

# 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 ♦ APRIL 07, 2017 ♦ NO. 15



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## UPCOMING EVENTS:

APRIL CLE "Mrs. Doubtfire"

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

8:30 a.m. Registration

Balch's Seafood Restaurant

Wills for Heroes

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

8:30 a.m. Registration

Hampton Inn at Westfall – LOCATION CHANGE

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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



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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.

*EL*

**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**

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**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

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### 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

Hampton Inn at Westfall  
122 Westfall Town Drive  
Matamoras, PA 18336  
Hampton Inn phone number:  
(570) 491-5280  
Saturday, April 22nd  
8:30am Registration  
9:00am-11:00am Training  
11:00am-4:00pm Volunteers needed



ALL  
Framed Prints  
**\$20**  
or less!

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

Bruce Frank's  
Pike County Mini Prints  
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Milford, PA 18337

# Pike County Mini Prints

**NOW AVAILABLE AT  
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PRICES**

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

## COURT CALENDAR

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

### MONDAY, APRIL 10, 2017

- 09:00 AM Docket #: 97-2017  
**Rudolph Ludwig vs. Carl VanHorn and Charles Hockenberry, Jr., Individually and d/b/a Hockenberry's Garage**  
Argument on Preliminary Objections - Defs PO to Plaintiff Compl seeking Declaratory Judgment  
*Plaintiff Attorney: Derek B. Smith, Esq.*  
*Defense Attorney: Michael J. Domanish, Esq.*
- 09:00 AM Docket #: 1542-2016  
**Stonecrest Acquisitions, LLC vs. John Doe, Herman Coch, and/or Tenant/Occupant**  
Argument - Plain Mtn for Judgment on Pleadings  
*Plaintiff Attorney: Sherri J. Braunstein, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 1306-2016  
**Wells Fargo Bank, N.A. vs. Kristopher S. Young, Kimberly J. Young**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Amanda L. Rauer, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 1174-2016  
**Discover Bank vs. Rebekah A. Dowd**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: William T. Molczan, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 1440-2016  
**Robert Cron vs. Wells Fargo Bank, N.A.**  
Argument - Plaintiff Mtn to Compel Deposits and Mtn for Sanctions  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Matthew G. Bruskrwood, Esq.*
- 09:00 AM Docket #: 1847-2014  
**Bayview Loan Servicing, LLC vs. Donna Parker and Thomas Parker**  
Argument on Motion for Summary Judgment - Plaintiffs Motion  
*Plaintiff Attorney: Alyk L. Oflazian, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
- 09:00 AM Docket #: 1542-2016  
**Stonecrest Acquisitions, LLC vs. Herman Koch, John Doe and/or Tenant/Occupant**  
Argument - Plaintiffs amended Mtn for Judgment on Pleadings  
*Plaintiff Attorney: Sherri J. Braunstein, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 1481-2016  
**Grace Stevens, at all times a minor, by her Mother and Natural Guardian, Debra Stevens and Debra Stevens Individually vs. Carl Scogmanillo and Erie Insurance Company**  
Argument on Preliminary Objections - Pl PO to C. Scogmanillo New Matter to Pl Complaint  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Joanne Kelhart, Esq. and Chris J. Carling, Esq.*
- 09:00 AM Docket #: 105-2017  
**Daniel Connelly vs. Crystal Hogue**  
Argument on Preliminary Objections - Def PO to Plaintiff Complaint  
*Plaintiff Attorney: Kelly A. Gaughan, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
- 09:00 AM Docket #: 1896-2013  
**Janine and John Banks, Husband and Wife vs. Noel Castillo and Allstate Insurance Company**  
Argument - Def mtn to compel, Mtn Overrule Pl Obj, Pet to Def  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Thomas P. Comerford, Esq., Divya Wallace, Esq.*
- 09:00 AM Docket #: 17-2017  
**Drita Fitzgerald vs. Rosalind Ebert**  
Argument on Preliminary Objections - Plant PO to Def New Matter  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*

- *Defense Attorney: Michael A. Giannetta, Esq.*  
09:00 AM Docket #: 1174-2016  
**Discover Bank vs. Rebekah A. Dowd**  
Hearing - Def Mtn Perm w/draw  
Deemed Admiss & Requests  
*Plaintiff Attorney: William T. Molczan, Esq.*  
*Defense Attorney: Matthew D. Jinks, Esq.*
  - 09:00 AM Docket #: 19-2015  
**Commonwealth of PA vs. Eric Matthew Frein**  
Jury Trial -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael E. Weinstein, Esq.,*  
*William Ruzzo, 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 #: 5-2016 DP  
**In Re: JC**  
Hearing - Motion for Modification  
of Placement  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Mark Moulton, Esq. GAL,*  
*Amanda Chesar, Esq., Lindsey Collins, Esq.*
- TUESDAY, APRIL 11, 2017**
- 09:00 AM Docket #: 2180-2009  
**David Morell and Jacqueline Morell, his wife vs. Renildo M. Dasilva and Nationwide Mutual Insurance**  
Hearing - R. Dasilva Mtn Dismiss  
Lack Prosecution Mtn Sancti  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: James A. Doberty, Jr., Esq.,*  
*Kevin C. Hayes, Esq., George E. Saba, Esq.*
  - 09:00 AM Docket #: 1420-2015  
**Peter Horvat vs. Phyllis A. Swan**  
Hearing - Def Motion for  
Reconsideration  
*Plaintiff Attorney: Christopher J. Finney, Esq.*  
*Defense Attorney: Ronald M. Bugaj, Esq.*
  - 09:00 AM Docket #: 249-2017  
**Antonio Santoro vs. Jon Jason Rosado**  
Hearing - Plaintiffs Standing  
*Plaintiff Attorney: Ashley G. Zimmerman, Esq.*  
*Defense Attorney:*
  - 09:00 AM Docket #: 494-2016  
**Amanda Pitt vs. Steven Pitt, Jr.**  
Hearing - Pl Motion for Hearing on  
Mtn to Compel Exec of Doc  
*Plaintiff Attorney: Christine Rechner, Esq.*  
*Defense Attorney: Ronald M. Bugaj, Esq.*
  - 09:00 AM Docket #: 1729-2015  
**LSF9 Master Participating Trust vs. Edward J. Decker and Stefanie A. Decker**  
Hearing - Plaintiffs Motion for  
Reconsideration  
*Plaintiff Attorney: Joseph A. Dessoye, Esq.*  
*Defense Attorney: Mark Moulton, Esq.*
  - 09:00 AM Docket #: 459-2014  
**Birchwood Lakes Community Association vs. Edward S. Haberzettl and Nancy M. Haberzettl, h/w**  
Hearing - Assessment of Damages  
*Plaintiff Attorney: James J. Wilson, Esq.,*  
*Mark J. Kozlowski, Esq.*  
*Defense Attorney: Eric L. Hamill, Esq.*
  - 09:00 AM Docket #: 19-2015  
**Commonwealth of PA vs. Eric Matthew Frein**  
Jury Trial -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael E. Weinstein, Esq.,*  
*William Ruzzo, Esq.*
  - 09:30 AM Docket #: 1598-2016  
**Peter Bond vs. Jean Bond**  
Custody Conference -  
*Plaintiff Attorney:*  
*Defense Attorney:*
  - 11:00 AM Docket #: 1615-2016  
**Kaitlyn Farina vs. Bradley Powell**  
Custody Conference -  
*Plaintiff Attorney: Matthew Galasso, Esq.*  
*Defense Attorney:*
  - 11:00 AM Docket #: 445-2016  
**James Daletto, Jr. vs. Holly Daletto**  
Hearing - Plaint Emergency Pet for  
Custody  
*Plaintiff Attorney:*  
*Defense Attorney:*
  - 01:30 PM Docket #: 772-2014  
**Louis Troiano d/b/a Green Way Consulting, LLC and Green Way-Consultant, LLC vs. Pike County and Pike County Commissioners, Et al.**

Hearing - Defendant Pet to Prohibit  
Plaint Taking Deposition  
*Plaintiff Attorney: Matthew Weisburg, Esq.*  
*Defense Attorney: Michael J. Donahue, Esq.*

**WEDNESDAY, APRIL 12, 2017**

- 09:00 AM Docket #: 107-2017  
**Denise Bryant vs. Toni Mari Stoner MacLean**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 09:00 AM Docket #: 19-2015  
**Commonwealth of PA vs. Eric Matthew Frein**  
Jury Trial -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael E. Weinstein, Esq., William Ruzzo, Esq.*
- 10:30 AM Docket #: 1926-2012  
**Jamie Conklin vs. Joseph Findley**  
Hearing - Pl Emerg Pet for Spec Relief  
*Plaintiff Attorney:*  
*Defense Attorney: Kimberly Martin, Esq.*
- 01:30 PM Docket #: 8-2015 DP  
**In re: WEO**  
Permanency Review -  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Lindsey Collins, Esq. GAL*
- 01:30 PM Docket #: 6-2016 DP  
**In Re: DS**  
Permanency Review -  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Lindsey Collins, Esq. GAL, James Baron, Esq., Amanda Chesar, Esq.*
- 01:30 PM Docket #: 14-2015 DP  
**In RE: DR**  
Permanency Review -  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Lindsey Collins, Esq. GAL*
- 01:30 PM Docket #: 13-2015 DP  
**In Re: AR**  
Permanency Review -  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Lindsey Collins, Esq. GAL*
- 01:30 PM Docket #: 11-2015 DP  
**In Re: WF**

Permanency Review -  
*Plaintiff Attorney: Stacey Beecher, Esq.*  
*Defense Attorney: Mark Moulton, Esq. GAL, Amanda Chesar, Esq., & James Baron, Esq.*

- 01:30 PM Docket #: 12-2015 DP  
**In Re: MF**  
Permanency Review -  
*Plaintiff Attorney: Stacey Beecher, Esq.*  
*Defense Attorney: Mark Moulton, Esq. GAL, Amanda Chesar, Esq., & James Baron, Esq.*

