Grove Training Center
Saturday, April 22nd
8:30am Registration
9:00am-11:00am Training
11:00am-4:00pm Volunteers needed
Pike County Emergency Training Center



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!*

PRESS RELEASE

PENN STATE LAW'S COMMUNITY FELLOWS PROGRAM

Penn State Law's Community Fellows Program is designed to expose law students, in the summer after their second year of study, to the broad range of legal practice opportunities that exists in Pennsylvania outside of the state's three largest urban areas. The program works as follows:

Each summer, up to four Community Fellows will spend 10 weeks working for solo practitioners or law firms with 10 or fewer full-time attorneys in counties outside of the Harrisburg, Philadelphia, and Pittsburgh metropolitan areas. Fellows will receive compensation of at least \$5,000 for a 10-week program (at least \$500 per week), with \$2,500 paid by Penn State Law in the form of a scholarship and the remainder paid by the employer. Employers will also be expected to provide a designated attorney mentor to the student. At the conclusion of the 10-week program, both employers and participating students will be asked to evaluate their experience.

Complete information, including an employer application, is available here: <https://pennstatelaw.psu.edu/career-services/employers/community-fellows-program>.

PIKE COUNTY COURT COLLECTS 1.1 MILLION



*Photo Caption: Left to Right - Judge Gregory H. Chelak,
Chief Probation Officer Jeffery Angradi and President Judge Joseph F. Kameen*

Pike County President Judge Joseph Kameen and Judge Gregory H. Chelak through the assistance of the Chief Probation Officer, Jeffery Angradi, report that the Pike County Collections for 2016 had a 1.5% increase over the collections from 2015 with a total of \$1,162,343.62 collected for 2016. These collections for fines, costs, fees and restitution are disbursed to the State, County, municipalities and victims, with smaller amounts being available to the Court system. In 2016, the Probation Office collected approximately \$138,000.00 in restitution for victims of crimes. The Pike County Probation Office has a collections unit and that unit together with the entire Adult and Juvenile Probation Staff work diligently to insure that adult and juvenile

offenders pay all their Court ordered assessments.

The Pennsylvania courts collected more than \$462.1 million in fees, fines, costs and restitution in 2016, including a record \$103 million paid online through PAePay. PAePay allows people to conveniently make payments via the Internet with a debit or credit card. Online payments increased by 12 percent this year, with a 14 percent increase in the number of transactions or users.

Over the past 10 years, the courts have collected nearly \$4.6 billion. These dollars, for the most part, do not flow back to the judiciary. Most of the money collected by the courts is sent to the state, local governments and victims of crime; a small portion of the money is sent to various entities such as airports, parking authorities and libraries.

The judiciary's case management computer systems have helped the courts improve collections by:

- Generating customized court payment delinquency letters
- Sharing information with PennDOT for suspension of the driver's licenses of defendants failing to pay court costs related to traffic violations
- Providing defendant case financial data to outside collection agencies, which are currently used by 43 counties

The state received \$222 million of the total \$462.1 million collected by the courts. Counties received \$153.6 million and municipalities \$45.1 million to support local government programs. Crime victims received a total of \$36.7 million in restitution, and various entities received \$4.7 million. (See Financial Dashboards for more information.)

The money distributed to support government programs and crime victims came from fees, fines, costs and restitution collected by 516 magisterial district courts and the criminal divisions of the 67 Common Pleas Courts and the Philadelphia Municipal Court.

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, MARCH 6, 2017

- 09:30 AM Docket #: 677-2013
**Amelia Battipaglia vs.
Robert Ramos**
Custody Hearing -
*Plaintiff Attorney: Christie Bower, Esq.
Defense Attorney: Jason Leon, Esq.*
- 10:30 AM Docket #: 121-2016
**Kelly Flaherty vs.
Anthony McCole**
Mediation -
*Plaintiff Attorney:
Defense Attorney:*
- 01:30 PM Docket #: 409-2016

Commonwealth of PA vs. Henessey Miller

- Omnibus Pre-Trial Hearing -
*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.*
- 01:30 PM Docket #: 1509
Gerald McGoldrick v. Dawn Defeo
Custody Hearing -
*Plaintiff Attorney:
Defense Attorney:*

TUESDAY, MARCH 7, 2017

- 09:00 AM Docket #: 216-2015
Commonwealth of PA vs.

Cheryl McCarthy

Hearing - Write of habeas Corpus

Plaintiff Attorney: District Attorney

Defense Attorney: Michael Weinstein, Esq.

- 09:00 AM Docket #: 611-2011

Raymond Morris McNeil vs.

Rhonda Mae Harper-McNeil

Hearing - Contempt and Enforcement

Plaintiff Attorney: Robert Bernathy, Esq.

Defense Attorney: Nicholas J. Masington, III, Esq.

- 09:00 AM Docket #: 1152-2015

Thomas Schwarz vs.

Breianne Schwarz

Review Hearing -

Plaintiff Attorney: Amanda Chesar, Esq.

Defense Attorney: Ashley Zimmerman, Esq.

- 09:00 AM Docket #: 88-2016 OC

Commonwealth of PA

Hearing - Pet for AP of a

Guardian of Incapacitated Person

Plaintiff Attorney: Pamela Wilson, Esq.

Defense Attorney: James E. Brown, Esq.

- 09:00 AM Docket #: 1856-2015

Joseph Mangino vs.

Gina Caccavale-Mangino

Hearing - Plaintiff Mtn to Compel and Impose Sanctions

Plaintiff Attorney: John P. Campo, Esq.

Defense Attorney: Matthew Galasso, Esq.

- 09:00 AM Docket #: 1515-2015

Mary Caraballo vs.

Edgardo Caraballo

Hearing - Def Motion to Open and/or Strike Divorce Decree

Plaintiff Attorney: Matthew J. Galasso, Esq.

Defense Attorney: Thomas Mincer, Esq.

- 09:00 AM Docket #: 146-2017

In Re: D. Ortiz

Hearing - Pet to Transf Structured Settlement Payment Rights

Plaintiff Attorney: Mark A. Landau, Esq.

Defense Attorney:

- 09:00 AM Docket #: 719-1999

First Select, Inc. vs.

Theodore Rizzo

Hearing - Pl Mtn Sheriff Brk & Entr to Effect Pers Prop

Plaintiff Attorney: Alan R. Mege, Esq.

Defense Attorney:

- 09:00 AM Docket #: 1510-2016

Pike County Tax Claim Bureau

vs. The Internal Revenue Service and the Owners, Lienholders, and Other Parties in the Interest as set forth on Lien Sheets Previously Filed

Hearing - Determine Service has been Properly Made

Plaintiff Attorney: Stacey Beecher, Esq.

Defense Attorney:

- 10:15 AM Docket #: 17-2016 OA

In Re: Adoption of KEC

Adoption Hearing -

Plaintiff Attorney: Robert Bernathy, Esq.

Defense Attorney:

- 10:15 AM Docket #: 18-2016 OA

In Re: Adoption of BMC

Adoption Hearing -

Plaintiff Attorney: Robert Bernathy, Esq.

Defense Attorney:

- 10:15 AM Docket #: 23-2016 OA

In Re: TRF

Adoption Hearing -

Plaintiff Attorney: Leatrice A. Anderson, Esq.

Defense Attorney:

- 01:30 PM Docket #: 507-2015

Commonwealth of PA vs.

Jared Masker

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: James Swetz, Esq.,

John J. Bruno, Esq.

- 01:30 PM Docket #: 335-2007

Jennifer Shadler vs. Cory Shadler

Hearing - Plaintiff Expedited Petition for Mod of Custody

Plaintiff Attorney: Thomas Mincer, Esq.

Defense Attorney: Robert Bernathy, Esq.

WEDNESDAY, MARCH 8, 2017

- 09:00 AM Docket #: 23-2016

In Re: BK

Placement Review Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Lindsey Collins, Esq.

- 09:00 AM Docket #: 73-2016

In Re: MRZ

Adjudication -

Plaintiff Attorney: District Attorney

Defense Attorney:

- 09:00 AM Docket #: 71-2016

In Re: IDG

Adjudication -

- Plaintiff Attorney: District Attorney*
Defense Attorney:
- 09:00 AM Docket #: 72-2016
In Re: JBR
Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 58-2015
In Re: JF
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Ashley Zimmerman, Esq.
 - 09:00 AM Docket #: 22 & 42-2016
In Re: KR
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 09:00 AM Docket #: 54 & 77-2014, 29-2016
In Re: JL
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 09:00 AM Docket #: 16-2015
In Re: LP
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 09:00 AM Docket #: 5-2017
In Re: DCK
Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 4-2017
In Re: GCW
Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 6-2017
In Re: SNK
Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 3-2016
In Re: JA
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 09:00 AM Docket #: 49-2016
In Re: JL
Placement Review Hearing -
Plaintiff Attorney: District Attorney
 - *Defense Attorney: Robert Bernathy, Esq.*
09:00 AM Docket #: 36-2016
In Re: AM
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 09:00 AM Docket #: 1078-2015
Jessica Lynn Colon vs. Joshua S. Hernandez
Hearing - Withdraw PFA
Plaintiff Attorney:
Defense Attorney:
 - 09:00 AM Docket #: 1-2017
In Re: EH
Disposition Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 09:00 AM Docket #: 83 & 88-2015
In Re: MS
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 09:00 AM Docket #: 62-2016
In Re: RLH
Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 61-2014
In Re: SS
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 01:30 PM Docket #: 5-2016 DP
In Re: JC
Permanency Review -
Plaintiff Attorney: Jason R. Ohliger, Esq.
Defense Attorney: Mark Moulton, Esq. GAL, Amanda Chesar, Esq., Lindsey Collins, Esq.
 - 01:30 PM Docket #: 641-2016
Commonwealth of PA vs. Richard Workman
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 4-2017 OA
In Re: CK
Hearing - Goal Change and Terminate of Parental Rights
Plaintiff Attorney: Jason R. Ohliger, Esq.
Defense Attorney: mark Moulton, Esq. GAL

- 01:30 PM Docket #: 5-2017 OA
In Re: MK
Hearing - Goal Change and Terminate of Parental Rights
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL
- 01:30 PM Docket #: 6-2017 OA
In Re: KK
Hearing - Goal Change and Terminate of Parental Rights
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL
- 01:30 PM Docket #: 347-2016
Commonwealth of PA vs. Stephen Dolshun
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 399-2014
Commonwealth of PA vs. Jeanne Bautista
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 53-2016
Commonwealth of PA vs. Michael Menderis
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:30 PM Docket #: 183-2016
Commonwealth of PA vs. Tiffany Boucher
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 13-2013 DP
In Re: JN
Permanency Review -
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Lindsey Collins, Esq.
GAL
- 01:30 PM Docket #: 25-2015 DP
In Re: CK
Permanency Review -
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL, Lindsey Collins, Esq.
- 01:30 PM Docket #: 26-2015 DP

In Re: MK

Permanency Review -
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL, Lindsey Collins, Esq.

- 01:30 PM Docket #: 27-2015 DP

In Re: KK

Permanency Review -
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Mark Moulton, Esq.
GAL, Lindsey Collins, Esq.

THURSDAY, MARCH 9, 2017

- 09:30 AM Docket #: 1092-2014
Craig Lemoncelli vs. Lysette Lemoncelli
Settlement Conference -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 11:00 AM Docket #: 1180-2015
Timothy Baughan vs. Diann Baughan
Settlement Conference -
Plaintiff Attorney: Brian Cali, Esq.
Defense Attorney: Kelly Gaughan, Esq.

