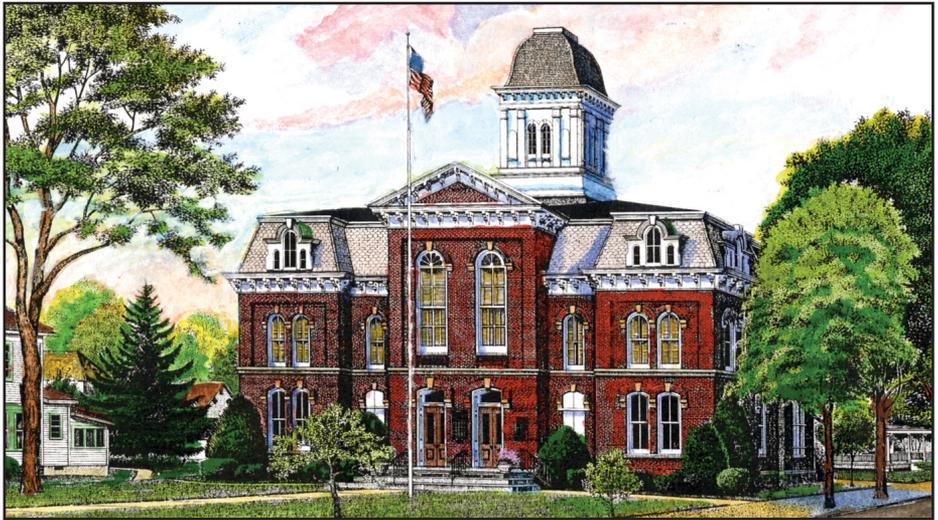


# Pike County LEGAL JOURNAL

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

VOL. X ♦ MILFORD PA ♦ SEPTEMBER 07, 2018 ♦ NO. 36



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The Pennsylvania Bar Association is conducting a public education campaign “Understanding When Grandparents and Others Can Seek Custody” October 1-15, 2018. Pamphlets containing additional information are available through the state and local bar associations.

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL  
is published every Friday by the Pike County Bar Association  
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*Editor*

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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**



The Pennsylvania Bar Association is conducting a public education campaign “Understanding When Grandparents and Others Can Seek Custody” October 1-15, 2018. Pamphlets containing additional information are available through the state and local bar associations.

**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**

Gregory H. Chelak, *President Judge*  
Joseph F. Kameen, *President Judge, Retired*  
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**

Kerry Welsh

**District Attorney**

Raymond Tonkin, *Esq.*

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

Denise Fitzpatrick

**Court Administrator**

Samantha Venditti, *Esq.*

**Chief Public Defender**

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

**Commissioners**

Matthew M. Osterberg, *Chairman*  
Steve Guccini, *Esq.*  
Ronald Schmalzle

**Treasurer**

John Gilpin

**Recorder of Deeds, Register of Wills**

Sharon Schroeder

**Coroner**

Christopher Brighton

**Auditors**

Thomas Foran  
Gail Sebring  
Missi Strub

**PEMA**

Tim Knapp

---

## REMINDERS

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### Annual Attorney Registration:

Members are reminded that the 2018-19 Annual Attorney Registration was due July 1st. On August 1st, a \$200.00 late fee will be assessed. On September 1, an additional \$200.00 late fee will be assessed. You may complete your registration form and payment online through the "ujportal.pacourts.us".

### PA School Bus Stopping Law

Reminder from the Pike County Bar Association President, Elizabeth Erickson Kameen, PA's School Bus Stopping Law: Please use caution for students and school buses. Motorists are reminded to stop at least 10 feet in all directions when approaching a school bus with its red lights flashing and stop arm extended. Do not move until the school bus red lights have stopped flashing, the safety arm has been withdrawn and the children have reached a place of safety.

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## EVENTS

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### Annual Meeting of the Pike County Bar Association

Monday, September 17, 2018 - Noon at Apple Valley. Elections will take place.