**THURSDAY, APRIL 13, 2017**

- 09:00 AM Docket #: 62-2016 OC  
**In Re: Estate of Robert K. Tierney vs. Argument - Joyce A. Foesigs**  
Praecipe for Argument  
*Plaintiff Attorney: James J. Scanlon, Esq.*  
*Defense Attorney: R. Anthony Waldron, Esq.*
- 09:00 AM Docket #: 19-2015  
**Commonwealth of PA vs. Eric Matthew Frein**  
Jury Trial -  
*Plaintiff Attorney: District Attorney*  
*Defense Attorney: Michael E. Weinstein, Esq., William Ruzzo, Esq.*
- 01:30 PM Docket #: 7-2017 OA  
**In Re: RS**  
Involuntary Termination of Parental Rights - & Term of Guardianship/ Custodial Rights  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Lindsey Collins, Esq. GAL, Mark Moulton, Esq., James Baron, Esq.*
- 01:30 PM Docket #: 8-2017 OA  
**In Re: LS**  
Involuntary Termination of Parental Rights - & Term of Guardianship/ Custodial Rights  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Lindsey Collins, Esq. GAL, Mark Moulton, Esq., James Baron, Esq.*
- 01:30 PM Docket #: 9-2017 OA  
**In Re: JS**  
Involuntary Termination of Parental Rights - & Term of Guardianship/ Custodial Rights  
*Plaintiff Attorney: Jason R. Ohliger, Esq.*  
*Defense Attorney: Lindsey Collins, Esq.*

*GAL, Mark Moulton, Esq.,  
James Baron, Esq.*

- 01:30 PM Docket #: 10-2017 OA  
**In Re: KS**  
Involuntary Termination of Parental  
Rights - & Term of Guardianship/

Custodial Rights  
*Plaintiff Attorney: Jason R. Ohliger, Esq.  
Defense Attorney: Lindsey Collins, Esq.  
GAL, Mark Moulton, Esq., James  
Baron, Esq.*

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## LEGAL NOTICES

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

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### 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.*

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### ESTATE NOTICE

ESTATE OF Elinor J. Murphy late of Dingman Township. 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 Kathleen M. Mauro, 423 W. Ann Street, Milford, PA 18337, Executor; John R. Murphy, 3 Glenmark La., E. Northport, NY 11731, Executor; Elinor M. Carmisone, 62-06 62nd Road, Middle Village, NY 11379, Executor.  
03/31/17 • 04/07/17 • 04/14/17

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### ESTATE NOTICE

Estate of June D. Kalsinsky, late of Matamoras, Pike County, Pennsylvania. Letters of Administration on the above estate having been granted to Timothy Lempka, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.  
03/31/17 • 04/07/17 • 04/14/17

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### ESTATE NOTICE

Estate of MICHAEL A. CONDELL, of 116 Bishop Court, Bushkill, Pike County, Pennsylvania 18324, deceased. Letters Testamentary, in the above named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial

District, Monroe County  
Branch, Orphans' Court  
Division, a particular statement  
of claim, duly verified by an  
Affidavit setting forth an address  
within the County where notice  
may be given to Claimant.  
Marie Stasik, Executrix  
5329 W. 228th Street  
Fairview Park, Ohio 44126  
William J. Reaser, Jr., Esq.  
111 North Seventh Street  
Stroudsburg, PA 18360  
03/31/17 • 04/07/17 • 04/14/17

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**ESTATE NOTICE**

Estate of Mary Hensz, late  
of Westfall Township, Pike  
County, Pennsylvania.  
Letters of Administration on the  
above estate having been granted  
to Steven Hess, all persons  
indebted to the said estate are  
requested to make payment, and  
those having claims to present  
the same without delay to him  
c/o Joseph Kosierowski, Esq.  
400 Broad Street, Milford,  
Pennsylvania 18337.  
03/31/17 • 04/07/17 • 04/14/17

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**ESTATE NOTICE**

ESTATE of John Evan  
Denman, late of Dingmans  
Ferry, Pike County,  
Pennsylvania, deceased  
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  
same, without delay to  
John J. Denman  
PO Box 468  
Cornwall, NY 12518

Administrator  
03/31/17 • 04/07/17 • 04/14/17

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**ADMINISTRATOR'S  
NOTICE**

ESTATE of Juanita R.  
Campbell, deceased of 224  
Mountain Lake Drive,  
Dingmans Ferry, Pike County,  
Pennsylvania.  
Letters of administration on the  
above estate having been granted  
to Orrett J. Campbell, all persons  
indebted to the Estate of Juanita  
R. Campbell are requested  
to make payment and those  
having claims to present the  
same without delay to: Executor  
Orrett J. Campbell through  
the Law Office of Moulton &  
Moulton, PC 693 Route 739,  
Lords Valley, PA 18428.  
04/07/17 • 04/14/17 • 04/21/17

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**PIKE COUNTY  
COURT OF COMMON  
PLEAS**

**NUMBER: 851-2016  
NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE**

CIT Bank, N.A., Plaintiff v.  
Kirk Kamoss, Known Surviving  
Heir of Gladys L. Kamoss,  
Kenneth Kamoss, Known  
Surviving Heir of Gladys L.  
Kamoss and Unknown Surviving  
Heirs of Gladys L. Kamoss,  
Defendants  
TO: Unknown Surviving  
Heirs of Gladys L. Kamoss.  
Premises subject to foreclosure:  
149 Pipher Road, Bushkill,  
Pennsylvania 18324. NOTICE:  
If you wish to defend, you must  
enter a written appearance

personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.** Commissioners Office, Pike County Administration Building, 506 Broad Street, Milford, Pennsylvania 18337, (570) 296-7613. McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF**

**PIKE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 1257-2016**

Nationstar Mortgage LLC,  
Plaintiff vs. Unknown Heirs,  
Successors, Assigns and All  
Persons, Firms or Associations  
Claiming Right, Title or Interest  
From or Under Joanna M.  
Felton, deceased, Christopher  
Felton, Known Heir of the  
Estate of Joanna M. Felton,  
deceased and Kelly Lowe,  
Known Heir of the Estate of  
Joanna M. Felton, deceased,  
Defendants

**NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY  
TO:** Unknown Heirs,  
Successors, Assigns and All  
Persons, Firms or Associations  
Claiming Right, Title or Interest  
From or Under Joanna M.  
Felton, deceased, Defendant(s),  
whose last known address is  
198 Saunders Drive a/k/a 383  
Saunders a/k/a Saunder Drive,  
Bushkill, PA 18324.

Your house (real estate) at:  
198 Saunders Drive a/k/a 383  
Saunders a/k/a Saunder Drive,  
Bushkill, PA 18324, 192.01-  
01-03, is scheduled to be sold  
at Sheriff's Sale on June 14,  
2017, at 11:00 AM, at Pike  
County Admin. Bldg., 506  
Broad St., Milford, PA 18337,  
to enforce the court judgment  
of \$111,690.49, obtained by  
Nationstar Mortgage LLC  
(the mortgagee) against you.  
- NOTICE OF OWNER'S  
RIGHTS - YOU MAY BE  
ABLE TO PREVENT THIS  
SHERIFF'S SALE - To prevent

this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610)278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.296.6459. 8. If the amount due from the buyer is not paid to the Sheriff, you will

remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Pike County Lawyer Referral Service, PA Bar Assn., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. **PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO**

BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo,  
Kristen D. Little, Kevin S.  
Frankel, Samantha Gable, Daniel  
T. Lutz, Leslie J. Rase, Alison  
H. Tulio & Katherine M. Wolf,  
Attys. for Plaintiff

SHAPIRO & DeNARDO,  
LLC

3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800

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### 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.*

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### SHERIFF SALE

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 14-2016r SUR JUDGEMENT NO. 14-2016 AT THE SUIT OF James B. Nutter & company vs. Unknown Heirs, Successors, Assigns & all Persons, Firms or Associations Claiming Right, Title or Interest from or under Graham MacDonald, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

MACDONALD, DECEASED  
by Tax Claim Bureau.  
BEING KNOWN AS: 803  
AVENUE C, MATAMORAS,  
PA 18336  
TAX PARCEL #083-00-01-01  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Unknown Heirs, Successors,  
Assigns & all Persons, Firms or  
Associations Claiming Right,  
Title or Interest from or under  
Graham MacDonald, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$222,388.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Unknown  
Heirs, Successors, Assigns  
& all Persons, Firms or  
Associations Claiming Right,  
Title or Interest from or under  
Graham MacDonald, Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$222,388.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
200-2015r SUR JUDGEMENT  
NO. 200-2015 AT THE  
SUIT OF Citizens Bank,  
NA f/k/a RBS Citizens, NA  
vs Carol Marie Siravo, as  
Administratrix of the Estate  
of Vincent John Siravo,  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY

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

ALL THAT CERTAIN lot  
or piece of ground situate in  
Palmyra Township, County  
of Pike, Commonwealth of  
Pennsylvania, marked and  
designated as follows:  
Lot No. 24, Section N/A, as  
shown on Map of 'The Escape'  
made by William E. Sacra and  
Associates and recorded in the  
Office of the Recorder of Pike  
County Pennsylvania, as per duly  
recorded plat maps.  
BEING the same premises  
which Carol Marie Siravo by  
Deed dated January 15, 2015  
recorded January 21, 2015, in the  
Office for the Recorder of Deeds  
in and for Pike County, in Deed  
Book Volume 2462, Page 2305,  
conveyed unto 'The Estate of  
Vincent John Siravo, Deceased.  
BEING known as 162 Marina  
Way, Greentown, PA 18426  
TAX PARCEL: #085.02-03-  
28.001  
IMPROVEMENTS:  
Residential property.