FRIDAY, MARCH 10, 2017

- 09:00 AM Docket #: 2045-2011
Daniel Gordon vs. Tracey Eaton
Custody Trial -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Amanda Chesar, Esq.
- 09:30 AM Docket #: 332-2011
Annabella Powdar vs. Floyd Powdar
Divorce Master
Hearing - Settlement Conference
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Robert Reno, Esq.
- 11:30 AM Docket #: 1547-2016
Kathleen Jones & Jay Gould vs. Richard Jarvis
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 252-2016
Catherine Duffy vs. John Peter Duffy
Other - Master in Partition-
Hearing
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: James Baron, Esq.

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.

EXECUTRIX NOTICE

Estate of FARRINGTON CHAUNCEY CASE a/k/a FARRINGTON C. CASE a/k/a FARRINGTON CASE, late of Lackawaxen Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: Dorothy Ann Case, 464 Welcome Lake Rd, Beach Lake, PA 18405; ATTORNEY for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.
02/17/17 • 02/24/17 • **03/03/17**

ESTATE NOTICE

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

requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.
02/17/17 • 02/24/17 • **03/03/17**

ESTATE NOTICE

Estate of Manuel Becker, late of Lackawaxen, Pike County, Pennsylvania.
Letters Testamentary on the above estate having been granted to Kristine Bellerud, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.
02/17/17 • 02/24/17 • **03/03/17**

ADMINISTRATOR'S NOTICE

Estate of Myra D. Adams Velez, deceased, late of 243 Mallard Lane, Bushkill, PA 18324.
Letters of Administration on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Harry Velez, 243 Mallard Lane, Bushkill, PA 18324 or to his Attorney: Timothy B. Fisher II, Esquire, 525 Main Street, PO Box 396,

Gouldsboro, PA 18424.
03/03/17 • 03/10/17 • 03/17/17

**LETTERS
TESTAMENTARY**

Estate of Constance Mick,
Deceased, late of 142 Kiel Road,
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: Julia
L. Wheeler-Dean, 744 Hickory
Ridge Road, Smyrna, DE 19977
or to her attorney, Douglas J.
Jacobs, Esq., 515 Broad Street,
Milford, PA 18337.
03/03/17 • 03/10/17 • 03/17/17

**LETTERS
TESTAMENTARY**

Estate of Catherine A. Elston,
Deceased, late of 113 Hickory
Road, Dingmans Ferry,
Pennsylvania 18328. 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: Karen
O'Connor, 12 Pond Place,
Beacon, NY 12509-2413 or to
her attorney, Douglas J. Jacobs,
Esq., 515 Broad Street, Milford,
PA 18337.
03/03/17 • 03/10/17 • 03/17/17

EXECUTOR NOTICE

Estate of GERTRUDE B.
VOBIS a/k/a GERTRUDE
VOBIS, late of Westfall

Township, Pike County, PA.
Any person or persons having
claim against or indebted
to estate present same to
EXECUTOR: Frederick Vobis
a/k/a Fredrick H. Vobis, PO
Box 699, Phillipsport, NY
12769; **Attorney for ESTATE:**
Nicholas A. Barna, Esq., 831
Court Street, Honesdale, PA
18431.
03/03/17 • 03/10/17 • 03/17/17

**Pike County
Court of Common Pleas
Number: 157-2017
Notice of Action in
Mortgage Foreclosure**

CIT Bank, N.A., Plaintiff v.
Albert Santos, Known Surviving
Heir of Eduardo C. Santos and
Unknown Surviving Heirs of
Eduardo C. Santos, Defendants
**TO: Unknown Surviving Heirs
of Eduardo C. Santos.** Premises
subject to foreclosure: 115 Indian
Run Road, Milford, Pennsylvania
18337. **NOTICE:** If you wish
to defend, you must enter a
written appearance personally
or by attorney and file your
defenses or objections in writing
with the court. You are warned
that if you fail to do so the case
may proceed without you and a
judgment may be entered against
you without further notice for the
relief requested by the Plaintiff.
You may lose money or property
or other rights important to
you. You should take this notice
to your lawyer at once. If you
do not have a lawyer, go to or
telephone the office set forth
below. This office can provide
you with information about

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

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE**

Brett A. Solomon, Esquire
Pa. I.D. #83746

Michael C. Mazack, Esquire
Pa. I.D. #205742

Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
412-566-1212

Attorneys for PNC Bank,
National Association, Plaintiff
IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA

No. 1134-2016 Civil
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff,

vs.

ALL KNOWN AND
UNKNOWN HEIRS OF
WILLIAM V. MULDOON,
Defendant

TO: ALL KNOWN AND
UNKNOWN HEIRS OF
WILLIAM V. MULDOON
You are hereby notified that
on August 22, 2016, PNC
Bank, National Association

filed a Complaint in Action of
Mortgage Foreclosure, endorsed
with a Notice to Defend, against
the above Defendants at the
above number.

Property Subject to Foreclosure:
245 Hemlock Grove Road,
Newfoundland, PA 18445

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH**

INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Pennsylvania Lawyer
Referral Service
Commissioners Office
Pike County
Administration Building
506 Broad Street
Milford, Pennsylvania 18337
(570) 296-7613

SHERIFF SALES

Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 155-2015r SUR JUDGEMENT NO. 155-2015 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 vs Opheil Richardson and Michelle Richardson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

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

SHORT DESCRIPTION

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

v.

Opheil Richardson
Michelle Richardson
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being
32 Bluebird Lane, Bushkill, PA 18324

Parcel No. 182.03-01-06
(Acreage or street address)

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Opheil Richardson and Michelle Richardson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$202,795.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ophel Richardson and Michelle Richardson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$202,795.03 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

LEGAL DESCRIPTION ALL THAT TRACT OR PARCEL OF LAND PREMISES, SITUATE, LYING AND BEING IN THE TOWNSHIP OF GREENE, COUNTY OF PIKE, STATE OF PENNSYLVANIA. A LEGAL DESCRIPTION OF THE PROPERTY IS CONTAINED IN THE OWNERS' DEED WHICH IS RECORDED IN THE PIKE COUNTY CLERK OR REGISTER'S OFFICE IN DEED BOOK 2272 ON PAGE 978 AND IS ALSO KNOWN AS PARCEL NOS, 101.00-01-29.003 - CONTROL/ACCOUNT

#110276, and 101.00-01-29.002-CONTROL/ACCOUNT #110770 ON THE MAPS OF THE TAX ASSESSOR OF GREENE TOWNSHIP.

BEING the same premises which Joseph C. Hartman and Kathleen J. Hartman, his wife by deed dated March 25,2008 and recorded in the Pike County Recorder of Deeds Office on April 7, 2008 in deed book 2272, page 978, granted and conveyed to Peter Kotsos and Lisa Kotsos, his wife, in fee.

BEING Parcel Numbers 101.00-01-29.003 and 101.00-01-29.002

The Real Property or its address is commonly known as 117 Creamery Road, Township of Greene, PA 18426.

Property is an improved commercial dwelling.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter Kotsos and Lisa Kotsos DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$302,174.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Peter Kotsos and Lisa Kotsos DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$302,174.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Berger Law
11 Elliott Avenue, Ste. 100
Bryn Mawr, PA 19010
02/17/17 · 02/24/17 · **03/03/17**

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 250-2016r SUR JUDGEMENT NO. 250-2016 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1

Asset-Backed Pass-Through
Certificates vs Unknown Heirs,
Successors, Assigns and All
persons, Firms or Associations
Claiming Right, Title or
Interest From or Under Thomas
E. Schwenger, Deceased and
Theresa Potsel, Known Heir
of Thomas E. Schwenger,
Deceased and Thomas E.
Schwenger, Jr., Known Heir
of Thomas E. Schwenger,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE OR PARCEL
OF LAND SITUATED,
LYING AND BEING
IN THE TOWNSHIP
OF DELAWARE, PIKE
COUNTY, PENNSYLVANIA,
DESCRIBED AS FOLLOWS:
LOT NO.4, BLOCK W-1507,
PLAN OF LOTS AT WILD
ACRES, SECTION 15,
DELAWARE TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA, DATED
FEBRUARY 2, 1972 BY
JOSEPH D. SINCAVAGE,
MONROE ENGINEERING,
INC., STROUDSBURG,
PA, PIKE COUNTY
MAP BOOK 12, PAGE

105, RE-RECORDED
FEBRUARY 7,1975.
HAVING THEREON
ERECTED A DWELLING
KNOWN AS 4 HIGH RIDGE
ROAD, DINGMANS FERRY,
PA.
Tax ID: 168.04-08-55
BEING THE SAME
PREMISES which Michael
J. Jack and Debra K. Jack, his
wife, by Deed Dated 6/25/2003
and Recorded 6/28/2004, in the
Office of the Recorder of Deeds
in and for the County of Pike,
in Deed Book 2054, Page 367,
Instrument # 200400011629,
granted and conveyed unto
Thomas E. Schwenger.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Unknown Heirs, Successors,
Assigns and All persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Thomas E. Schwenger, Deceased
and Theresa Potsel, Known
Heir of Thomas E. Schwenger,
Deceased and Thomas E.
Schwenger, Jr., Known Heir of
Thomas E. Schwenger, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$156,741.37,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Unknown
Heirs, Successors, Assigns
and All persons, Firms or
Associations Claiming Right,
Title or Interest From or Under
Thomas E. Schwenger, Deceased
and Theresa Potsel, Known
Heir of Thomas E. Schwenger,
Deceased and Thomas E.
Schwenger, Jr., Known Heir of
Thomas E. Schwenger, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$156,741.37 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

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

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

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

1. North 46 degrees 44 minutes
47 seconds West 201.65 feet to a

set iron pin corner;
2. North 51 degrees 04 minutes
39 seconds West 141.54 feet to a
set iron pin corner;
Thence leaving said right-of-way
line and passing through the
lands now or formerly of the
Grantor the following two (2)
courses and distances:

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

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

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

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

BEING 301 Lake Russell Road
Newfoundland, PA 18445
BEING Parcel Number
153.00-01-03.003

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

SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dina
Bartleson and United States
of America DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$188,114.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO

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

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 280-2016
Wells Fargo Bank, N.A. s/b/m
to Wachovia Bank, National
Association
v.
THE POLLINO LIVING
TRUST, DATED
FEBRUARY 12, 2001 TINA
MCCONNELL, in her capacity
as Successor Trustee of THE
POLLINO LIVING TRUST,
DATED FEBRUARY 12, 2001
KATHLEEN POLLINO, in
her capacity as Beneficiary of
THE POLLINO LIVING
TRUST, DATED FEBRUARY
12, 2001

owner(s) of property situate in
WESTFALL TOWNSHIP,
PIKE County, Pennsylvania,
being
107 Pear Court, Matamoras, PA
18336-2338
Parcel No. 067.03-01-16 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$119,176.88
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
The Pollino Living Trust,
Dated February 12, 2001, Tina
Mcconnell, in her capacity
as Trustee of The Estate of
Dorothy Pollino aka Dorothy
L. Pollino, Kathleen Pollino,
in her capacity as Beneficiary
of The Estate of Dorothy
Pollino aka Dorothy L. Pollino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$199,176.99,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF The Pollino
Living Trust, Dated February
12, 2001, Tina Mcconnell, in her
capacity as Trustee of The Estate
of Dorothy Pollino aka Dorothy
L. Pollino, Kathleen Pollino,
in her capacity as Beneficiary
of The Estate of Dorothy
Pollino aka Dorothy L. Pollino
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$199,176.99 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