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

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

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

# *Pike County Mini Prints*

**NOW AVAILABLE AT  
REDUCED  
PRICES**

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

## COURT CALENDAR

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

### MONDAY, SEPTEMBER 10, 2018

- 09:00 AM Docket #: 921-2018  
**Victoria Guyadeen vs. Kelvin Guyadeen**  
PFA Hearing -  
*Plaintiff Attorney: Salvatore Nardozzi, Esq.*  
*Defense Attorney: Ashley Zimmerman, Esq.*
- 09:00 AM Docket #: 946-2018  
**Danielle M. Bubendorf vs. Labinot Bajramaj**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 09:00 AM Docket #: 1037-2018  
**Maria Kociubinski vs. Jozef Kociubinski**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 09:30 AM Docket #: 854-2018  
**Jeffrey Hildebrant vs. Nancy Heller**  
Mediation -  
*Plaintiff Attorney: Ashley Zimmerman, Esq.*  
*Defense Attorney:*
- 10:30 AM Docket #: 851-2018  
**Frank Zicaro vs. Crystal Zicaro**  
Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:30 AM Docket #: 1453-2015  
**Konstantinos Ferousis vs. Tim Bowers d/b/a Port Jervis Paving**  
Pre-Trial Conference -  
*Plaintiff Attorney: James P. Baron, Esq.*  
*Defense Attorney: Mark Zimmer, Esq.*
- 11:00 AM Docket #: 5-2018 OÁ  
**In Re: The Interest of K.L.F.**  
Adoption Hearing -  
*Plaintiff Attorney: Kelly A. Gaughan, Esq.*  
*Defense Attorney:*
- 11:15 AM Docket #: 6-2018 OA  
**In Re: The Interest of M.L.H.**  
Adoption Hearing -  
*Plaintiff Attorney: Kelly A. Gaughan, Esq.*  
*Defense Attorney:*
- 11:30 AM Docket #: 848-2018

### Richard Chapman vs. Amanda Chapman

- Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 01:00 PM Docket #: 485-2017  
**Jeremy Fisher vs. Karen Fisher**  
Divorce Master  
Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: Thomas Farley, Esq.*  
*Defense Attorney: Tammy Lee CLause, Esq.*
- 01:30 PM Docket #: 31-2018 OC  
**In Re: Gary W. Thomson**  
Hearing - G. Thomson Pet to Term Trust or Replace Trustee  
*Plaintiff Attorney: Tammy Lee Clause, Esq.*  
*Defense Attorney: Gregory J. Spadea, Esq.*
- 02:30 PM Docket #: 1469-2015  
**Michael Schuster vs. Susan Schuster**  
Divorce Master  
Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: James Baron, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
- 03:30 PM Docket #: 1047-2017  
**Victor Guerrero vs. Janelle Guerrero**  
Divorce Master  
Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Kelly Gaughan, Esq.*

### TUESDAY, SEPTEMBER 11, 2018

- No Events Listed

### WEDNESDAY, SEPTEMBER 12, 2018

- 09:30 AM Docket #: 194-2018  
**June Babcock vs. Brian Babcock**  
Custody Conference -  
*Plaintiff Attorney: John Klemeyer, Esq.*  
*Defense Attorney: Thomas Mincer, Esq.*
- 11:00 AM Docket #: 1247-2017  
**Deborah Rotella vs. Nicholas Taormina**  
Custody Conference -  
*Plaintiff Attorney: Kelly Gaughan, Esq.*

*Defense Attorney:*

- 01:30 PM Docket #: 1372-2017

**Keith Hiller vs.**

**Tammie Marie Hiller**

Custody Conference - Review

*Plaintiff Attorney: Adrianne Pierangeli, Esq.*

*Defense Attorney: Kelly Gaughan, Esq.*

**THURSDAY, SEPTEMBER 13, 2018**

- **No Events Listed**

**FRIDAY, SEPTEMBER 14, 2018**

- **No Events Listed**

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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.*

### ESTATE NOTICE

Estate of CATHERINE F. WALDRON, of 1931 Hemlock Farms, Lords Valley, Pike County, Pennsylvania 18428, deceased.