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

Vincent John Siravo, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$155,580.32,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Carol Marie  
Siravo, as Administratrix of the  
Estate of Vincent John Siravo,  
Deceased DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$155,580.32 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian

1310 Industrial Blvd  
1<sup>st</sup> Floor Ste. 101  
Southampton, PA 18966  
03/24/17 · 03/31/17 · **04/07/17**

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
236-2016r SUR JUDGEMENT  
NO. 236-2016 AT THE  
SUIT OF JPMorgan Chase  
Bank, NA Successor in Interest  
from The Fdic as Receiver of  
Washington Mutual Bank f/k/a  
Washington Mutual Bank,  
F.A vs. Jose Maymi & Maria  
D. Larino DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

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

owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 112  
Buckboard Lane, Hawley, PA  
18428  
Parcel No. 107.03-05-59  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$205,788.98  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Jose Maymi & Maria D. Larino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$205,788.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jose Maymi & Maria D. Larino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$205,788.98 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 267-2015r SUR JUDGEMENT NO. 267-2015 AT THE SUIT OF Bayview Loan Servicing LLC vs. Erik L. Walk DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

HAVING THEREON ERECTED A DWELLING KNOWN AS: 119 WORDSWORTH ROAD, MILFORD, PA 18337 MAP# 110-03-02-31 CONTROL # 03-0-020593 BEING THE SAME PREMISES WHICH First Union National Bank, Trustee for the Pennsylvania Housing Finance Agency, by Deed dated 02/24/03 and recorded 03/21/03 in Pike County Record Book 1972, Page 1710, granted and conveyed unto Eric L. Walk. UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record. TO BE SOLD AS THE PROPERTY OF ERIC L. WALK UNDER PIKE

COUNTY JUDGMENT NO.  
267-2015-CV  
Parcel# 110-03-02-31

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Erik L. Walk DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$72,853.54, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Erik L. Walk DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$72,853.54 PLUS

COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 276-2016r SUR JUDGEMENT NO. 276-2016 AT THE SUIT OF Wells Fargo Bank, NA vs. Alix Barthelemy & Clerlise Barthelemy DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

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

TOWNSHIP, PIKE County,  
Pennsylvania, being 265 High  
Ridge Road, Dingmans Ferry,  
PA 18328-4012  
Parcel No. 168.04-09-30 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$109,256.16  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Alix Barthelemy  
& Clerlise Barthelemy  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$109,256.16,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Alix Barthelemy & Clerlise  
Barthelemy DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$109,256.16 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
312-2015r SUR JUDGEMENT  
NO. 312-2015 AT THE SUIT  
OF Nationstar Mortgage LLC  
vs. Andrew J. Nestor & Jennifer  
A. Nestor DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

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

BEING PARCEL

#121.04-04-11 (Control  
#062195)

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Andrew J. Nestor & Jennifer  
A. Nestor DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$198,795.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Andrew J.  
Nestor & Jennifer A. Nestor  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$198,795.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**  
**April 19, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 465-2016r SUR JUDGEMENT NO. 465-2016 AT THE SUIT OF Sun West Mortgage Company, Inc. vs. Lorraine P. King DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Dingman, Pike County, Pennsylvania, and being known as 125 Lewis Road, Milford, Pennsylvania 18337.

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

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$154,573.18

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Lorraine P. King

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lorraine P. King DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,573.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lorraine P. King DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,573.18 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
507-2012r SUR JUDGEMENT  
NO. 507-2012 AT THE SUIT  
OF Wilmington Savings Fund  
Society, FSB d/b/a Christiana  
Trust, not in its individual  
capacity, but solely as trustee for  
BCAT 2015-13BTT vs. Richard  
M. Toma aka Richard Toma  
aka Richard Mark Toma &  
Donna Toma DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PARCEL NO.: 136.01-01-35 /  
CONTROL NO.: 019571  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Dingman, County of Pike and

Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit:

BEING Lot No. 328, Section  
4, as shown on map entitled  
subdivision of Section Pocono  
Mountain Forest Corporation,  
on file in the Recorder's Office  
at Milford, Pennsylvania in Plot  
Book No. 10, page 51.  
BEING THE SAME  
PREMISES which John  
P. Harrington and Patricia  
M. Hanington, his wife, by  
indenture bearing date the  
12th day of June, 2002 and  
being recorded at Milford,  
Pennsylvania in the Office for  
the Recording of Deeds, in and  
for the County of Pike, on the  
13th day of June, 2002 in Record  
Book Volume 1931, page 997,  
granted and conveyed unto  
Richard M. Toma and Donna  
Toma, his wife, in fee.

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

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard M.  
Toma aka Richard Toma aka  
Richard Mark Toma & Donna  
Toma DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$116,753.12 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

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

520-2014r SUR JUDGEMENT  
NO. 520-2014 AT THE  
SUIT OF Richard Steinberg &  
Ronald Steinberg vs. Victorias  
Management Group LLC, a  
New York Limited Liability  
Company DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**DESCRIPTION OF  
PROPERTY TO BE SOLD**

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

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

OF PENNSYLVANIA  
TO Victorias Management  
Group LLC, a New York  
Limited Liability Company  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$328,475.05,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Victorias  
Management Group LLC, a  
New York Limited Liability  
Company DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$328,475.05 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
573-2016r SUR JUDGEMENT  
NO. 573-2016 AT THE  
SUIT OF Federal National  
Mortgage Association vs Thomas  
P. King DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

page 98.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas P. King DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$83,603.67, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas P. King DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,603.67 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 605-2013r SUR JUDGEMENT NO. 605-2013 AT THE SUIT OF PNC Bank, NA s/b/m/t National City Bank, s/b/m/t National City Mortgage Co. vs. Eleanora Briggman & Dannie R. Higgs DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

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

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit:  
BEING Lot No. 5, Section 2,  
Block 3, Gold Key Estates, as  
shown on Plat Map of Gold Key  
Estates Subdivision, recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 5 at Page 77.  
TAX PARCEL# 03-0-105888  
Map# 122.02-03-45  
BEING KNOWN AS: 117  
Hickory Road, Milford, PA  
18337

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

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Eleanora  
Briggman & Dannie R. Higgs  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$270,777.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**  
**April 19, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,

TO EXECUTION NO  
606-2016r SUR JUDGEMENT  
NO. 606-2016 AT THE SUIT  
OF US Bank, NA not in its  
individual capacity but solely  
as Trustee for the RMAC  
Trust, Series 2016-CTT  
vs. Oscar Osorio & Vera Y.  
Osorio DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

By virtue of a Writ of Execution  
No. 606-2016  
U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE  
FOR THE RMAC TRUST,  
SERIES 2016-CTT  
v.  
OSCAR OSORIO AND  
VERA Y. OSORIO  
owners of property situate in  
DINGMAN TOWNSHIP,  
Pike County, Pennsylvania,  
being 2109 OVERBROOK  
RUN, MILFORD, PA 18337  
Parcel No. 121.02-03-16  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$232,053.25  
Attorneys for Plaintiff  
Romano, Garubo & Argentieri,  
LLC

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

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

REPUTED OWNERS TO COLLECT \$232,053.25 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 676-2016r SUR JUDGEMENT NO. 676-2016 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2 vs Louann Mospak, aka Louann E. Mospak and Andrew Mospak, aka Andrew R. Mospak DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
All that certain lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot 423, Section 1, as shown on map of Pocono Mountain Lake Estates, Inc. on file in the Recorder of Deeds Office at Milford, Pennsylvania, in Plat Book 7, Page 158. Parcel No. : 189.02-07-26 BEING known and numbered as 423 Otter Court a/k/a 306 Otter Court a/k/a 306 Pocono Mountain Lake Estates, Bushkill, PA 18324 Being the same property conveyed to Andrew R. Mospak and Louann E. Mospak, no marital status shown who acquired title by virtue of a deed from Andrew R. Mospak, erroneously identified as Andrew P. Mospak and Louann E. Mospa, no marital status shown, dated October 8, 2004, recorded October 22, 2004, at Instrument Number 200400020755, and recorded in Book 2075, Page 1458, Pike County, Pennsylvania records.  
Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Louann Mospak, aka Louann E. Mospak and Andrew Mospak, aka Andrew R. Mospak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$198,659.47, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Louann Mospak, aka Louann E. Mospak and Andrew Mospak, aka Andrew R. Mospak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$198,659.47 PLUS COSTS AND INTEREST AS AFORESAID.

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

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## SHERIFF SALE

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 684-2015r SUR JUDGEMENT NO. 684-2015 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11 c/o Ocwen Loan Servicing, LLC vs Elizabeth Koslower and Richard Koslower DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the township of Delaware, county of pike, and state of Pennsylvania, being more particularly bounded and described as follows: BEGINNING at a point in the centerline of L.R. 51001, said road being the public road that leads from shepherd's corner to Bushkill, the said point of beginning being a common corner of lot 5 and lot 6; thence

running along the center of said road, north 07 degrees 44 minutes 35 seconds west 117.64 feet to a point; thence along the same, north 07 degrees 59 minutes 59 seconds west 57.36 feet to a point in said road; thence along lot 4, south 85 degrees 39 minutes 35 seconds east 1126.94 feet to an iron bar located in the line of lands of Kurt and Helen Scheerer; thence along said line, south 19 degrees 20 minutes 30 seconds west 245.0 feet to an iron bar, a corner of lot 6; thence along lot 6, north 82 degrees 00 minutes 17 seconds west 1028.74 feet to the point and place of beginning.  
PARCEL ID NO:

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

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

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$382,551.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elizabeth Koslower and Richard Koslower DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$382,551.35 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
731-2015r SUR JUDGEMENT  
NO. 731-2015 AT THE SUIT  
OF Wells Fargo Bank, NA vs.  
Paul Chiappone & Melanie J.  
Chiappone DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CIVIL-731-2015  
Wells Fargo Bank, NA  
v.  
Paul Chiappone  
Melanie J. Chiappone  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 802  
Mustang Court, Hawley, PA  
18428  
Parcel No. 120.01-04-59 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment" Amount:  
\$265,403.57  
Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Paul Chiappone &  
Melanie J. Chiappone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$265,403.57,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
783-2016r SUR JUDGEMENT  
NO. 783-2016 AT THE SUIT  
OF Bank of America, NA vs.  
Glenn Goldsmith & Martiza  
Acosta DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel  
or Tract of land situate in the  
Township of Delaware, Pike  
County, Pennsylvania, and being  
known as 324 Marcel Drive,

Dingmans Ferry, Pennsylvania  
18328.  
TAX MAP AND PARCEL  
NUMBER:148.04-01-13  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$216,563.63  
CONTROL NUMBER:  
063029  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Glenn  
Goldsmith and Maritza Acosta  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Glenn Goldsmith & Martiza  
Acosta DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$216,563.63,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Glenn Goldsmith & Martiza Acosta DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$216,563.63 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

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

Callegari DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

PARCEL I:

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

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

PARCEL II:

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

feet to the point and place of Beginning.