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

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

ALL THAT CERTAIN
lot, piece or parcel of land,
lying, situate and being in the
Township of Lehman, County
of Pike and Commonwealth of
Pennsylvania, more particularly
bounded and described as
follows, to wit:
Lot No. 16, of The Glen at
Tamiment Subdivision, as
set forth on certain plat maps
prepared by R.K.R. Hess
Associates, and entitled "Final
Plan, Phase I, The Glen at
Tamiment", recorded in the
Office of the Recorder of
Deeds, in and for Pike County,
Pennsylvania, in Plat Book No.
24, at Pages 74 thru 77 and
Revised Maps of The Glen at
Tamiment, Phase I, recorded on
March 9, 1987, in Plat Book 24,

at Pages 154 thru 157.
BEING THE SAME
PREMISES which J and S
Development, LLC, by Deed
Dated 1/7/2005 and Recorded
1/20/2005, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2091, Page 207, Instrument #
200500001112, granted and
conveyed unto Theresa Hercules,
single and Marsha Burton, single
and Jude Hercules, single.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Theresa Hercules, Jude
Hercules and Marsha Burton
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$244,941.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Theresa Hercules, Jude
Hercules and Marsha Burton
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$244,941.20 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THT CERTAIN lot,
parcel or piece of ground situate
in the Township of Delaware,
County of Pike, and State of
Pennsylvania, being Lot No.
953, Section No. 14 as shown
on map entitled subdivision of
Section 14, Pocono Mountain
lake Forest Corporation, on
file in the Recorder's Office at
Milford, Pennsylvania in Plot
Book No. 10, Page 70.
BEING KNOWN AS: 129
Cherokee Trail, Dingmans
Ferry, PA 18328
PROPERTY ID NO.:
149.03-01-28/02-0-026796
TITLE TO SAID PREMISES
IS VESTED IN Jason K. Van
Duzer and Jamie L. Van Duzer,
his wife, as tenants by the
entireties BY DEED FROM
Sheri A. Schwab and Jack Frost
and Joseph C. Schwab DATED
02/03/2005 RECORDED
02/07/2005 IN DEED BOOK
2093 PAGE 1628.

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

AMOUNT OF \$187,372.27,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jamie L.
Vanduzer and Jason K. Vanduzer
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$187,372.27 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

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

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

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

vs.
LAURENCE A. BASILE, Defendant.

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

Being the same property which Concept 2000 Home Builders,

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Laurence A. Basile DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$195,347.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Laurence A. Basile DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$195,347.50 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017

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

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

vs.
ROSEMARY ROMANO,
Defendant.

CIVIL DIVISION

No. 2016-00383

ALL THAT CERTAIN lot, parcel or piece of land situate in Lehman Township, Pike County, Commonwealth of Pennsylvania, being Lot/Lots No. 140, Section No.4, as shown on map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania, in Plan Book No. 9, Page 124.

Together with all and singular the building and improvements, if any, ways, waters, watercourses, rights, liberties, privileges, hereitaments and appurtenances whatsoever thereunto belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Being the same property which

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rosemary Romano DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$73,201.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Rosemary Romano DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$73,201.53 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017

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

AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, piece or parcel of land,
lying, situate and being in the
Township of Lehman, County
of Pike, and Commonwealth of
Pennsylvania, more particularly
bounded and described as
follows, to wit;
Lot No. 13 of The Glen at
Tamiment Subdivision, as set
forth on certain maps prepared
by R.K.R. Hess Associates, and
entitled "Final Plan, Phase I, The
Glen at Tamiment", recorded
in the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania, in Plat Book 24 at
Page 74, Plat Book 24 at Page
75, Plat Book 24 at Page 76, and
Plat Book 24, Page 77 and
Revised Maps of The Glen at
Tamiment, Phase I recorded on
March 9, 1987 in Plat Book 24
at Pages 154,155,156 and 157.
Parcel Number 188.01-01-63
Being 13 East Underhill Drive
a/k/a 440 Underhill Drive,
Tamiment, PA 18371

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

AMOUNT OF \$139,741.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Terrence A.
Colbert and Leticia R. Couttien
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$139,741.49 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

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

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

LEGAL DESCRIPTION

All that certain lot, piece, parcel
and tract of land situate, lying
and being in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
being Lot 1419, Section H,
as shown on map entitled
subdivision of Section H,
Pocono Mountain Woodland
Lakes Corp, on file in the Office
of the Recorder of Deeds at
Milford, Pennsylvania, in Plat
Book 12, Page 94.
Parcel No. : 110.02-03-38
BEING known and numbered
as 120 Mountain Laurel Lane,
Milford, PA 18337
Being the same property
conveyed to Joseph Turner and
Christy Turner, husband and
wife, as tenants by entirety as
to a one half interest, as Joint

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christy Turner, Joseph
Turner and Vincent de
Paola, aka Vincent DePaola
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$278,517.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christy Turner, Joseph Turner and Vincent de Paola, aka Vincent DePaola DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$278,517.52 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 568-2016r SUR JUDGEMENT NO. 568-2016 AT THE SUIT OF Nationstar Mortgage LLC vs Lawrence Aumick DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
SHORT DESCRIPTION
DOCKET NO: 568-2016
ALL THAT CERTAIN lot
or piece of ground situate in
Delaware Township, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
175.02-02-42
PROPERTY ADDRESS 104
Swan Drive AKA Lot 1 Wild
Acre Dingmans Ferry, PA 18328
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Lawrence Aumick
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lawrence Aumick
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$57,862.78,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lawrence Aumick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$57,862.78 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 577-2016r SUR JUDGEMENT NO. 577-2016 AT THE SUIT OF Wayne Bank vs Ann Detiere, Known Heir of Dorothy

Jean Detiere, The Unknown Heirs of Dorothy Jean Detiere, and Ann Detiere Trustee of The Detiere Trustee of The Detiere 1007 Irrevocable Income Only Trust DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Property Description
ALL THAT CERTAIN, piece or parcel tract of land situate, lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania being more particularly described as follows: Lot 1 of the Mill Pond Village Section of the Masthope Mountain Community as set forth on a map or plan of same recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania at Plat Book 40, Page 37, on June 17, 2004.
BEING the same premises which Dorothy Jean Detiere. By deed dated the 4th day of October, 2007 and recorded in the Office of the Recorder of Deeds in and fore Pike County, Pennsylvania in Book 2252 at Page 1835 granted and conveyed to Detiere 2007 Irrevocable Income Only Trust, Ann Detiere

Trustee.
PIN: 018.00-01-85.004
PROPERTY IS IMPROVED.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ann Detiere, Known Heir of Dorothy Jean Detiere, The Unknown Heirs of Dorothy Jean Detiere, and Ann Detiere Trustee of The Detiere 1007 Irrevocable Income Only Trust DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$53,526.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ann Detiere, Known Heir of Dorothy Jean Detiere, The Unknown Heirs of Dorothy Jean Detiere, and Ann Detiere Trustee of The Detiere 1007 Irrevocable Income Only Trust DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$53,526.05 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017

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

AFORENOON OF SAID
DATE:

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Nancy McKenna
and James McKenna
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$146,942.85,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Nancy
McKenna and James McKenna
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$146,942.85 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
625-2016r SUR JUDGEMENT
NO. 625-2016 AT THE
SUIT OF Branch Banking
and Trust Company, A
North Carolina Corporation,
as Successor in Interest to
Susquehanna Bank vs William
F. Piemonte DEFENDANTS,
I WILL EXPOSE TO

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

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 625-2016
Branch Banking and Trust
Company, A North Carolina
Corporation, as Successor in
Interest to Susquehanna Bank
v.
William F. Piemonte
owner(s) of property situate in
the PIKE County, Pennsylvania,
being
567 Tanagor Road, a/k/a Hc1
Box 1A288, Hawley, PA 18428
Parcel No. 013.04-01-91 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$68,749.87
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

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

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$68,749.87,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF William F.
Piemonte DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$68,749.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

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

a/k/a Federal National Mortgage
Association, by its Attorney
in fact, KML Law Group,
P.C., dated October 16, 2014,
recorded October 20, 2014, in
the Pike County Recorder of
Deeds Office in Deed Book
2457, Page 1068 and Instrument
Number 201400008021.
PARCEL NO.: 108.00-01-43.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kenneth W. Gabell
and Sara M. Gabell
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,700.03,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth W. Gabell and Sara M. Gabell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,700.03 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Douglas S. Markham DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$44,557.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Douglas S. Markham DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$44,557.60 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 797-2016r SUR JUDGEMENT NO. 797-2016 AT THE SUIT OF Nationstar Mortgage LLC vs James Greene and Lynn Greene DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

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

SHORT DESCRIPTION

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

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

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$207,062.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: James Greene and Lynn Green

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Greene and Lynn Greene DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$207,062.86 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James Greene and Lynn Greene DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$207,062.86 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

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

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

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

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

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

UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edith A. Spratt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,838.86 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 832-2015r SUR JUDGEMENT NO. 832-2015 AT THE SUIT OF Lsf8 Master

Participation Trust vs Sandra L. Henriques and Frankie Banks DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 832-2015

Lsf8 Master Participation Trust v.

Sandra L. Henriques
Frankie Banks

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

1498 Pine Ridge, Bushkill, PA 18324-9702

Parcel No. 188.02-01-65 -
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$219,885.30

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sandra L. Henriques and Frankie Banks

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$219,885.30, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sandra L. Henriques and Frankie Banks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$219,885.30 PLUS COSTS AND INTEREST AS AFORESAID.

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

Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
835-2016r SUR JUDGEMENT
NO. 835-2016 AT THE SUIT
OF Wilmington Savings Funds
Society, FSB, dba Christiana
Trust, Not in its Individual
Capacity, but Solely as Trustee
for BCAT 2015-14BTT vs
Martin Andrade, aka Martin
A. Andrade DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**LONG FORM
DESCRIPTION**

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

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

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

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

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Martin Andrade,
aka Martin A. Andrade
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,550.80,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Martin Andrade, aka Martin A. Andrade DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,550.80 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 854-2016r SUR JUDGEMENT NO. 854-2016 AT THE SUIT OF Wells Fargo Bank NA

d/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB vs Yolanda T. Piantini DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 854-2016
Wells Fargo Bank NA s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB
v.
Yolanda T. Piantini
owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being
803 Falling Brook a/k/a 3219 Hemlock Farms, Lords Valley, PA 18428
Parcel No. 120.03-07-16-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$268,426.42
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

OF PENNSYLVANIA
TO Yolanda T. Piantini
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$268,426.42,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Yolanda T.
Piantini DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$268,426.42 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
896-2016r SUR JUDGEMENT
NO. 896-2016 AT THE SUIT
OF Bank of America, NA as
successor by merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP vs Melissa E.
Dick and Mark Dick and Irene
S. Iommi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground, situate
in the Township of Dingman,
County of Pike and
State of Pennsylvania, being
LOT NO. 1536, SECTION
I, as shown on map entitled
Subdivision of Section I,
Pocono Mountain Woodland
Lakes Corp., on file in the
Recorder's Office at Milford,
Pennsylvania, in Plat Book

12 at Page 95,
PARCEL NO. 110.02-02-57
BEING THE SAME
PREMISES which Frank M.
Kopec & Elaine M. Kopec,
A/K/A Elaine C. Kopec,
his wife, by Indenture dated
08-31-88 and recorded 09-02-88
in the Office of the Recorder of
Deeds in and for the County of
Pike in Deed Book 1272, Page
4, granted and conveyed unto
Dorothy Wainer.