BEING Map No. 150.03-01-12 Control No. 02-0-074071

BEING PROPERTY

ADDRESS 768 Milford Road, Dingmans Ferry, PA 18328

BEING the same premises which Josephine Isola, widow and single, by deed dated December 5, 2003 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on December 11, 2003 in Book 2022, Page 2046 granted and conveyed unto Debra A. Callegari.

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

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

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

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 808-2016r SUR JUDGEMENT NO. 808-2016 AT THE SUIT OF US Bank Trust NA, as Trustee of the PRP II PALS Investments Trust vs. Gregory Johnson & Melissa Johnson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

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

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

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

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

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,751.47, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gregory Johnson & Melissa Johnson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,751.47 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 837-2015r SUR JUDGEMENT NO. 837-2015 AT THE SUIT OF U.S. Bank, NA, successor trustee to Bank of America National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Sterns Asset Backed Securities I Trust 2004-HE11 Asset-Backed Certificates Series 2004-HE11 vs Stephen J. Burkett and Kathleen D. Burkett DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Kathleen D. Burkert and  
Stephen J. Burkert  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Pike  
County Sheriff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen J. Burkett  
and Kathleen D. Burkett  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$233,446.64,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Stephen J.  
Burkett and Kathleen D. Burkett  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$233,446.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 876-2016r SUR  
JUDGEMENT NO. 876-2016  
AT THE SUIT OF Ditech  
Financial LLC vs. Nicholas  
H. Bakker DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

All that certain piece or parcel  
or Tract of land situate in the  
Township of Greene, Pike  
County, Pennsylvania, and being  
known as 126 Rocky Road,  
Greentown, Pennsylvania 18426.  
TAX MAP AND PARCEL  
NUMBER: 129.02-02-49  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$65,456.30  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Nicholas H.  
Bakker  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Nicholas H. Bakker  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$65,456.30,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Nicholas  
H. Bakker DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$65,456.30 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
883-2016r SUR JUDGEMENT  
NO. 883-2016 AT THE  
SUIT OF Federal National  
Mortgage Association  
("Fannie Mae") vs. Kathleen  
M. Ferber DEFENDANTS,  
I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
2016-00883

ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION (“FANNIE  
MAE”)

PROPERTY BEING  
KNOWN AS: The land referred  
to in this Commitment is  
described as follows:

ALL THAT CERTAIN lot,  
parcel and piece of land located  
and situate in Greene Township,  
Pike County, Pennsylvania more  
particularly described as being  
Lot No. 16, as set forth on a map  
or plan of lots entitled, ‘Final  
Subdivision Plan - Bloss Acres’  
as prepared by Gary Packer,  
Professional Land Surveyor,  
Honesdale, Pennsylvania dated  
February 22, 1986 and recorded  
in the office of Recorder of  
Deeds in and for Pike County in  
Plat Book Volume 24, at Page  
37.

BEING more particularly  
described as Lot 16 Bloss Acres,  
Greene Twp., Pike County.  
BEING the same lands and

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

BEING KNOWN AS: 133  
Bloss Road Canadensis, PA  
18325

IMPROVEMENTS  
THEREON CONSIST OF:

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

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

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kathleen M. Ferber  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$329,771.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kathleen  
M. Ferber DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$329,771.95 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

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

Society, FSB, dba Christiana  
Trust, not individually but as  
Trustee for Carlsbad Funding  
Mortgage Trust vs Thomas  
R. Daws DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas R. Daws DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$199,833.54, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas R. Daws DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$199,833.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 949-2015r SUR JUDGEMENT NO. 949-2015 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") vs. Ahadji Nonou DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Township of Lehman, Pike County, Pennsylvania, and being known as 365 The Glen a/k/a Lot 10 Phase 3, Tamiment, Pennsylvania 18371.  
TAX MAP AND PARCEL NUMBER: 187.04-02-39  
CONTROL NUMBER: 110421

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$407,181.01  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Ahadji  
Nonou  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ahadji Nonou  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$407,181.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ahadji Nonou  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$407,181.01 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**  
**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1007-2016r SUR  
JUDGEMENT NO. 1007-2016  
AT THE SUIT OF JPMorgan  
Chase Bank, NA vs. Robert  
W. Tudor & Rowland W.  
Tudor DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert W. Tudor & Rowland W. Tudor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,788.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert W. Tudor & Rowland W. Tudor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$126,788.94 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

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

Jack Spadoni & Marjorie L. Spadoni DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Township of Westfall, Pike County, Pennsylvania, and being known as 119 Cherry Ct, Matamoras, Pennsylvania 18336. TAX MAP AND PARCEL NUMBER: 067.03-01-04 CONTROL NUMBER: 002285

THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$95,212.66  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jack Spadoni and Marjorie L. Spadoni  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

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

TO . Jack Spadoni & Marjorie L. Spadoni DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$95,212.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF . Jack Spadoni & Marjorie L. Spadoni DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$95,212.66 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1037-2016r SUR JUDGEMENT NO. 1037-2016 AT THE SUIT OF CIT Bank, NA vs. Jean Melvin Burke aka Jean M. Burke aka Jean Burke DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate in the Township of Delaware, Pike County, Pennsylvania, and being known as 742 Milford Road, Dingmans Ferry, Pennsylvania 18328.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Jean Melvin  
Burke a/k/a Jean M. Burke a/k/a  
Jean Burke  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Jean Melvin Burke aka Jean  
M. Burke aka Jean Burke  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$304,113.56,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jean Melvin  
Burke aka Jean M. Burke aka  
Jean Burke DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$304,113.56 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1051-2016r SUR  
JUDGEMENT NO. 1051-2016  
AT THE SUIT OF Nationstar  
Mortgage LLC d/b/a Champion  
Mortgage Company vs. Eileen  
De Luccia DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

Tax ID Number(s):

163.00-01-19.007-

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

BEING Lot 7, Trinity Ridge  
Subdivision, Delaware Twp.,  
Pike County, as recorded in  
Plot Book 38/130. Being part of  
Record Book 1852 Page 1119.  
Commonly known as: 11 Stone  
Ridge Road, Dingmans Ferry,  
PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Eileen De Luccia  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$293,447.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Eileen De  
Luccia DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$293,447.97 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

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

Miner DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

All that certain piece or parcel  
or Tract of land situate in the  
Township of Dingman, Pike  
County, Pennsylvania, and being  
known as 104 Shell Bark Drive,  
Milford, Pennsylvania 18337.  
TAX MAP AND PARCEL  
NUMBER: 111.04-01-61  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$221,321.48  
CONTROL NUMBER:  
018534  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: James E.  
Miner III, a/k/a James E. Miner,  
III and Georgina Miner  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

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

James E. Miner, III aka James E.  
Miner, KKK & Georgina Miner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$221,321.48,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF James E.  
Miner, III aka James E. Miner,  
KKK & Georgina Miner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$221,321.48 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1166-2016r SUR  
JUDGEMENT NO. 1166-2016  
AT THE SUIT OF US Bank,  
NA as Trustee for Structured  
Asset Investment Loan Trust  
Mortgage Pass-Through  
Certificates, Series 2006-2  
vs. Catherine Curatola, in  
Her Capacity as Executrix &  
Devisee of the Estate of Carlo  
Fodera DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

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

Catherine Curatola, in Her  
Capacity as Executrix and  
Devisee of The Estate of Carlo  
Fodera  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 128 Dogwood Terrace,  
Milford, PA 18337  
Parcel No. 122.04-04-18-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$28,366.39  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Catherine Curatola, in Her  
Capacity as Executrix & Devisee  
of the Estate of Carlo Fodera  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$28,366.39,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Catherine Curatola, in Her Capacity as Executrix & Devisee of the Estate of Carlo Fodera DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$28,366.39 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1241-2015r SURJUDGEMENT NO. 1241-2015 AT THE SUIT OF Nationstar Mortgage LLC vs. Adam V. Haygood & Melissa Rios-Haygood DEFENDANTS, I WILL

EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

BEING PARCEL

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

BEING THE SAME

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

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Adam V. Haygood & Melissa Rios-Haygood DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$206,384.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Adam V. Haygood & Melissa Rios-Haygood DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$206,384.90 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1299-2015r SUR JUDGEMENT NO. 1299-2015 AT THE SUIT OF Reverse Mortgage Funding LLC vs. Tommy Fryhover, Known Heir of Joseph L. Fryhover and Unknown Heirs Successors Assigns & All Persons Firms or Associations claiming any Right, Title or Interest From or under Joseph L. Fryhover DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

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

PROPERTY ID NO.:

011.04-02-24

TITLE TO SAID PREMISES IS VESTED IN JOSEPH L. FRYHOVER BY

DEED FROM JOSEPH L.

FRYHOVER TRUSTEE

UNDER JOSEPH L.

FRYHOVER LIVING TRUST

DATED DECEMBER 21,

1993 DATED 04/15/1999

RECORDED 04/23/1999 IN

DEED BOOK 1743 PAGE

220.