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

LOT 1537, SECTION I,
of the Pocono Mountain
Woodland Lakes Development,
as subdivision situated in the
Township of Dingman, Pike
County, Pennsylvania; as the
same appears on the plat of the
subdivision recorded and filed
in the Recorder of Deeds Office
of Pike County, Pennsylvania in
Plat Book 12 page 95.

PARCEL NO. 110.02-02-56
BEING THE SAME
PREMISES which Gary P.
Lutfy and Fern Lutfy, his wife,
by Indenture dated 09-30-97
and recorded 10-02-97 in the
Office of the Recorder of Deeds
in and for the County of Pike
in Deed Book 1416, page 306,
granted and conveyed unto
Dorothy Wainer.

AND THE SAID Dorothy
Wainer a/k/a Dorothy Ruth
Wainer a/k/a Dorothy Wayner,
has since departed this life on

07-23-05, leaving a last Will
& Testament dated 9-23-05,
duly filed and Probated in
the Office of the Register of
Wills whereupon Letters of
Administration C.T.A were
granted to Patricia Ryan.

EXCEPTING thereout and
thereform (if any) the premises
as more fully described in the
following deed: NONE
BEING the same premises
which PATRICIA RYAN,
executrix of the Estate of
Dorothy Walner, by Deed
dated 07/17/2006 and recorded
07/19/2006 in the Office for
the Recorder of Deeds in and
for Pike County, in Deed Book
Volume OR2185, Page 1367,
conveyed unto MELISSA E.
DICK and MARK DICK and
IRENE S. IOMMI.
BEING KNOWN AS:
102 TANBARK DRIVE,
MILFORD, PA 18337
TAX PARCEL #03-0-062570
AND 03-0-020176
IMPROVEMENTS:
Residential property.

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

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Melissa E.
Dick and Mark Dick and Irene
S. Iommi DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$209,920.29 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

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

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

ALL THAT CERTAIN
lot piece, parcel and tract of
land situate, lying and being
in the Township of Lehman,
County of Pike, and also in the
Township of Middle Smithfield,
County of Monroe and State
of Pennsylvania, being shown
and designated as BEING Lot
No. 21, on a certain map or
plan of lots entitled Subdivision
of Winona Lakes, Section 15,
Stony Hollow Village, American
Landmark Corporation,
Owners and Developer, Middle
Smithfield Township. Monroe
County and Lehman Township,
Pike County, Pennsylvania,
April 11, 1973 and revised April
23, 1973, prepared by Edward
C. Hess Associates, Scale being
1" = 100', recorded May 11,
1973, in the Recorder's Office,

Stroudsburg, Monroe County, Pennsylvania, In Plot Book Vol. 19, page 49 and in the Recorder's Office, Milford, Pike County, Pennsylvania, In Plot Book Vol. 11, page 29, recorded April 23, 1974.

CONTAINING 44,905 square feet, more or less.

BEING Lot No. 21 on the above mentioned plan.

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

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

PROPERTY ID NO.:
06-0-038374

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tatiwana Boulware aka Tatiwana L. Boulware aka Tatiwana Boulware Seabrooks DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$206,814.87, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Tatiwana Boulware aka Tatiwana L. Boulware aka Tatiwana Boulware Seabrooks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$206,814.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, ste. 200
Cherry Hill, NJ 08003-3620

02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

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

ALL THAT CERTAIN
PIECE OR PARCEL
OF LAND LYING,
SITUATE AND BEING
IN THE TOWNSHIP
OF LACKAWAXEN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA, IN
THE TRACT KNOWN
AS "FRIENDLY ACRES",
SURVEYED FOR CHARLES
SWEZY, OCTOBER 26,
1971, BY GEORGE E.
FERRIS, R.S., BEING
MORE PARTICULARLY
BOUNDED AND

DESCRIBED AS FOLLOWS:
BEGINNING AT A
POINT IN THE CENTER
OF A FIFTY (50) FOOT
WIDE PRIVATE
ROADWAY AND UTILITY
RIGHT-OF-WAY OF
THE TRACT KNOWN AS
FRIENDLY ACRES, SAID
POINT OF BEGINNING
BEING THE WESTERLY
MOST CORNER OF THE
PREMISES CONVEYED
AND A COMMON CORNER
OF LOT NOS. 41 AND 42
OF SAID TRACT; THENCE
NORTH SIXTY-SEVEN (67)
DEGREES TWENTY-FIVE
(25) MINUTES EAST
THREE HUNDRED SIXTY
(360) FEET TO A CORNER
IN LINE OF LANDS OF
THE PENNSYLVANIA
STATE FOREST; THENCE
ALONG SAID STATE
FOREST LINE, SOUTH
TWENTY-TWO (22)
DEGREES ELEVEN (11)
MINUTES EAST TWO
HUNDRED (200) FEET TO
A CORNER; SAID CORNER
BEING A COMMON
CORNER OF LOT NOS.
42 AND 43 OF SAID
TRACT; THENCE ALONG
THE COMMON LINE
DIVIDING SAID LOTS,
SOUTH SIXTY-SEVEN (67)
DEGREES TWENTY-FIVE
(25) MINUTES WEST
THREE HUNDRED SIXTY
(360) FEET TO A CORNER
IN THE CENTER OF
THE FIRST MENTIONED
PRIVATE ROADWAY AND
UTILITY RIGHT-OF-WAY;

THENCE ALONG THE CENTER OF THE SAME, NORTH TWENTY-TWO (22) DEGREES ELEVEN (11) MINUTES WEST TWO HUNDRED (200) FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING ONE AND SIXTY-FIVE ONE-HUNDREDTHS (1.65) ACRES OF LAND BE THE SAME MORE OR LESS. BEING LOT NO. 42 OF THE TRACT KNOWN AS "FRIENDLY ACRES." EXCEPTING AND RESERVING TO THE GRANTORS HEREIN, THEIR HEIRS AND ASSIGNS, IN COMMON, HOWEVER, WITH THE GRANTEES THEIR HEIRS AND ASSIGNS, A RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, AND REGRESS OVER THAT ONE-HALF (1/2) PORTION OF THE PRIVATE ROADWAY ON THE SOUTHWESTERLY SIDE OF THE PREMISES HEREBY CONVEYED. EXCEPTING AND RESERVING TO THE GRANTORS (PRIOR), THEIR HEIRS AND ASSIGNS, ALL GAS, OIL OR OTHER MINERALS IN, ON OR UNDER THE PREMISES HEREBY CONVEYED. BEING KNOWN AS: 137 Friendship Drive, Hawley, PA 18428
PROPERTY ID NO.:
046.01-01-94

TITLE TO SAID PREMISES IS VESTED IN Catherine M. Neary BY DEED FROM Stephen D. Neary and Catherine M. Neary DATED 05/25/2011 RECORDED 06/07/2011 IN DEED BOOK 2364 PAGE 1670 OR AT INSTRUMENT NUMBER Instrument #201100004530.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine M. Neary DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$174,635.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Catherine
M. Neary DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$174,635.68 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
March 15, 2017

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

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1035-2016

Wells Fargo Bank, N.A. s/b/m
to Wachovia Bank, National
Association

v.

Shirley Ann Trense a/k/a Shirley
Ann Strang Trense a/k/a Shirley
Strang Trense

owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
804 Lakeview Court, Lords
Valley, PA 18428

Parcel No. 107.02-04-31

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$48,842.75

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

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

DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Shirley Ann
Trense aka Shirley Ann Strang
Trense aka Shirley Strang Trense
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$48,842.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

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

ALL THAT CERTAIN,
lot, parcel or piece of land
situate in the Township of
Delaware, County in Pike and
Commonwealth of Pennsylvania,
being LOT 7, BLOCK M-603,
SECTION 6, MARCEL
LAKE ESTATES, as shown
on a plan of lots recorded in the
Office of the Recorder of Deeds
in and for the County of Pike, in
Plat Book Volume 9, Page 145.
BEING PARCEL NUMBER:
148.03-01-62.001/100799
BEING THE SAME
PREMISES which Brian

J. Martin, by Deed Dated 5/18/2004 and Recorded 6/29/2004, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2054, Page 1815, Instrument # 200400011840, granted and conveyed unto Andrew P. Tlusty and Margaret Roig-Tlusty.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Andrew P. Tlusty and Margaret Roig-Tlusty DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$101,387.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Andrew P. Tlusty and Margaret Roig-Tlusty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$101,387.52 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

AFORENOON OF SAID
DATE:

Parcel I

ALL THOSE CERTAIN
pieces or parcels of land situate,
lying and being in the Township
of Green, County of Pike and
Commonwealth of Pennsylvania,
bounded and described as
follows:

BEGINNING at the southwest
corner, said corner being located
in the center of the public road
leading through the lands of
the prior grantor and in the
common boundary line of the
prior grantor herein and others;
thence along the said common
boundary line south eighty-three
(83) degrees thirty (30) minutes
east one hundred fifty (150)
feet to a corner; thence through
the lands of the prior grantor,
north thirteen (13) degrees east
one hundred twenty-five (125)
feet to a corner; thence north
eighty-three (83) degrees thirty
(30) minutes west one hundred
fifty (150) feet to the center
of the said public road; thence
along the center of the public
road south thirteen (13) degrees
west one hundred twenty-five
(125) feet to the place of
beginning bearings from the
magnetic meridian of the year of
1958, and containing forty-three
one-hundredths (0.43) of an acre
of land, be the same more or less.
EXCEPTING AND
RESERVING subject to
the public road purposes the
one-half width of the said public
road which is within the bounds
of the above described premises.
Parcel II

ALL THAT CERTAIN piece
or parcel of land lying, situate
and being in the Township of
Greene, County of Pike and
Commonwealth of Pennsylvania,
more particularly bounded and
described as follows, to wit:
BEGINNING at a point in the
center of Township Road T-372,
said point being the northwest
corner of the lands of Robert
Obert, et ux., thence along the
centerline of the said township
road north thirteen (13) degrees
zero (00) minutes east one
hundred twenty-five (125) feet
to a corner; thence through
the lands now or formerly of
Arthur Obert, the following
two courses and distances: (1)
south eighty-three (83) degrees
thirty (30) minutes east three
hundred (300) feet to a corner
and (2) south thirteen (13)
degrees zero (00) minutes west
two hundred fifty (250.00) feet
to a corner in the line of lands
of others; thence along the said
line north eighty-three (83)
degrees thirty (30) minutes west
one hundred fifty (150.00) feet
to the southeast corner of the
lands of Robert Obert, et ux.,
thence along the lands of Arthur
Obert the following two courses
and distances: (1) north thirteen
(13) degrees zero (00) minutes
east one hundred twenty-five
(125.00) feet to a corner and (2)
north eighty-three (83) degrees
thirty (30) minutes west one
hundred fifty (150.00) feet to the
point and place of beginning.
BEARINGS of the magnetic
meridian of the year 1958 and
containing one and twenty-nine

one-hundredths (1.29) acres of land to be the same more or less. EXCEPTING AND RESERVING subject to public highway purposes that portion of the right-of-way of Township Road T-372 along the westerly side of the above described premises.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert J. Hartman a/k/a Robert J. Hartman, Jr. and Patricia A. Hartman and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$169,148.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert J. Hartman a/k/a Robert J. Hartman, Jr. and Patricia A. Hartman and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$169,148.60 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1109-2016r SUR

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

ALL THAT CERTAIN
piece, parcel and tract of land
situate, lying and being in the
Township of Dingman, County
of Pike, and Commonwealth of
Pennsylvania, more particularly
described as follows:
BEING Lot Number 8, Section
15 of Sunrise Lake as shown
on the plat or map of Sunrise
Lake, Section 15, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 26, at Page 38.
PARCEL NO. 108.00-01-82
BEING THE SAME
PREMISES which Andrea
Savignano & Dorothy
Savignano, husband and wife,
by Deed Dated 1/15/2004 and
Recorded 1/27/2004, in the
Office of the Recorder of Deeds
in and for the County of Egan,
in Deed Book 2029, Page 919,
Instrument # 200400001488,

granted and conveyed unto Mark
Thomas Egan & Ann Marie
Egan, husband and wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Mark Thomas Egan
and Ann Marie Egan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,254.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$205,254.39 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1111-2016r SUR JUDGEMENT NO. 1111-2016 AT THE SUIT OF M&T Bank vs Clifford Bethke and MaryAnn Bethke DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Being Lot No. 589, Section B, as shown on map entitled subdivision of Section B, Pocono Mountain Woodland Lakes Corp., on file at the Recorder's Office at Milford, Pennsylvania in Plat Book No. 10, page 190. BEING Control No. 03-0-021654

Map No. 110.04-04-18.

BEING the same premises which Darryl Kalin, by Deed dated June 30, 2005, and recorded on June 30, 2005, in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2118, Page 1866, as Instrument Number 200500012091, granted and conveyed unto Clifford Bethke and MaryAnn Bethke.

Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Clifford Bethke and MaryAnn Bethke, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$231,605.80, plus interest from December 16, 2016, and costs. The sale is made subject to all past due and cunent real estate taxes unless otherwise announced at sale.

Notice to all parties and claimants is hereby given that a Schedule of Distribution will be filed by the Sheriff thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Clifford Bethke and MaryAnn Bethke DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$231,605.80, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Clifford Bethke and MaryAnn Bethke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,605.80 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1125-2016r SUR JUDGEMENT NO. 1125-2016 AT THE SUIT OF PNC Bank, National Association vs Richard Ziemba and Terry Ziemba DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT

OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 1093, SECTION NO. E, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION E, POCONO MOUNTAIN LAKES CORP., ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO. 11, PAGE 44.

BEING the same premises which John B. Ings and Luci B. Ings, his wife, by indenture bearing the 30th day of July, 1990 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 1st day of August, 1990 in Deed Book Volume 0290 Page 134 granted and conveyed unto David Christ and Nancy M. Christ, his wife, Grantors herein. TOGETHER WITH all rights of way and UNDER AND SUBJECT to the covenants, reservations, restrictions, and conditions as set forth in the chain of title.

TOGETHER with all and singular the land, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and

the reversions and reminders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity or otherwise, howsoever, in and to the same and every part thereof. BEING KNOWN AS: 135 Cornelia Ln, Milford, PA 18337 PROPERTY ID NO.:

111.03-05-57
TITLE TO SAID PREMISES IS VESTED IN RICHARD ZIEMBA AND TERRY ZIEMBA, HIS WIFE BY DEED FROM DAVID CHRIST AND NANCY M. CHRIST, HIS WIFE DATED 03/30/2006

RECORDED 04/06/2006 IN DEED BOOK 2167 PAGE 1649 OR AT INSTRUMENT NUMBER Instrument #200600005802 .

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard Ziemba and Terry Ziemba DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$214,064.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard Ziembra and Terry Ziembra DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$214,064.83 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1154-2016r SUR JUDGEMENT NO. 1154-2016 AT THE SUIT OF Ocwen Loan Servicing,

LLC vs Jennifer J. Passamonte and John S. Passamonte, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being lot 81, Section 4B, as shown on map of Pocono Mountain Lake Estate on file in the Recorder of Deeds Office at Milford, Pennsylvania in Plot Book. 9 page 125 BEING THE SAME PREMISES which Holly J. Policastro now by marriage Holly J. Reish and L. Michael Reish, her husband and Alexander C. Decuiceis and Lynn Decuiceis, his wife, by Deed dated of even date herewith and intended to be recorded in the Office for the Recording of Deeds in and for Pike County, Pennsylvania granted and conveyed unto Holly J. Reish, one of the Grantors herein, in fee. TOGETHER WITH the all rights and privileges and UNDER AND SUBJECT to the covenants, charges,

reservations, conditions,
restrictions and requirements
which appear of record and in
Deed Book 1270, Page 163 and
Deed Book 252, page 153.

BEING KNOWN AS: 81
Pheasant Run n/k/a 218
Pheasant Run, Bushkill, PA
18324

PROPERTY ID NO.:

194.01-05-27.001

TITLE TO SAID PREMISES

IS VESTED IN John S.

Passamonte, Jr. and Jennifer

J. Passamonte, his wife BY

DEED FROM Holly J. Reish

and L. Michael Reish, her

husband DATED 03/29/2007

RECORDED 04/02/2007 IN

DEED BOOK 2225 PAGE

530 OR AT INSTRUMENT

NUMBER Instrument

#200700004996

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

TO Jennifer J. Passamonte

and John S. Passamonte, Jr.

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$125,993.13,

PLUS COSTS & INTEREST.

THE SALE MADE

SUBJECT TO ALL PAST

DUE AND CURRENT

REAL ESTATE TAXES

UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Jennifer J. Passamonte and
John S. Passamonte, Jr.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$125,993.13 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,

PENNSYLVANIA

Udren Law Office

111 Woodcrest Road, Ste. 200

Cherry Hill, NJ 08003-3620

02/17/17 · 02/24/17 · **03/03/17**

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT

OF EXECUTION ISSUED

OUT OF THE COURT

OF COMMON PLEAS,

PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION

NO 1182-2015r SUR

JUDGEMENT NO. 1182-2015

AT THE SUIT OF Wells Fargo

Bank, NA vs Michael John

Horvay, Jr. and Matthew Patrick

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

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1182-2015
Wells Fargo Bank, NA

v.
Michael John Horvay, Jr
Matthew Patrick Horvay
owner(s) of property situate in
the GREENE TOWNSHIP,
PIKE County, Pennsylvania,
being
102 Cardinal Circle, Greentown,
PA 18426-3501

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Michael John Horvay, Jr.
and Matthew Patrick Horvay
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,970.13,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael John
Horvay, Jr. and Matthew Patrick
Horvay DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$160,970.13 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

**SHORT LEGAL FOR
ADVERTISING:**

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

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard D. Ziccardi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,988.92,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$120,988.92 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1250-2016r SUR
JUDGEMENT NO. 1250-2016
AT THE SUIT OF Nationstar
Mortgage, LLC vs Eric
Granholt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel or tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of PA, described
as follows, to wit:

BEING Lot No. 30, Block No.1
Hemlock Farms Community,
Stage LXXIII, as shown on Plat
of Hemlock Farms Community,
Maple Ridge, Stage LXXIII,
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book 7, Page 40,
on the 18th day of April 1969.
BEING THE SAME
PREMISES which Donald
Hecht, by Deed Dated
10/24/2005 and recorded
11/8/2005, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2143, Page 1185, granted and
conveyed unto Eric Granholt,
and Joanne Granholt, his wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Eric Granholt
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$105,818.23,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Eric Granholm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,818.23 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1260-2016r SUR JUDGEMENT NO. 1260-2016 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Jane M. French DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

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

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

Tax/Parcel ID: 01-0-062880
Being known as: 148
Gumbletown Road Paupack, PA 18451

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

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jane M.
French DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$92,011.76 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

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

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

All that certain Lot, piece
or parcel of land, with the
buildings and improvements
thereon erected, situate, lying
and being in the Township of
Lehman, County of Pike State of
Pennsylvania:
ALL THAT CERTAIN lot,
piece, parcel and tract of land
situate, lying and being in the
Township of Lehman, County of
Pike and State of Pennsylvania,
as more particularly described as
follows, to wit:
BEGINNING at a point
in the center line of Sugar
Mountain Road, Township
Route No. T-300, the said
point of beginning being located
North 49 degrees 04 minutes
13 seconds East 175.07 feet, as
measured along the center of
said road, from the southwesterly
most comer of the lands of the

grantor herein; the said point also being a common corner of the lands of Franklin Riedmiller; thence from said point of beginning, running along the center of Township Route No. T-300, North 49 degrees 04 minutes 13 seconds East 119.93 feet to a point in said road; thence along the center of same, North 41 degrees 04 minutes 13 seconds East 60 feet to a point in the center of said road; thence running along the lands of Rohner, South 32 degrees 25 minutes 47 seconds East 723.55 feet to a stone corner in the edge of the cleared area for a high tension power transmission right of way; thence along lands of Franklin Riedmiller, South 87 degrees 04 minutes 13 seconds West 189.57 feet to a point for a corner; thence cutting through of the lands of Merritt T. and Helen G. Smith, grantors herein, North 33 degrees 30 minutes 07 seconds West 595.53 feet to the point and place of BEGINNING.

CONTAINING 2.567 acres, more or less. As surveyed by Victor E. Orben., R.S., July 19, 1977. Drawing No. CC-152. Being the same premises which WILLIAM H. ANDREWS AND BARBARA J. ANDREWS, HUSBAND & WIFE, by Deed from Taggard W. Andrews and Michelle Andrews, dated August 21, 2003, recorded September 12, 2003 in the Pike County Recorder's Office in OR Book 2006, page 424-427. Being Lot(s), Block 200-000103,

Tax Map of the Township of Lehman, County of Pike. Being RR5 Box 10 a/k/a 1174 West Sugar Mountain Road Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Andrews and Barbara J. Andrews DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,325.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Andrews and Barbara J. Andrews
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT 78,325.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1286-2016r SUR
JUDGEMENT NO. 1286-2016
AT THE SUIT OF PHH
Mortgage Corporation vs
Allen D. Mugaan aka Allen
Mugaan DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1286-2016
PHH Mortgage Corporation

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Allen D. Mugaan aka Allen
Mugaan DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$136,040.72,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Allen D.
Mugan aka Allen Mugan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$136,040.72 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1287-2016r
SUR JUDGEMENT NO.
1287-2016 AT THE SUIT OF
Pennymac Loan Services, LLC
vs John Llewellyn and Sabrina
Llewellyn DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

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

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1287-2016
Pennymac Loan Services, LLC
v.