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

Tommy Fryhover, Known Heir of Joseph L. Fryhover and Unknown Heirs Successors Assigns & All Persons Firms or Associations claiming any Right, Title or Interest From or under Joseph L. Fryhover DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,386.57, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Tommy Fryhover, Known Heir of Joseph L. Fryhover and Unknown Heirs Successors Assigns & All Persons Firms or Associations claiming any Right, Title or Interest From or under Joseph L. Fryhover

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

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1299-2016r  
SUR JUDGEMENT NO.  
1299-2016 AT THE SUIT  
OF Wells Fargo Bank, N vs.  
June Brogan DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

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

owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3350 Sunrise Lake,  
Milford, PA 18337  
Parcel No. 109.04-05-27  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$195,608.32  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO June Brogan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$195,608.32,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF June Brogan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$195,608.32 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1305-2016r SUR JUDGEMENT NO. 1305-2016 AT THE SUIT OF Community America Credit Union vs. Elisangela Walker & Jason Anthony Walker aka Jason A. Walker DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

ALL that certain piece of land in the Township of Delaware, County of Pike, Pennsylvania, being Lots Nos. 53, Block No. M-205, as shown on "Section 2, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania", Pike County, Plat Book 8, page 121. HAVING THEREON ERECTED A DWELLING KNOWN AS: 119 Yvonne Lane (fka 53 Marcel Drive), Dingmans Ferry, PA 18328.

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

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

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

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$63,366.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Elisangela  
Walker & Jason Anthony  
Walker aka Jason A. Walker  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$63,366.46 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1395-2016r SUR  
JUDGEMENT NO. 1395-2016  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a The  
Bank of New York as Successor  
for Trustee for JPMorgan Chase  
Bank, NA as Trustee for the  
Benefit of The Certificateholders  
of Popular Abs. Inc. Mortgage  
Pass-Through Certificate Series  
2006-E vs. Timothy Reilly  
& Kimberly Ann Corbett  
Reilly DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

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

v.  
Timothy Reilly  
Kimberly Ann Corbett Reilly  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 303 Otter Court a/k/a Lot  
407 Sect, ID a/k/a 407 Otter  
Court, Bushkill, PA 18324-8384  
Parcel No. 189.02-07-10-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$147,703.78  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Timothy Reilly &  
Kimberly Ann Corbett Reilly  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$147,703.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Timothy  
Reilly & Kimberly Ann Corbett  
Reilly DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$147,703.78 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**  
**April 19, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1406-2016r  
SUR JUDGEMENT  
NO. 1406-2016 AT THE  
SUIT OF US Bank, NA as  
Trustee for the Pennsylvania  
Housing Finance Agency vs.  
Jonah M. Mazzucco & The  
Secretary of Housing & Urban  
Development DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

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

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

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,067.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANT'S IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jonah M. Mazzucco & The Secretary of Housing & Urban Development DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,067.56 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1415-2016r SUR  
JUDGEMENT NO. 1415-2016  
AT THE SUIT OF Ditch  
Financial LLC vs. Teodoro  
Ottaviano DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel  
or Tract of land situate in the  
Township of Lehman, Pike  
County, Pennsylvania, and  
being known as 237 Pine Ridge,  
Bushkill, Pennsylvania 18324.  
TAX MAP AND PARCEL  
NUMBER: 193.02-03-36 -  
CONTROL NUMBER-  
038368  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$158,449.89  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Teodoro  
Ottaviano  
McCabe, Weisberg and Conway,

P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Teodoro Ottaviano  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$158,449.89,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1424-2015r  
SUR JUDGEMENT NO.  
1424-2015 AT THE SUIT  
OF Citimortgage, Inc. vs  
Caramia Graber and Ronnie  
E. Fann DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
003.03-01-21  
PROPERTY ADDRESS RR1  
Box 1843 a/k/a 115 Mott Road,  
Beach Lake, PA 18405  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Ronnie E. Fann and  
Caramia Graber  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Pike  
County Sheriff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Caramia Graber  
and Ronnie E. Fann  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$277,148.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Caramia Graber and Ronnie E. Fann DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$277,148.62 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1430-2016r SUR JUDGEMENT NO. 1430-2016 AT THE SUIT OF Wells Fargo Bank, NA vs. Amanda Stollmeyer as Executor of the Estate of John P. Stollmeyer DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

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

**LEGAL DESCRIPTION**

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

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

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

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Amanda Stollmeyer  
as Executor of the Estate  
of John P. Stollmeyer  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$94,968.93,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Amanda  
Stollmeyer as Executor of the  
Estate of John P. Stollmeyer  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$94,968.93 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1433-2014r  
SUR JUDGEMENT NO.  
1433-2014 AT THE SUIT  
OF Carrington Mortgage  
Services, LLC vs. Keith V.  
Hinkl, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

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

Volume 7 at Page 107 on July 19, 1969.

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Keith V. Hinkl, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,389.41, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Keith V. Hinkl, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$120,389.41 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1626-2014r SUR JUDGEMENT NO. 1626-2014 AT THE SUIT OF Federal National Mortgage Association vs. Michele E. Dedea & Thomas F. Dedea DEFENDANTS,

I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1626-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
06-0-110628  
PROPERTY ADDRESS 3516  
Bedford Drive, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Michele E. Dedea and  
Thomas F. Dedea  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Pike  
County Sheriff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michele E. Dedea  
& Thomas F. Dedea  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$148,748.43,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michele E.  
Dedea & Thomas F. Dedea  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$148,748.43 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1744-2014r SUR  
JUDGEMENT NO. 1744-2014  
AT THE SUIT OF The  
Bank of New York Mellon, as  
successor Trustee to JPMorgan  
Chase Bank, NA as Trustee for  
NovaStar Mortgage Funding  
Trust, Series 2003-4, NovaStar  
home Equity loan Asset-Backed  
Certificates, Series 2003-4  
c/o Ocwen Loan Servicing,  
LLC vs Albert L. Brown aka  
Albert Brown and Zondra  
Spence DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The following described real  
property situate in Lehman  
Township, County of Pike, and  
commonwealth of Pennsylvania,  
to wit:

ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate In Lehman Township,  
Pike County, Pennsylvania,  
being lot or lots no. 3208,  
section 34 as is more particularly

set forth on the plot map of  
Lehman-Pike development  
corporation, Saw Creek Estates,  
as same is duly recorded in  
the office for the recording of  
deeds, Milford, Pike County,  
Pennsylvania in plot book  
volume 26, pages 111 and 166.  
BEING the same premises  
which Lehman-Pike  
Development Corporation, by  
its deed dated March 22, 1989  
and recorded on March 27, 1989  
in the office of the recorder of  
deeds in and for the county of  
pike at Milford, Pennsylvania  
in record book volume 44, page  
45, granted and conveyed unto  
Marek Nawojski and Anna  
Nawojski, husband and wife,  
grantors hereof, in fee. also  
being the same premises which  
Lehman-Pike Development  
Corporation, by its corrective  
deed dated December 29, 1989  
and recorded on January 17,  
1990 in the office of the recorder  
of deeds in and for the county  
of pike at Milford, Pennsylvania  
in record book volume 208,  
page 186, granted and conveyed  
unto Marek Nawojski and Anna  
Nawojski, husband and wife,  
grantors hereof, in fee.  
Under and subject to the  
covenants, conditions and  
restrictions in the chain of title.  
PREMISES BEING 3208  
Windermere Drive, Bushkill, PA  
18324  
PARCEL NO. 197.03-03-19  
BEING the same premises  
which Albert Brown by Deed  
dated May 10, 2005 and  
recorded July 21, 2005 in the  
Office of the Recorder of Deeds

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Albert L. Brown aka Albert Brown and Zondra Spence DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,620.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Albert L. Brown aka Albert Brown and Zondra Spence DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,620.65 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1832-2015r SUR JUDGEMENT NO. 1832-2015 AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Joseph Quintana & Sandra Rodriguez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

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

v.

Joseph Quintana  
Sandra Rodriguez  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 101 Rock Bass Place, a/k/a  
101 Ledge Rock Place, Dingman  
Township, PA 18328  
Parcel No. 122.02-01-43  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$233,643.46  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joseph Quintana  
& Sandra Rodriguez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$233,643.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joseph  
Quintana & Sandra Rodriguez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$233,643.46 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**April 19, 2017**

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

Robin A. Kenney & John O. Kenney DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$149,159.70, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robin A. Kenney & John O. Kenney DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$149,159.70 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**  
**April 19, 2017**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 45516-2016r SUR  
JUDGEMENT NO.  
45516-2016 AT THE SUIT  
OF Winona Lakes POA vs.  
Robert Fortois and Debra  
Forthoits DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 19, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Robert Fortois and Debra  
Forthoits DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$8,943.75,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert  
Fortois and Debra Fortois  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$8,943.75 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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Pike County Bar Association

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Pike County Bar Association, P.O. Box 183, Milford, PA 18337  
(570) 296-5102 · [www.pikebar.com](http://www.pikebar.com)

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**CIVIL ACTIONS FILED**


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*From March 23, 2017 to March 29, 2017*

*Accuracy of the entries is not guaranteed.*

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**CONTRACT – DEBT COLLECTION: CREDIT CARD**

|   |                |          |
|---|----------------|----------|
| Discover Bank v. Kathy Plotts               | No. 360-2017   | 03/23/17 |
| TD Bank USA NA v. Victoria L. Kurtz         | No. 367-2017   | 03/24/17 |
| TD Bank USA NA v. Kevin Cabrera             | No. 368-2017   | 03/24/17 |
| TD Bank USA NA v. Christina Rafaniello      | No. 370-2017   | 03/24/17 |
| TD Bank USA NA v. Ganiyu Abu                | No. 380-2017   | 03/27/17 |
| TD Bank USA NA v. Erin Sheeran              | No. 383-2017   | 03/27/17 |
| Bank of America NA v. Marlena Marlena Jenks | No. 384-2017   | 03/27/17 |
| Capital One Bank v. Janine Freer            | No. 45254-2017 | 03/27/17 |
| Capital One Bank v. Linda L. Kleinhaus      | No. 45255-2017 | 03/27/17 |
| Midland Funding LLC v. Todd Estes           | No. 45256-2017 | 03/27/17 |
| Midland Funding LLC v. Kristina Kizis       | No. 45257-2017 | 03/27/17 |

**CONTRACT – DEBT COLLECTION: OTHER**

|  |                |          |
|--|----------------|----------|
| Municipal Credit Union v. Roxelle Ince Springer and Springer Roxelle Ince  | No. 378-2017   | 03/27/17 |
| M&T Bank v. Paramount Concrete Structures, Inc., Antonio Martins, Anthonio Martins, Anthony Martins, and Paramount Consulting Services of New York, Inc. | No. 45258-2017 | 03/27/17 |