John Llewellyn
Sabrina Llewellyn
owner(s) of property situate
in the MATAMORAS
BOROUGH, PIKE County,
Pennsylvania, being
403 Pennsylvania A venue, a/k/a
403 Penna Ave, Matamoras, PA
18336

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John Llewellyn
and Sabrina Llewellyn
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$138,555.41, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Llewellyn and Sabrina Llewellyn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,555.41 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1291-2016 PHH Mortgage Corporation v. Christine King Edward J. King owner(s) of property situate in the PALMYRA TOWNSHIP, PIKE County, Pennsylvania, being 100 Old Pine Lane, a/k/a 117 Terrace Road, Tafton, PA 18464-7772 Parcel No. 043.01-03-33 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$215,212.20

Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine King and Edward J. King DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$215,212.20, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$215,212.20 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1311-2016R SUR JUDGEMENT NO. 1311-2016 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee on behalf of HIS Asset Securitization Corporation Trust 2006-HE2 vs Joseph P. Davis aka Joseph Davis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Joseph P. Davis aka Joseph Davis
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,444.70,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph
P. Davis aka Joseph Davis
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$120,444.70 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1314-2014r SUR
JUDGEMENT 1314-2014
AT THE SUIT OF Lsf9
Master Participation Trust vs
Julia Barricelli, in Her Capacity
as Heir of Michael Barricelli,
deceased, Raymond Barricelli, in
His Capacity as Heir of Michael
Barricelli, Deceased Unknown

Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or
Under Michael Barricelli,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1314-2014-CIVIL
Lsf9 Master Participation Trust
v.
Julia Barricelli, in Her Capacity
as Heir of Michael Barricelli,
Deceased Raymond Barricelli,
in His Capacity as Heir of
Michael Barricelli, Deceased
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Michael Barricelli, Deceased
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
281 Sawkill Road, Milford, PA
18337-7103
Parcel No. 111.00-01-31 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$165,945.75
Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

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

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Julia Barricelli, in Her Capacity as Heir of Michael Barricelli, deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,945.75 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1316-2016r SUR JUDGEMENT NO. 1316-2016 AT THE SUIT OF PNC Bank, National Association vs Carol Rosa, Joseph D. Rosa and Nicholas Rosa DEFENDANTS,

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

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

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

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

TITLE TO SAID PREMISES IS VESTED IN JOSEPH D. ROSA AND CAROL ROSA, HIS WIFE, SHALL OWN AN

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Rosa, Joseph D. Rosa and Nicholas Rosa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,544.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carol Rosa, Joseph D. Rosa and Nicholas Rosa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,544.14 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1347-2016r SUR JUDGEMENT NO. 1347-2016 AT THE SUIT OF Ditech Financial LLC vs Sean Helmer DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

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

ALL THAT CERTAIN lot
or parcel of land situate in
the Township of Dingman,
County of Pike and State of
Pennsylvania being Lot 42A,
Block 3, Section 3 set for on
the "Plotting of Sunrise Lake,
Dingman Township, Pike
County, Pennsylvania, made by
Victor E. Orben, Professional
Land Surveyor", recorded on
October 27, 1993 in the Office
for the Recording of Deeds,
etc, Milford, Pike County,
Pennsylvania, in Plot Book
Volume 31, Page 106.
Formerly known as the West
one-half of Lot 41, Block 3,
Section 3, in Drawing No.
FF-592, Revision A, dated June
10, 1993 and Lot 42, Block 3,
Section 3, in Plot Book Volume
7, Page 59.
BEING 103 Wood Haven
Court Milford, PA 18337
BEING Parcel Number 021528
BEING the same premises
which Shirley Calabrese and
Louis P. Calabrese, by deed
dated 4/30/2007 and recorded
5/14/2007 in the Recorder's
Office of Pike County in Deed
Book Volume 2231 at Page
1668, granted and conveyed unto
Sean Helmer, in fee.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sean Helmer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$214,795.21,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Sean Helmer
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$214,795.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

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

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1363-2016r
SUR JUDGEMENT NO.
1363-2016 AT THE SUIT OF
Pennymac Loan Services, LLC
vs Kevin Tracy and Marjorie
Tracy DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1363-2016
Pennymac Loan Services, LLC
v.
Kevin Tracy
Marjorie Tracy
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
6247 Decker rd, Bushkill, PA

18324-7401
Parcel No. 192.04-01-38
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$104,975.77
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Kevin Tracy and Marjorie Tracy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,975.77,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kevin
Tracy and Marjorie Tracy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,975.77 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

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

DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2016-01387
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION ("FANNIE
MAE")
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN piece,
parcel or lot of land, situate,
lying and being in the Township
of Delaware, county of Pike
and State of Pennsylvania, as
more particularly hereinafter
designated and described:
Lot No. 75 on certain map
entitled: 'Plan Showing Proposed
Subdivision of Land of Lorraine
N. Locke along State Road
No. 51001 Near Shepherds
Comers, Delaware Township,
Pike County, Penna., Perimeter
Surveyed by John E. Edraney,
R.S., 1950, Subdivision Layout
May 29, 1956,' bearings being of
the magnetic meridian of 1950,
the aforesaid map or plan being
duly recorded in the Office for
the Recording of Deeds in and
for Pike County, Pennsylvania
on the 31 st day of July, 1958, in
Plat Book 3 at page 51.
The above described property
may be more particularly
described in accordance with a
survey by Victor E. Orben, R.S.,
dated December 4, 1984, and set
forth on Dwg. No. EE-253, as
follows, to wit:
BEGINNING at an iron pipe

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

PARCEL IDENTIFICATION NO: 162.02-16-17, CONTROL #: 02-0-027299
BEING KNOWN AS: 131 Highland Acres Drive a/k/a Lot 75 Highland Acres Drive Dingmans Ferry, PA 18328 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ronald J. Owens and Theresa M. Owens PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PARCEL IDENTIFICATION NO:

162.02-16-17, CONTROL #: 02-0-027299
ATTORNEY ON WRIT:
MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ronald J. Owens and Theresa M. Owens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$47,926.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Owens and Theresa M. Owens
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$47,926.58 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1397-2013r
SUR JUDGEMENT NO.
1397-2013 AT THE SUIT
OF Nationstar Mortgage LLC
d/b/ Champion Mortgage
Company vs Unknown Heirs,
Successors, Assigns and all
Persons, Firms, or Associations
Claiming Right title or Interest
from or Under Ismael Lopez,
Deceased, Adela lopez Solely
in Her Capacity as Heir of I
Ismael Lopez, Deceased, Chez
Lopez, solely in His Capacity
as Heir of Ismael Lopez,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

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

ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania,
being lot or lots No. 3120,
Section No. 33 as is more
particularly set forth on the
Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot Book Volume 27, Pages 54
& 55.

TAX PARCEL NO:

06-0-106540

BEING KNOWN AS: 861

Saw Creek Estates, Bushkill PA.
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Unknown Heirs, Successors,
Assigns and all Persons, Firms,
or Associations Claiming
Right title or Interest from or
Under Ismael Lopez, Deceased,
Adela lopez Solely in Her
Capacity as Heir of I Ismael
Lopez, Deceased, Chez Lopez,
solely in His Capacity as Heir
of Ismael Lopez, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,520.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right title or Interest from or Under Ismael Lopez, Deceased, Adela lopez Solely in Her Capacity as Heir of I Ismael Lopez, Deceased, Chez Lopez, solely in His Capacity as Heir of Ismael Lopez, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,520.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1537-2016r SUR JUDGEMENT NO. 1537-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Abdul A. Jaludi and Stefanie Jaludi DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LAND SITUATED IN THE TOWNSHIP OF MILFORD IN THE COUNTY OF PIKE IN THE STATE OF PA ALL THAT PIECE OR PARCEL, OF LAND SITUATE IN THE TOWNSHIP OF MILFORD, PIKE COUNTY, PENNSYLVANIA,

DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 12,
SHOWN ON A SURVEY
PLAT MAP OF MOON
VALLEY FALLS FINAL
PLAN PHASE I, AS
PREPARED BY UTILITY
ENGINEERS DIVISION,
QUAD THREE GROUP,
INC WILKES-BARRE,
PENNSYLVANIA AND
RECORDED IN THE PIKE
COUNTY RECORDER'S
OFFICE IN PLAT BOOK 25
AT PAGE 220.
BEING THE SAME
PREMISES WHICH MOON
VALLEY FALLS, INC.
BY ITS CERTAIN DEED
DATED JANUARY 24,
1989 AND RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS
IN AND FOR PIKE
COUNTY, PENNSYLVANIA
RECORDED BOOK
VOLUME 18 PAGE
235, GRANTED AND
CONVEYED UNTO
FRANK O'DONNELL
AND MICHELLE J.
O'DONNELL HIS WIFE,
THE GRANTORS.
BEING KNOWN AS: 106
Maple Court, Milford, PA
18337
PROPERTY ID NO.:
097-03-01-57-012
TITLE TO SAID PREMISES
IS VESTED IN Abdul A. Jaludi
and Stefanie Jaludi, his wife and
the survivor of them BY DEED
FROM Frank O'Donnell
and Michelle J. O'Donnell,
by her attorney in fact, Frank
O'Donnell DATED 06/01/1998

RECORDED 06/02/1998 IN
DEED BOOK 1539 PAGE
003.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Abdul A. Jaludi and Stefanie
Jaludi DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$326,679.60,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$326,679.60 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1539-2014r SUR JUDGEMENT NO. 1539-2014 AT THE SUIT OF Wells Fargo Bank NA vs Barbara A. Clark aka Barbara Ann Clark and Mitchell S. Clark aka Mitchell Stuart Clark DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1539-2014 Wells Fargo Bank, N.A.
v.

Barbara A. Clark a/k/a Barbara Ann Clark
Mitchell S. Clark a/k/a Mitchell Stuart Clark
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being
102 Bushkill Lane, Milford, PA 18337-9542
Parcel No. 121.04-04-35-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$136,401.49
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Barbara A. Clark aka Barbara Ann Clark and Mitchell S. Clark aka Mitchell Stuart Clark DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$136,401.49, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara A. Clark aka Barbara Ann Clark and Mitchell S. Clark aka Mitchell Stuart Clark DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$136,401.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelnan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA Ann19103
02/17/17 · 02/24/17 · **03/03/17**

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1553-2015r SUR JUDGEMENT NO. 1553-2015 AT THE SUIT OF Bayview Loan Servicing, LLC vs Daniel Thomas Disimile, in His

Capacity as CO-Administrator of the Estate of Daniel J. Jr. Disimile aka Daniel J. Disimile, Jr and Christopher M. Disimile, in His Capacity as Co-Administrator of The Estate of Daniel J Jr Disimile aka Daniel J. Disimile, Jr. and James Allen Disimile, in His Capacity as Heir of the Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr. and Matthew R. Disimile, in His Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Leighann Disimile, in Her Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Daniel J. Disimile, Jr, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1553-2015 Bayview Loan Servicing, LLC v. Daniel Thomas Disimile, in His Capacity as CO-Administrator of The Estate of Daniel J

Jr Disimile a/k/a Daniel J. Disimile, Jr
Christopher M. Disimile, in His Capacity as CO-Administrator of The Estate of Daniel J Jr Disimile a/k/a Daniel J. Disimile, Jr
James Allen Disimile, in His Capacity as Heir of The Estate of Daniel J Jr Disimile a/k/a Daniel J. Disimile, Jr
Matthew R. Disimile, in His Capacity as Heir of The Estate of Daniel J Jr Disimile a/k/a Daniel J. Disimile, Jr
Leighann Disimile, in Her Capacity as Heir of The Estate of Daniel J Jr Disimile a/k/a Daniel J. Disimile, Jr
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Daniel J. Disimile, Jr, Deceased owner(s) of property situate in the MILFORD TOWNSHIP, PIKE County, Pennsylvania, being
106 Oak Court, Milford, PA 18337-9479
Parcel No. 097.03-01-57.006 (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$148,061.31
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel Thomas Disimile, in His

Capacity as CO-Administrator of the Estate of Daniel J. Jr. Disimile aka Daniel J. Disimile, Jr and Christopher M. Disimile, in His Capacity as Co-Administrator of The Estate of Daniel J Jr Disimile aka Daniel J. Disimile, Jr. and James Allen Disimile, in His Capacity as Heir of the Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr. and Matthew R. Disimile, in His Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Leighann Disimile, in Her Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Daniel J. Disimile, Jr, Deceased
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,061.31, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel Thomas Disimile, in His Capacity as CO-Administrator of the Estate of Daniel J. Jr. Disimile aka Daniel J. Disimile, Jr and Christopher M. Disimile, in His Capacity as Co-Administrator of The Estate of Daniel J Jr Disimile aka Daniel J. Disimile, Jr. and James Allen Disimile, in His Capacity as Heir of the Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr. and Matthew R. Disimile, in His Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Leighann Disimile, in Her Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Daniel J. Disimile, Jr, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,061.31 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1583-2014r SUR JUDGEMENT NO. 1583-2014 AT THE SUIT OF Midfirst Bank vs Donna Bertalan, as Administratrix of the Estate of Christopher Jay Bertalan, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Rodney Road, Milford, PA
18337.
MAP # 121-03-01-07
CONTROL # 03-0-064903
Reference Pike County Record
Book 2265 Page 2557
TO BE SOLD AS
THE PROPERTY OF
DONNA BERTALAN,
AS ADMINISTRATRIX
OF THE ESTATE OF
CHRISTOPHER JAY
BERTALAN, DECEASED
UNDER PIKE COUNTY
JUDGMENT NO. 1583-2014

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Donna Bertalan, as
Administratrix of the Estate
of Christopher Jay Bertalan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$191,503.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Donna
Bertalan, as Administratrix of
the Estate of Christopher Jay
Bertalan DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$191,503.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1589-2014r SUR
JUDGEMENT NO. 1589-2014
AT THE SUIT OF The Bank
of New York, Mellon FK The
Bank of New York, as Trustee
for the certificateholders of the
CWABS, Inc. Asset Backed
Certificates Series 2006-22 c/o
Special loan Servicing LLC
vs Frank Arroyo and Theresa

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

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

By virtue of a Writ of Execution
No. 1589-2014

THE BANK OF NEW
YORK MELLON FK THE
BANK OF NEW YORK,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
OF THE CWABS,
INC ASSET BACKED
CERTIFICATES SERIES
2006-22 C/O SPECIAL
LOAN SERVICING LLC
v.

FRANK ARROYO
THERESA ARROYO
owners of property situate in
TOWNSHIP OF DINGMAN,
Pike County, Pennsylvania,
being
111 SLATE COURT A/K/A
3878 SUNRISE LAKE, PA
18337

Parcel No. 03-0-021493
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
AND LOT
Judgment Amount: \$349,447.39

Attorneys for Plaintiff
Parker McCay, PA

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Frank Arroyo and Theresa
Arroyo DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$349,447.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

COLLECT \$349,447.39 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1654-2014r SUR JUDGEMENT NO. 1654-2014 AT THE SUIT OF Deutsche Bank National Trust vs Mark A. Knerr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1654-2014
ALL THAT CERTAIN lot or piece of ground situate in Palmyra Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:

086-01-05-32
PROPERTY ADDRESS 5 B
Lennon Road Greentown, PA
18426
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Mark A. Knerr
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark A. Knerr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$117,439.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Knerr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$117,439.68 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
March 15, 2017

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

DATE:

SHORT DESCRIPTION

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas Barton and Sharon Barton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,712.57, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas Barton and Sharon Barton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$120,712.57 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2809-2010r SUR JUDGEMENT NO. 2809-2010 AT THE SUIT OF Federal National Mortgage Association

vs Deborah Luca, Joan Luca, Last Record ownr, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joan Luca, Last Record Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel, or piece of ground situate in the Township of Dingman, County of Pike and State of Pennsylvania, being Lot No 100, Section No. 2, as shown on map entitled subdivision of Section A, Pocono Mountain Woodland Lakes, Corp, on file in the Recorder's Office at Milford, Pennsylvania in Plat Book 10, page 135.

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

03-0-017384

TITLE TO SAID PREMISES IS VESTED IN DEBORAH LUCA AND JOAN LUCA, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM JOSEPH

W. WILSON DATED
12/16/2005 RECORDED
12/20/2005 IN DEED BOOK
2150 PAGE 1713.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS

HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Deborah
Luca, Joan Luca, Last Record
ownr, Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or
Interest From or Under Joan
Luca, Last Record Owner
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$464,954.47 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

CIVIL ACTIONS FILED

*From February 16, 2017 to February 22, 2017
Accuracy of the entries is not guaranteed.*

CONTRACT – DEBT COLLECTION: CREDIT CARD

Discover Bank v. German C. Oppenheimer	No. 232-2017	02/21/17
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CONTRACT – DEBT COLLECTION: OTHER

Birchwood Lakes Community Association v. Mark Strzalka	No. 219-2017	02/16/17
Unifirst Corporation v. Jason D. King and R and D2	No. 230-2017	02/21/17
Unifirst Corporation v. Warner Tschopp Jr. and Big W Mechanical	No. 231-2017	02/21/17

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

Nationstar Mortgage LLC v. David D. McDonald and David McDonald	No. 215-2017	02/16/17
Dime Bank v. Robert Grille	No. 218-2017	02/16/17
JPMorgan Chase Bank NA v. James Morrissey	No. 220-2017	02/16/17
Wells Fargo Bank NA v. John C. Luke and Norma I. Castro Luke	No. 221-2017	02/16/17
Wilmington Savings Fund Society v. Robin Henry and Steven R. Saufroy	No. 227-2017	02/17/17
JPMorgan Mortgage Acquisition Corp. v. Christopher Lambert and Christopher M. Lambert and Reginald Lambert	No. 235-2017	02/21/17

MARRIAGE LICENSE FILINGS

Granger Hamil Greenbaum and Italivi Guadalupe Reboreda-Guerrero	No. 13-2017	02/16/17
Thomas Giles Stymacks and Diana Marie Gumble	No. 14-2017	02/21/17
Willard Lee Hall Jr. and Kimbery Ann Rodriguez	No. 15-2017	02/21/17

MISCELLANEOUS - OTHER

Marjam Supply Company v. Westfall Senior Apartments I Associates LLC	No. 228-2017	02/17/17
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DIVORCES FILED

Svetlana Tamam v. Ahmed Elgayav	No. 213-2017	02/16/17
Jennifer E. Dwan v. Patrick S. Dwan	No. 214-2017	02/16/17
Elvia Toombs v. Rhett Zoll	No. 222-2017	02/16/17
Linda L. Schwartz v. Henry F. Schwartz	No. 226-2017	02/17/17

DIVORCES GRANTED

Winslow King v. Sandra J. King	No. 957-2016	02/16/17
Tiffany Jean Pick v. David Salvatore Pick	No. 116-2016	02/22/17

PROTECTION FROM ABUSE

Ethel Williams v. Lacombe Charles	No. 229-2017	02/21/17
Amanda Marie Jablonski v. Christopher Matthew Reilly	No. 237-2017	02/22/17

MORTGAGES AND DEEDS

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

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Ellen, Tyrone	Dime Bank	124,000	Circle Green Condominium Palmyra Township
McQuillan, Charles E. McQuillan, Marlene I.	MERS Mortgage Electronic Registration System, Inc. Paramount Equity Mortgage LLC	173,300	The Glen at Tamiment Lehman Township
Borchers, Sean P. Borchers, Valerie D.	Wells Fargo Bank NA	140,000	Conashaugh Lakes Dingman Township
Treptow, Robert K.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	71,000	Hemlock Farms Blooming Grove Township
Kline, Kyle A. Kline, Heather E.	MERS Mortgage Electronic Registration System, Inc. USAA Federal Savings Bank	158,332	Tink-Wig Mountain Lake Forest Lackawaxen Township
Profeta, Angela	MERS Mortgage Electronic Registration System, Inc. Stearns Lending LLC	100,170	Marcel Lake Estates Delaware Township
Schroder, Brian K. Schroder, Bridget L.	MERS Mortgage Electronic Registration System, Inc. Stearns Lending LLC	227,797	Hemlock Farms Blooming Grove Township
Stone, John E.	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	233,000	Birchwood Lakes Delaware Township
Sanchez, Yuderkis A. Sanchez, Emiliano A.	MERS Mortgage Electronic Registration System, Inc. Provident Funding Associates LP	131,100	Saw Creek Estates Lehman Township

Lynch, Joseph J.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	49,000	Hinkel Estates Shohola Township
Segarra, Frank Segarra, Maggie	Wells Fargo Bank NA	277,288	Conashaugh Lakes Dingman Township
Faber, Joseph A.	MERS Mortgage Electronic Registration System, Inc. Bank of America NA	128,000	PMWL Dingman Township
Hillmann, Richard B. Hillmann, Melissa R.	NBT Bank NA	30,000	PMWL Dingman Township
Ross, Joseph Ross, Kathleen A.	Dime Bank	44,000	Fawn Lake Forest Lackawaxen Township
Bocaletti, Luis	Dime Bank	86,500	Village of Matamoras Map Matamoras Borough
Steiger, Alfred C.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	85,011	Falling Waters at Masthope Lackawaxen Township
Engvaldsen, Thomas Engvaldsen, Rosemary	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC	113,300	Lake Teedyuskung Addition Lackawaxen Township
Bartleson, Christopher Allen	MERS Mortgage Electronic Registration System, Inc. Loandepot.com LLC	195,000	Tink-Wig Mountain Lake Forest Lackawaxen Township
Loosemore, William Wlodarski, Irene C.	MERS Mortgage Electronic Registration System, Inc. Loandepot.com LLC	200,000	Westfall Township
Maier, Martin H.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	42,000	Hemlock Farms Dingman Township
Misturini, Robert	MERS Mortgage Electronic Registration System, Inc. Howard Bank	55,000	Twin Lake Woods Shohola Township
Yllanes, Andres M. Yllanes, Angela	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	81,600	Foster Lands Lehman Township

Trinka, Christopher M.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	205,700	Hemlock Coves Division Lackawaxen Township
Tapia-Dacuna, Gonzalo Dacuna, Gonzalo Tapia	MERS Mortgage Electronic Registration System, Inc. Atlantic Home Loans, Inc.	89,646	Pine Ridge Lehman Township
Schatt, Neal Schatt, Rosemarie	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	174,300	Falling Waters at Masthope Lackawaxen Township
Collins, Kim	JPMorgan Chase Bank NA	46,500	Tanglwood Lakes Palmyra Township
Arcarola, Joan M.	Santander Bank NA	113,000	PMWL Dingman Township
Moccardi, Frank N. Moccardi, Gwen K.	MERS Mortgage Electronic Registration System, Inc. Summit Mortgage Corporation	173,655	Skyview Lake Greene Township
Rewoldt, Martin Carl Rewoldt, Christine E.	MERS Mortgage Electronic Registration System, Inc. Money Source, Inc.	134,615	Marcel Lake Estates Delaware Township
Dipinto, Gina R. Olan, Marilyn Mutascio, Debra, Agent	NBT Bank NA	152,000	PMWL Dingman Township
Cook, Kari E.	MERS Mortgage Electronic Registration System, Inc. Florida Capital Bank NA Approved Mortgage Group	135,304	PMWF Delaware Township
Artamoshina, Olga Artamoshin, Aleksandr	MERS Mortgage Electronic Registration System, Inc. Mortgage Network, Inc.	122,400	Wild Acres Delaware Township
Johnson, Cecil M.	Pennsylvania Housing Finance Agency	17,500	Marcel Lake Estates Delaware Township
Hall, Marcia I.	MERS Mortgage Electronic Registration System, Inc. E Mortgage Management LLC	139,741	Hemlock Farms Blooming Grove Township