**CONTRACT - OTHER**

|   |              |          |
|---|--------------|----------|
| Traces of Lattimore Community Association, Inc. v. Frederick C. Anderson and Douglas D. Hannant | No. 359-2017 | 03/23/17 |
|---|--------------|----------|

**REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL**

|  |              |          |
|--|--------------|----------|
| Nationstar Mortgage LLC v. Salvatore Piazza  | No. 361-2017 | 03/23/17 |
| Nationstar Mortgage LLC v. Patrick V. Maloney, Unknown Heirs, Anthony E. Stieb, Kimberlie Stieb, and Lavenia Maloney   | No. 362-2017 | 03/23/17 |
| JPMorgan Chase Bank v. Sweetman Karie  | No. 375-2017 | 03/27/17 |
| Deutsche Bank National Trust Company and New Century Home Equity Loan Trust 2005-4 v. Eliza V. Placa and Roberta Placa | No. 379-2017 | 03/27/17 |
| Wells Fargo Bank NA v. Patrick Dwan  | No. 382-2017 | 03/27/17 |
| Nationstar Mortgage LLC v. Ernestina Perez and Yesenia Telmar  | No. 387-2017 | 03/28/17 |
| JPMorgan Chase Bank National Association v. Peter J. Orlando, Orlando Andrea P. Rios, and Andrea P. Rios Orlando       | No. 388-2017 | 03/28/17 |

**REAL PROPERTY – QUIET TITLE**

|  |              |          |
|--|--------------|----------|
| Wells Fargo Bank NA v. Gary Shekhtman and First Performance Mortgage Corporation | No. 371-2017 | 03/24/17 |
|--|--------------|----------|

**MARRIAGE LICENSE FILINGS**

|  |             |          |
|--|-------------|----------|
| Christopher Alan Brumbaugh and Lauren Lee Laufenberg | No. 36-2017 | 03/24/17 |
|--|-------------|----------|

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|   |             |          |
|---|-------------|----------|
| Edward Patrick Pahula and<br>Charlene Elizabeth Thomson | No. 37-2017 | 03/24/17 |
| Justine Marie Henderson and Rebecca Lynn Spry           | No. 38-2017 | 03/27/17 |
| John Robert Plummer and Steven John McDonough           | No. 39-2017 | 03/27/17 |
| Rolf Arnold Buchmann and Linda Otto Harding             | No. 40-2017 | 03/28/17 |
| William Paul Hedgelon and Denise Lee Pomara             | No. 41-2017 | 03/29/17 |
| Carson Davis Buchanan and Mylinda Spring Pritt          | No. 42-2017 | 03/29/17 |

**DIVORCES FILED**

|                                  |              |          |
|----------------------------------|--------------|----------|
| Bryan Baker v. Rachel Baker      | No. 366-2017 | 03/24/17 |
| Christina Dolan v. Paul Dolan    | No. 372-2017 | 03/24/17 |
| Constance Brown v. Adam P. Brown | No. 373-2017 | 03/24/17 |

**DIVORCES GRANTED**

|  |               |          |
|--|---------------|----------|
| Nicholas Lachman v. Jennifer Lachman     | No. 1416-2016 | 03/27/17 |
| Angelina Garcia-Dalpus v. Ramdial Dalpus | No. 1773-2012 | 03/30/17 |

**CERTIFIED COPY OF LIEN**

|  |                |          |
|--|----------------|----------|
| Commonwealth of Pennsylvania Department of Labor<br>& Industry v. Timothy M. Ruddy | No. 45250-2017 | 03/23/17 |
| Commonwealth of Pennsylvania Department of Labor<br>& Industry v. Frances Behar    | No. 45251-2017 | 03/23/17 |

**FEDERAL TAX LIEN**

|   |                |          |
|---|----------------|----------|
| Internal Revenue Service v. Kirk E. Chapman | No. 45259-2017 | 03/28/17 |
|---|----------------|----------|

**PROTECTION FROM ABUSE**

|   |              |          |
|---|--------------|----------|
| Lisa A. Robertson v. Michael A. Robertson                       | No. 358-2017 | 03/23/17 |
| Annamarie Munn Deblock v. Cariann Marie Munn                    | No. 365-2017 | 03/24/17 |
| Jamie Patterson v. Renee Paull                                  | No. 374-2017 | 03/27/17 |
| Dana MacDonald and Kayla MacDonald Minor v.<br>Lesley MacDonald | No. 399-2017 | 03/29/17 |



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**MORTGAGES AND DEEDS**


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*Recorded from March 23, 2017 to March 29, 2017  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

| <b>BORROWER</b>                             | <b>LENDER</b>   | <b>AMOUNT</b> | <b>LOCATION</b>                             |
|---|---|---------------|---|
| Krzywicki, Matthew<br>Douglas               | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Homebridge Financial<br>Services, Inc. | 202,226       | Hinkel Estates<br>Shohola Township          |
| Hackman, Frank J. Jr.                       | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Summit Mortgage<br>Corporation         | 143,958       | Fawn Hill<br>Subdivision<br>Greene Township |
| Gheorghiu, Corina<br>Gheorghiu, Florin      | TIAA-CREF Trust<br>Company FSB  | 171,000       | Tanglwood Lakes<br>Palmyra Township         |
| Jaludi, Joseph A.<br>Jaludi, Bonnie Lena    | NBT Bank NA   | 208,000       | Derse Lands<br>Milford Township             |
| Carosi, Matthew                             | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Guranteed Rate, Inc.                   | 95,000        | Hemlock Farms<br>Blooming Grove<br>Township |
| Sardina, Albert J. Jr.                      | NBT Bank, NA  | 38,000        | Walker Lake Shores<br>Shohola Township      |
| Park, Margaret<br>Park, James Perrie        | Affinity Federal Credit<br>Union  | 92,000        | Milford Borough                             |
| Edwards, Janice M.<br>Edwards, Jeffrey M.   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Primelending                           | 195,360       | Hemlock Farms<br>Blooming Grove<br>Township |
| Pabst, Justin<br>Vahtramae, Kristine        | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Clearpath Lending                      | 125,500       | Jagger Lands<br>Lackawaxen<br>Township      |
| Talmadge, William J.<br>Talmadge, Judith A. | JPMorgan Chase Bank<br>NA   | 66,756        | Matamoras Borough                           |

|   |  |           |   |
|---|--|-----------|---|
| Lagala, Antonio   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>MB Financial Bank<br>NA             | 117,000   | Birchwood Lakes<br>Delaware Township                    |
| Caro, Dennis M.<br>Caro, Peggy A.   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Bank of America NA                  | 108,000   | Saw Creek Estates<br>Lehman Township                    |
| Masthope Mountain<br>Community Property<br>Owners Council<br>Masthope Rapids Property<br>Owners Council | Wayne Bank   | 2,872,586 | Falling Waters at<br>Masthope<br>Lackawaxen<br>Township |
| Iglio, Marjorie M.  | ESSA Bank & Trust  | 15,000    | Greene Township   |
| Hines, Henry A.<br>Hines, Sally A.  | PNC Bank NA  | 50,000    | Delaware Township                                       |
| Lewis, Jennifer<br>Lewis, Juanita<br>Lewis, Jennifer Agent  | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>American Financial<br>Network, Inc. | 82,163    | Lehman Township   |
| Bucknor, Kristian   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>USAA Federal Savings<br>Bank        | 126,999   | PMWL<br>Dingman Township                                |
| Leiper, Thomas M.<br>Leiper, Thomas M. Jr.<br>Leiper, Joy D.  | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Quicken Loans, Inc.                 | 69,520    | Birchwood Lakes<br>Delaware Township                    |
| Parckys, Katherine L.<br>Parckys, Nicholas M.   | Citizens Bank NA   | 256,880   | Dingman Township  |
| Finkle, Brenda A.   | Pennsylvania Housing<br>Finance Agency   | 8,000     | PMWL<br>Dingman Township                                |
| Dunnigan, Thomas<br>Forney, Eric M.   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>United Teletech<br>Financial FCU    |           | Conashaugh Lakes<br>Dingman Township                    |

|   |   |         |   |
|---|---|---------|---|
| Wilcox, Keith<br>Wilcox, Jayne              | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Quicken Loans, Inc.  | 179,600 | River View Acres<br>Lackawaxen<br>Township  |
| Levanowitz, Christopher                     | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Royal United<br>Mortgage LLC                               | 116,800 | Sky View Lake<br>Greene Township            |
| Dutton, Denise C.                           | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>First Choice Loan<br>Services, Inc.                        | 100,000 | Log Tavern Lake<br>Dingman Township         |
| Kushner, Alicia                             | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Ark-La-Tex Financial<br>Services LLC<br>Benchmark Mortgage | 94,343  | PMWL<br>Dingman Township                    |
| Decker, Debra Ann<br>Eddy, Raymond          | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Quicken Loans, Inc.  | 157,407 | Matamoras Borough                           |
| Lake Region Development<br>3 LLC            | Kern, David W.<br>Kern, Cindy   | 630,000 | Poco Fairview Map<br>Palmyra Township       |
| Breda, Melanie L.<br>Breda, Ronald          | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>MB Financial Bank<br>NA                                    | 123,626 | Marcel Lake<br>Delaware Township            |
| Tyborowski, Casimir E.<br>Tyborowski, Janet | JPMorgan Chase Bank<br>NA   | 156,800 | Wehinger Estate<br>Matamoras Borough        |
| Bennett, Michael S.<br>Bennett, Lauren C.   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Guaranteed Rate, Inc.                                      | 180,000 | Hemlock Farms<br>Blooming Grove<br>Township |

|  |  |           |   |
|--|--|-----------|---|
| Majid, Craig   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Citibank NA             | 146,250   | Masthope Rapids<br>Lackawaxen<br>Township |
| Cejovic, Naser   | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>MB Financial Bank<br>NA | 58,940    | Saw Creek<br>Lehman Township              |
| Pike County<br>Environmental Enterprise<br>Holding LLC | Dime Bank  | 1,100,000 | Westfall Township                         |
| Zavoyskiy, Igor  | MERS<br>Mortgage Electronic<br>Registration System,<br>Inc.<br>Stearns Lending LLC     | 54,000    | Nilsen Map<br>Delaware Township           |
| Callahan, Stephen D.                                   | Wells Fargo Bank NA  | 162,900   | Panther Lake Estates<br>Greene Township   |

## DEEDS

| BUYER  | SELLER  | AMOUNT  | LOCATION                                    |
|--|---|---------|---|
| Ervitas Properties, Inc.<br>Federal National Mortgage<br>Association               | Bueki, Philip Shrrf.<br>Discala, William  | 83,106  | Hemlock Farms<br>Blooming Grove<br>Township |
| Krzywicki, Matthew<br>Douglas  | Deutsche Bank<br>National Trust<br>Company Tr.<br>Novastar Mortgage<br>Funding Tr. Series<br>2006-6<br>Novastar Home Equity<br>Loan<br>Asset Backed Certs<br>Series 2006-6<br>Ocwen Loan Servicing<br>LLC Agent | 115,249 | Hinkel Estates<br>Shohola Township          |
| Christiana Trust Tr.<br>Wilmington Savings Fund<br>Society FSB Tr.<br>ARLP Trust 5 | Bueki, Philip Shrrf.<br>Hess, Clarence<br>Hess, Clarence A.<br>Hess, Jacqueline A.<br>Hess, Jacqueline Ann  | 1.00    | Tanglwood Lakes<br>Palmyra Township         |

|  |  |         |   |
|--|--|---------|---|
| US Bank NA Tr.<br>BNC Mortgage Loan<br>Trust 2007-2<br>Mortgage Pass Thru Certs<br>Series 2007-2 | Bueki, Philip Shrrf.<br>Everett, Devine R.   | 1.00    | Saw Creek Estates<br>Lehman Township          |
| Federal National Mortgage<br>Association   | Bueki, Philip Shrrf.<br>Boo, Keith A.<br>Boo, Keith  | 1.00    | Tanglwood North<br>Blooming Grove<br>Township |
| Ekonomakos, Harry  | Liscinski, Thomas R.<br>Liscinski, Marilyn   | 371,500 | Traces of Lattimore<br>Delaware Township      |
| Poss, Steven<br>Jurado-Poss, Eva<br>Poss, Eva Jurado   | Deutsche Bank<br>National Trust<br>Company Tr.<br>HSI Asset<br>Securitization Corp. Tr.<br>2006-WMC1<br>Mortgage Pass<br>Thru Certs Series<br>2006-WMC1<br>Specialized Loan<br>Servicing LLC Agent | 60,000  | Fawn Lake Forest<br>Lackawaxen<br>Township    |
| Kelly, Ann M.  | Kelly, Ann M. Exrx<br>Stapleton, Eileen A.<br>Est.   | 21,517  | Roland Acres<br>Lackawaxen<br>Township        |
| Jaludi, Joseph A.  | Jaludi, Joseph A.<br>Jaludi, Bonnie Lena<br>Jaludi, Bonnie Lena  | 1.00    | Derse Lands<br>Milford Township               |
| Sylvie, Tevreden Allison<br>Tevreden, Allison Sylvie   | Malone, Allison<br>Sylvie, Tevreden Allison<br>Tevreden, Allison Sylvie  | 1.00    | Pine Ridge<br>Lehman Township                 |
| Bodziony, Beata Jolanta<br>Bodziony, Jan Pawal   | Secretary of Housing &<br>Urban Development  | 48,000  | Rustic Acres<br>Lehman Township               |
| Carosi, Matthew  | Lashkov, Aleksandr<br>Lashkov, Victoria  | 95,000  | Hemlock Farms<br>Blooming Grove<br>Township   |
| Flanagan, John<br>Flanagan, Susan  | Amelio, Anthony, Exr.<br>Tovani, Lucrezia, Est.<br>Tovani, Harry C., Est.  | 32,400  | Pine Ridge<br>Lehman Township                 |
| Sardina, Albert J., Jr.  | Fannie Mae<br>Federal National<br>Mortgage Association<br>Servicelink, Agent<br>Title Insurance<br>Company, Agent  | 47,500  | Walker Lane<br>Shores<br>Shohola Township     |
| Federal Home Loan<br>Mortgage Corporation  | Henrion, Marilyn Joy<br>Henrion, Edward J.,<br>Est.  | 1.00    | Hemlock Farms<br>Blooming Grove<br>Township   |

|  |  |         |   |
|--|--|---------|---|
| Murphy, John R.<br>Carisone, Elinor M.<br>Mauro, Kathleen M.   | Murphy, Elinor J.<br>Murphy, John R.<br>Carisone, Elinor M.<br>Mauro, Kathleen M.  | 1.00    | Rocco Lands<br>Dingman Township                               |
| Park, Margaret<br>Park, James Perrie   | Joseph G. Galli<br>Revocable Living Trust<br>02/23/2004<br>Galli, Joseph G., Tr.   | 115,000 | Milford Borough   |
| Lewis, Diane G., Tr.<br>Lewis, E. Theodore, Tr.<br>Diane G. Lewis Revocable<br>Trust Agr. 09/30/2014 | Lewis, Diane G., Tr.<br>Lewis, E. Theodore, Tr.<br>Diane G. Lewis<br>Revocable Trust Agr.<br>09/30/2014                        | 1.00    | Hemlock Farms<br>Blooming Grove<br>Township                   |
| Edwards, Jeffrey M.<br>Edwards, Janice M.  | Kerner, Karen F.<br>Jay, Karla   | 199,000 | Hemlock Farms<br>Blooming Grove<br>Township                   |
| Pabst, Justin<br>Vahtramae, Kristine   | Pabst, Justin  | 1.00    | Jagger Lands<br>Lackawaxen<br>Township                        |
| Lagala, Antonio  | Thomas, Pamela A.  | 130,000 | Birchwood Lakes<br>Delaware Township                          |
| Caro, Dennis M.<br>Caro, Peggy A.  | McCaskie, Ronald G.<br>McCaskie, Teresa  | 135,000 | Saw Creek Estates<br>Lehman Township                          |
| Ragusa, Melissa  | Ragusa, Charles<br>Ragusa, Melissa   | 1.00    | Tink Wig<br>Mountain Lake<br>Forest<br>Lackawaxen<br>Township |
| Shparber, Mikhail<br>Shparber, Yuliya  | GFT Property<br>Holdings 3 LLC<br>Fay Servicing LLC,<br>Agent  | 80,000  | Saw Creek Estates<br>Lehman Township                          |
| Thomas, David L., III  | Federal Home Loan<br>Mortgage Corporation<br>Phelan Hallinan LLP,<br>Agent<br>Phelan Hallinan<br>Diamond & Jones LLP,<br>Agent | 67,500  | Fawn Lake Forest<br>Lackawaxen<br>Township                    |
| Niznan, Marcia A.<br>Niznan, Neal  | Niznan, Marcia A.<br>Hadfield, Marrie E.   | 129,000 | Hemlock Farms<br>Blooming Grove<br>Township                   |
| Danenhower, George H.<br>Danenhower, Nina F.   | Wagner, Justin H.  | 20,000  | Pine Ridge<br>Lehman Township                                 |
| Chan, Amanda R.  | Secretary of Housing &<br>Urban Development  | 60,025  | Saw Creek Estates<br>Lehman Township                          |

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|---|--|---------|---|
| Kritikos-Dally, Elaine M.<br>Dally, Elaine M. Kritikos<br>Dally, Douglas D.   | Jankowski, Patricia M.<br>Jankowski, Warren F.,<br>Est.  | 145,000 | Sunrise Lake<br>Dingman Township                        |
| 104 Pennsylvania Avenue<br>LLC<br>One Zero Four<br>Pennsylvania Avenue LLC  | Clancy, John W.<br>Walsh, Nancy E.   | 1.00    | Wild Acres<br>Delaware Township                         |
| Martin, Michael   | Martin, Stuart   | 1.00    | Dingman Township  |
| Martin, Michael   | Martin, Stuart   | 1.00    | Dingman Township  |
| Martin, Michael   | Martin, Stuart   | 1.00    | Dingman Township  |
| O'Neill, Robert M.<br>O'Neill, Gail Ann   | Fannie Mae<br>Federal National<br>Mortgage Association<br>Udren Law Offices PC,<br>Agent                   | 155,000 | Hemlock Farms<br>Porter Township                        |
| Donnelly, William C., Jr.   | Donnelly, William C.,<br>Jr.<br>Donnelly, Marige   | 1.00    | The Escape<br>Greene Township                           |
| Hall, Patrick J.<br>Hall, Amy   | Hall, Patrick J.<br>Hall, Amy  | 1.00    | Lake-in-the-<br>Clouds<br>Greene Township               |
| Tipper, Charles M., III<br>Tipper, Jody L.  | Tipper, Charles M., III<br>Tipper, Jody L.   | 1.00    | Tanglwood Lakes<br>Blooming Grove<br>Township           |
| HSBC Bank USA, NA, Tr.<br>Ace Securities Corporation<br>Home Equity Loan Trust<br>Asset Backed Pass Thru<br>Certs Series 2006-NC2 | Bueki, Philip, Shrff.<br>Kurtz, Tara Ann M.,<br>Admrx.<br>Lacey, Thomas J., Est.<br>Lacey, Arlene F., Est. | 1.00    | Falling Waters at<br>Masthope<br>Lackawaxen<br>Township |
| Fontano, Steven<br>Fontano, Jill  | Rabbe, Holly M.  | 68,740  | Winona Lakes<br>Greene Township                         |
| Roman, Derek J.<br>Claudio, Normarie  | Lamont, Omar<br>Lamont, Dilcia   | 105,000 | Saw Creek Estates<br>Lehman Township                    |
| Looknanan, Michelle A.  | Fuller, Jerame C.<br>Cobert, Shane L.  | 70,000  | Saw Creek Estates<br>Lehman Township                    |
| Conques, Svetlana   | JPMorgan Chase Bank<br>NA  | 37,200  | Saw Creek Estates<br>Lehman Township                    |
| Lewis, Jennifer<br>Lewis, Juanita   | Caivano, Kenneth   | 85,000  | Lehman Township   |
| Bucknor, Kristian   | Brodhecker, Dana<br>Byrne, Kevin   | 130,927 | PMWL<br>Dingman Township                                |