Hooghuis, Alana Hooghuis, Carl, III	MERS Mortgage Electronic Registration System, Inc. Centennial Lending Group LLC	293,584	PMWF Delaware Township
Latini, Daniel	MERS Mortgage Electronic Registration System, Inc. Planet Home Lending LLC	121,736	PMWL Dingman Township
Mancuso, James Mancuso, Linda P.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	258,500	Tanglwood Lakes Palmyra Township
Jeffers, Thomas P.	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC Greenlight Loans	65,400	Birchwood Lakes Delaware Township
Irwin, Barbara A.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	66,000	Wild Acres Delaware Township
Joyce, James Francis Joyce, Lisa C.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	220,924	PMWL Dingman Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
MTGLQ Investors LP	Bueki, Philip, Shrff. Wunder, Frances, Est. Calascibetta, Joan Wunder, Ronald Wunder, Bruce	123,889	Pine Ridge Lehman Township
First Northern Bank and Trust Company First National Bank of Palmerton	Bueki, Philip, Shrff. Goodwin, William R.	1.00	Palmyra Township
Coutts, Maria F. Coutts, Kevin D.	French, Jane M.	1.00	Blooming Grove Township
NRZ REO VIII LLC	Bueki, Philip, Shrff. Barnes, William F. Barnes, Nicole Ann	1.00	Hickory Acres Lackawaxen Township

Ellen, Tyrone	Cestaro, William Cestaro, Mary J. Cestaro, William, Agent	155,000	Circle Green Condominium Palmyra Township
Koza, Elaine Koza, Edward, Est.	Wild Acres Lakes Property and Homeowner Association	405	Wild Acres Delaware Township
Wild Acres Lakes Property and Homeowner Association	Danza, Edward Danza, Helen	405	Wild Acres Delaware Township
Federal National Mortgage Association Fannie Mae	Bueki, Philip, Shrff. Petty, Edith V., Admrx. Vitacco, Michael, Est.	1.00	Pocono Ranchlands Lehman Township
Sokolewicz, Peter M. Sokolewicz, Malgorzata	Sokolewicz, Peter M. Sokolewicz, Malgorzata Sokolewicz, Christopher	1.00	Falling Creek Estates Map Lehman Township
Secretary of Housing & Urban Development	Wells Fargo Bank NA	1.00	Saw Creek Estates Lehman Township
Federal Home Loan Mortgage Corporation	Weber, Eric W. Weber, Jamice-Lee	1.00	Gold Key Estates Dingman Township
Brzostek, Zenon	Brzostek, Zenon	1.00	Forest Ridge Division Lackawaxen Township
Protas, Jerry	Protas, Jerry	1.00	Lackawaxen Township
Preziosi-Gross, Kathleen Gross, Kathleen Preziosi Preziosi, Robert Preziosi, Thomas Preziosi, John Lynch, Christine	Preziosi, Kathleen Preziosi, Robert J., Est.	1.00	Lackawaxen Township
DeCurtis, Donald DeCurtis, Laurel	DeCurtis, Donald, Exr. DeCurtis, Barbara B., Est.	1.00	Palmyra Township
Roszkowski, Mark J.	Pike County Tax Claim Bureau, Tr. Urdaz, Thomas Urdaz, Ralph	2,001	Marcel Lake Estates Delaware Township
McQuillan, Charles E. McQuillan, Marlene I.	McQuillan, Charles E. McQuillan, Marlene I. McQuillan, Marlene L.	1.00	The Glen at Tamiment Lehman Township
Clemenson, James Clemenson, Beverly	Mistretta, Thomas R. Cruz Mistretta, Gladys Mistretta, Gladys Cruz	213,500	Tanglwood Lakes Blooming Grove Township
Arsenault, Daniel	Egan, Barry Egan, Martha	3,500	Rhoads Estate Lands Greene Township
Teleky, Noemi M.	Teleky, Noemi M. Rodriguez, Roberta J.	1.00	Blooming Grove Township

Mulhare, Peter T.	Haynes, Alice Haynes, Barbara, Agent Haynes, George, Est.	27,900	Wild Acres Delaware Township
Pryce Goldstein, Judy Goldstein, Judy Pryce Werner, Ann	Pryce Goldstein, Judy Goldstein, Judy Pryce Pryce, Mary P.	1.00	Shohola Falls Trails End Shohola Township
Durrwachter, Michael M., Tr. Stilo, Melissa M., Tr. Marion Durrwachte Irrevocable Trust 11/21/2016 Melvin Durrwachte, Jr. Irrevocable Trust 11/21/2016	Durrwachter, Melvin C., Jr., Tr. Durrwachter, Marion L., Tr. Durrwachter Revocable Living Trust 01/14/99	1.00	Westfall Township
Kline, Kyle A. Kline, Heather E.	Wayne Bank	155,000	Tink-Wig Mountain Lake Forest Lackawaxen Township
Austin, Charles J.	Barber, Clarence Barber, Maureen	39,000	Greene Township
Profeta, Angela	Rivera, Jose A. Rivera, Alice V., Agent Rivera, Alice V.	111,300	Marcel Lake Estates Delaware Township
Schroder, Brian K. Schroder, Bridget L.	Adams, Karin B.	232,000	Hemlock Farms Blooming Grove Township
Mohr, Gary J.	Weems, Lorraine A., Est. Weems, Kenneth G., Exr. Weems, Larry G., Est.	74,256	Lackawaxen Township
Modrzewski, Edward Modrzewski, Catherine	Pocono Mountain Lake Forest Community Association, Inc.	5,000	PMLF Delaware Township
Sequoia Tree, Inc.	Global Real Estate Solutions LLC	25,000	Greeley House Map Lackawaxen Township
Stone, John E.	Bellagamba, Lorraine Albanoski, Joseph A., Est.	233,000	Birchwood Lakes Delaware Township
Neidhart, Thomas Neidhart, Angelique	Topolewski, Matthew Topolewski, Lora Denise	23,500	Birchwood Lakes Delaware Township
Donson, Jack Donson, Kathleen	Pike County Tax Claim Bureau, Tr. Teta, Darren Teta, Yvonne	1,251	Meadow Ridge Acres Delaware Township
Homan, Lawrence H. DeLade, Lorie M.	Pike County Tax Claim Bureau, Tr. Sedares, George Sedares, Madeline P.	2,000	Greene Township

Secretary of Housing & Urban Development	PNC Bank NA	10	Birchwood Lakes Delaware Township
Ripp, Laura	Dolge, Alan Dolge, Patricia	140,000	Traces of Lattimore Delaware Township
Tapia-Dacuna, Gonzalo Dacuna, Gonzalo Tapia	Paz, Pedro	88,750	Pine Ridge Lehman Township
Treyger, Boris, Tr. AIT Planning Trust	Treyger, Boris, Tr. Treyger Family Trust	1.00	Lake Adventure Dingman Township
Mangan, Kenneth Thomas Mangan, Danielle	Sosa, Flora Sosa-Somers, Flora Somers, Flora Sosa Somers, Michael S.	45,000	Lackawaxen Township
Flashner, Alexis	Leach, Richard D. Leach, Beverly J.	14,500	Tink-Wig Mountain Lake Forest Lackawaxen Township
Pellikan, Edward F., Jr. Pellikan, Christine	Pellikan, Edward Pellikan, Edward F., Jr. Pellikan, Christine	1.00	The Escape Palmyra Township
Bonadonna, Arline	Elman, Leon Elman, Arlene	210,000	Hemlock Farms Blooming Grove Township
Reichert, Monika Dabroska, Ewa	Herr, Christian Herr, Maria	5,000	Tafton View Palmyra Township
Moccardi, Frank N. Moccardi, Gwen K.	Struble, James Struble, Christina	170,000	Skyview Lake Greene Township
Hoops, Carl	Dunn, Lynda Dunn, Coulby, Est.	12,757	Tanglwood Lakes Blooming Grove Township
Resetar, George	Ramcharan, Natasha I.	8,000	Shohola Falls Trails End Shohola Township
Dipinto, Gina R. Olan, Marilyn	Lacagnina, John Lacagnina, Susan	190,000	PMWL Dingman Township
Cook, Kari E.	Medich, Thomas Medich, Eileen	137,800	PMWF Delaware Township
Artamoshin, Aleksandr Artamoshina, Olga	Shpiginur, Michail Shpiginur, Yelena Shpiginur, Roman	153,000	Wild Acres Delaware Township
Federal National Mortgage Association	Dann, William J. Harris, Gail J. Dann, Gail	1.00	Hemlock Farms Blooming Grove Township
Bator, Stanislaw	Bator, Andrzej R. Bator, Andrzej R.	1.00	Palmyra Township

Lopez, Daniela Veronica	Bank of New York Mellon, Tr. Bank of New York, Tr. CWABS, Inc., Benefit Asset Backed Certs. Series 2005-1 Ditech Financial LLC, Agent Green Tree Servicing LLC, Agent	54,000	Pine Ridge Lehman Township
Vasilyeva, Tatyana	Bowen, Michael	6,000	Shohola Falls Trail End Shohola Township
Hall, Marcia I.	Hall, Marcia I. Hall, Russell A., Est.	1.00	Hemlock Farms Blooming Grove Township
Giancola, Barbara	Wilmington Savings Fund Society FSB, Tr. Christiana Trust, Tr. Carlsbad Funding Mortgage Trust Rushmore Loan Management Services LLC, Agent	43,750	Walker Lake Shores Shohola Township
Nolan, Michael	Smith, Matthew Smith, Michelle	1.00	Hemlock Farms Blooming Grove Township
Hooghuis, Carl, III Hooghuis, Alana	Brittain, James Brittain, Laura K.	1.00	PMWF Delaware Township
Debord, Kenneth Debord, Arlene	Lepson, Robert E. Lepson, Anna E.	1,223	Eagle Village at Tamiment Lehman Township
Joyce, James Francis Joyce, Lisa C.	Edelman, William Edelman, Sherri	225,000	PMWL Dingman Township
Drankova, Tatyana Ordzywolski, Sebastian	Devinsky, Yury	12,150	Shohola Falls Trails End Shohola Township
Voloshin, Zoriy, Tr. AIV Family Trust	Voloshin, Aleksandr Voloshina, Larisa	1.00	Marcel Lake Estates Delaware Township
Harrison, Karen Tina Schiffer, Richard J.	Desmedt, William H. Desmedt, Kathrin	210,000	Hinkel Estates Shohola Township
Caesar, Harold Theodore Caesar, Doreen Patricia	Wessner, Charlie C. Wessner, Jo Anne	5,500	Shohola Falls Trails End Shohola Township
Secretary of Housing & Urban Development	Wells Fargo Bank NA Orange Coast Title Company, Agent	1.00	Gold Key Lake Dingman Township

Gods Blessing LLC	Federal Home Loan Mortgage Corporation Freddie Mac Udren Law Offices PC, Agent	41,000	Wild Acres Delaware Township
Witherel, Glen E.	Witherel, Glen E. Witherel, Jolene A.	1.00	Trivelpiece Lands Blooming Grove Township



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