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| Farrelly, James  | Wells Fargo Bank NA, Tr.<br>Park Place Securities, Inc.<br>Asset Backed Pass Thru Certs Serie 2004-MCW1<br>Class A-1 Certs<br>Specialized Loan Servicing LLC, Agent | 37,500  | The Falls at Saw Creek<br>Lehman Township |
| Koellner, Ruth<br>Kahres, Paul   | Scott, Michael A.<br>Meyer, Eamigh E.<br>Scott, Eamigh E.   | 145,000 | Marcel Lake Estates<br>Delaware Township  |
| Parckys, Nicholas M.<br>Parckys, Katherine   | Jampol, Katalin, Agent<br>Samu, Laszlo<br>Samu, Maria   | 256,880 | Dingman Township                          |
| King, Kenneth, Jr.   | King, Kenneth, Jr., Per. Rep.<br>King, Kenneth, Est.  | 120,528 | Lackawaxen Township                       |
| Miller, Michael  | Seneko, David   | 28,500  | The Falls at Saw Creek<br>Lehman Township |
| Forney, Eric Mathis<br>Dunnigan, Thomas  | Federal Home Loan Mortgage Corporation<br>Powers Kirn & Associates LLC, Agent<br>Powers Kirn & Javardian LLC, Agent   | 82,000  | Conshaugh Lakes<br>Dingman Township       |
| Secretary of Housing & Urban Development   | Wells Fargo Bank NA<br>Orange Coast Title Company, Agent  | 10      | Shohola Township                          |
| Stoica, Claudiu<br>Castelli, Alexandra M.  | Borgen, Craig<br>Borgen, Sari<br>Markowitz, Maxine<br>Markowitz, Bernard  | 106,000 | Saw Creek Estates<br>Lehman Township      |
| Martin, Toni Lu  | Acton, Scott M.   | 35,000  | Delaware Township                         |
| Scanlon, Robert<br>Scanlon, Cathleen   | Swope, R. Hain<br>Swope, Mary E.  | 249,000 | Wild Acres<br>Delaware Township           |
| Wilmington Savings Fund Society FSB, Tr.<br>Christiana Trust, Tr.<br>BCAT 2015-14BTT | Bueki, Philip, Shrrff.<br>Mercado, Donna  | 1.00    | Tranquility Falls<br>Greene Township      |

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|---|---|---------|---|
| Oberstoetter, Peter V.<br>Oberstoetter, Julie K.  | Kelley, Lawrence W., Tr. 450,000<br>McGinley, G. Donnon,<br>Tr.<br>Kelley, Mark A., Tr.<br>Carol D. Kelley<br>Residuary Trust<br>08/11/2009 |         | Woodpecker Lake<br>Delaware Township            |
| Degeus, Jack<br>Degeus, Jeanette<br>Jennino, Joseph William<br>Lawrence   | Degeus, Jack<br>Degeus, Jeanette  | 1.00    | PMWL<br>Dingman Township                        |
| Roesinger, Ronald C.<br>Roesinger, Susan M.   | Vesterman, Zoya<br>Vesterman, Marik, Est.   | 68,500  | The Escape<br>Greene Township                   |
| Wilmington Savings Fund<br>Society FSB, Tr.<br>Christiana Trust, Tr.<br>Normandy Mortgage Loan<br>Trust Series 2015-1 | Horn, Catherine<br>Horn, Brian E.   | 1.00    | Saw Creek Estates<br>Lehman Township            |
| Wilcox, Keith<br>Wilcox, Jayne  | Sadewitz, Richard<br>Sadewitz, Vicki  | 224,500 | River View Acres<br>Lackawaxen<br>Township      |
| Barella, David<br>Barella, Penny  | Lichwiarz, Lillian Julie<br>Lichwiarz-Sala, Lillian<br>Sala, Lillian Lichwiarz<br>Lichwiarz, Jean Mary                                      | 5,500   | Shohola Falls Trails<br>End<br>Shohola Township |
| Conservation Fund   | Delaware Valley School<br>District  | 1.00    | Milford Township                                |
| Dutton, Denise C.   | Mihm, Bruce G.<br>Mihm, Melanie S.  | 330,000 | Log Tavern Lake<br>Dingman Township             |
| Kushner, Alicia   | Freddie Mac<br>Federal Home Loan<br>Mortgage Corporation<br>Udren Law Offices PC,<br>Agent  | 90,400  | PMWL<br>Dingman Township                        |
| Kraminskiy, Innesa<br>Kraminskiy, Vladimir  | PNC Bank NA   | 49,900  | The Glen at<br>Tamiment<br>Lehman Township      |
| Lake Region Development<br>3 LLC  | Paupack Property<br>Management LLC  | 700,000 | Poco Fairview Map<br>Palmyra Township           |
| Prof-2013-S3 Legal Title<br>Trust 2<br>US Bank NA, Tr.  | Bueki, Philip, Shrff.<br>Paz, Pedro<br>Paz, Diane B.  | 170,424 | Dingman Township                                |
| Prof-2013-S3 Legal Title<br>Trust 2<br>US Bank NA, Tr.  | Bueki, Philip, Shrff.<br>McCall, Mary B.<br>McCall, Milton  | 1.00    | Pocono Ranchlands<br>Lehman Township            |

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|--|---|---------|---|
| Vannostrand, Robert F., II<br>Vanstrand, Stephanie | Vannostrand, Robert<br>F., II<br>Vannostrand, Robert<br>Vannostrand, Stephanie  | 1.00    | Falling Waters at<br>Masthope<br>Lackawaxen<br>Township |
| Zalewski, Marek                                    | Zalewski, Marek   | 1.00    | Pocono Ranchlands<br>Lehman Township                    |
| Bennett, Michael S.<br>Bennett, Lauren C.          | Nelson-Hicks, Stace, Tr.<br>Hicks, Stace Nelson, Tr.<br>Nelson, David, A. Tr.<br>Roberta C. Nelson<br>Irrevocable Trust<br>04/20/2016 | 255,000 | Hemlock Farms<br>Blooming Grove<br>Township             |
| Harris, Charles L.<br>Harris, Jessica L.           | Bullock, Carl A., Sr.<br>Bullock, Mary E. Est.  | 52,000  | Eilenberger Map<br>Porter Township                      |
| Daniel, Kevin<br>Daniel, Noreen                    | Soltis, Barr  | 150,000 | Tanglwood Lakes<br>Palmyra Township                     |
| Majid, Craig                                       | Majid, Christine M.   | 1.00    | Masthope Rapids<br>Lackawaxen<br>Township               |
| Lot 8 Blk W-1212 LLC                               | Erdan, Bajrovic   | 5,062   | Wild Acres<br>Delaware Township                         |
| Becker, William S.                                 | Montie, Michael T.<br>Erdlan, Joanne  | 50,000  | Twin Lake Preserve<br>Map<br>Shohola Township           |
| Gelardi, Joseph<br>Gelardi, Norina                 | Hintikka, Diane C.<br>Hintikka, Henry I., Est.  | 120,000 | Birchwood Lakes<br>Delaware Township                    |
| Kugler, Glenn<br>Kugler, Carmen                    | Dassuncao, Amelia   | 5,500   | Hemlock Farms<br>Blooming Grove<br>Township             |
| Shmidheiser, J. Edward, Jr.                        | Shmidheiser, J. Edward,<br>Jr.  | 1.00    | Lehman Township   |
| Bowman, Cordell<br>Bowman, Marlene                 | DeLeon, Martin<br>DeLeon, Katrina   | 15,000  | Happy Hollow<br>Shohola Township                        |
| Esposito, Frank M., Jr.<br>Esposito, Maureen A.    | Czarnecki, Vincent<br>Czarnecki, Ann  | 12,500  | Masthope Rapids<br>Lackawaxen<br>Township               |
| Sengun, Kayhan                                     | Hemlock Investors, Inc.   | 49,000  | Hidden Estates<br>Map<br>Blooming Grove<br>Township     |
| Naser, Cejovic                                     | Secretary of Housing &<br>Urban Development   | 88,940  | Saw Creek<br>Lehman Township                            |

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| Cyrek, Adam P. Jr.                                     | Freddie Mac<br>Federal Home Loan<br>Mortgage Corporation<br>Udren Law Offices PC,<br>Agent        | 28,000  | Maple Park<br>Shohola Township                          |
| Mazzilli, Mauro  | Mazzili, Mauro<br>Mazilli, Mauro  | 1.00    | Lake Adventure<br>Dingman Township                      |
| Pike County<br>Environmental Enterprise<br>Holding LLC | Pike County<br>Environmental, Inc.  | 870,000 | Westfall Township                                       |
| 400 West Harford Street<br>LP                          | Leighty, James F.<br>Leighty, Susan J.  | 192,000 | Milford Borough<br>Map<br>Milford Borough               |
| Zavoyskiy, Igor  | MTGLQ Investors LP<br>New Penn Financial<br>LLC, Agent<br>Shellpoint Mortgage<br>Servicing, Agent | 60,000  | Birchwood Lakes<br>Delaware Township                    |
| Callahan, Stephen D.                                   | Callahan, Stephen D.<br>Callahan, Sherri M.   | 1.00    | Panther Lake<br>Estates<br>Greene Township              |
| Secretary of Housing &<br>Urban Development            | M&T Bank  | 1.00    | Saw Creek Estates<br>Lehman Township                    |
| Brennan, Anthony<br>Terry, Joseph<br>Terry, Gina Marie | Brennan, Anthony<br>Kern, Ashley Jean<br>Terry, Joseph<br>Terry, Gina Marie                       | 1.00    | Falling Waters at<br>Masthope<br>Lackawaxen<br>Township |

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