Laura A. Drake has been appointed as Executrix of the Estate. All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to her attorney within four months from the date hereof and to file with the

Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Andrea Capita, Esq.

104 West High Street, Milford, PA 18337.

08/24/18 • 08/31/18 • **09/07/18**

### EXECUTRIX'S NOTICE

ESTATE OF Karen M.

McCaw, late of Dingmans Ferry, Pike County, Pennsylvania, deceased.

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

Abigail Kluska

80 Clove Rd

Montague, NJ 07827

Executrix

08/24/18 • 08/31/18 • **09/07/18**

**ESTATE NOTICE**

Estate of JOANN E.  
HOWELL, a/k/a JOANN  
LOVELACE, deceased, late  
of Matamoras, Pike Co., PA.  
Letters Testamentary have  
been granted to the individual  
named below, who request  
all persons having claims or  
demands against the Estate of  
the Decedent to present same,  
and all persons indebted to the  
Decedent to make payments, to  
DEBRA MANN c/o  
R. Anthony Waldron, Esq. Suite  
215 - 8 Silk Mill Drive Hawley  
PA 18428.  
08/31/18 • 09/07/18 • 09/14/18

---

**ESTATE NOTICE**

NOTICE IS HEREBY  
GIVEN, that Letters  
Testamentary have been  
issued in the Estate of John  
Joseph Gallagher, a/k/a John  
J. Gallagher, a/k/a John  
Gallagher, who died on July 30,  
2018, late resident of Greene  
Township, Pike County,  
Greentown, PA 18426, to Brian  
C. Gallagher, Executor of the  
Estate. All persons indebted  
to said estate are required  
to make payment and those  
having claims or demands are  
to present the same without  
delay to Brian C. Gallagher c/o  
Law Offices of HOWELL &  
HOWELL, ATTN: ALFRED  
G. HOWELL, ESQUIRE,  
Attorney for the Estate, at 109  
Ninth Street, Honesdale, PA  
18431.  
ALFRED G. HOWELL,  
ESQUIRE  
ATTORNEY FOR

**THE ESTATE**

08/31/18 • 09/07/18 • 09/14/18

---

**ESTATE NOTICE**

NOTICE IS HEREBY  
GIVEN, that Letters of  
Administration have been issued  
in the Estate of Michelle Ann  
Lentoski, a/k/a Michelle A.  
Santiago, who died on May 10,  
2018, late resident of Greene  
Township, Pike County,  
Newfoundland, PA, to Ivy L.  
Santiago, Administratrix of the  
Estate. All persons indebted to  
said estate are required to make  
payment and those having claims  
or demands are to present the  
same without delay to Ivy L.  
Santiago, Co-Administrator, c/o  
The Law Offices of HOWELL  
& HOWELL, ATTN:  
ALFRED G. HOWELL,  
ESQUIRE, Attorney for the  
Estate, at 109 Ninth Street,  
Honesdale, PA 18431.  
ALFRED G. HOWELL,  
ESQUIRE  
ATTORNEY FOR  
THE ESTATE  
08/31/18 • 09/07/18 • 09/14/18

---

**EXECUTRIX NOTICE**

ESTATE OF RAYMOND  
MONEL, late of Greeley, Pike  
County, Pennsylvania, deceased.  
Letters testamentary on the  
above estate having been granted  
to the undersigned, all persons  
indebted to the said estate are  
requested to make payment and  
those having claims to present  
same, without delay to HELEN  
MONEL, of 118 Campen  
Road, Greeley, PA 18425, or  
to her attorneys, FARLEY &

BERNATHY, LLC, 2523  
Route 6, Suite 1, Hawley, PA  
18428.

09/07/18 • 09/14/18 • 09/21/18

---

### LEGAL NOTICE

ROGER ALTEMIER and  
Ruth Altemier vs JOHN M.  
CASERTANO, his successors  
and assigns, and all persons  
claiming any right, title, interest  
in or claim against the land  
herein, in the Court of Common  
Pleas of Pike County, Civil  
Division, Action to Quiet Title,  
No.

TO: JOHN M. CASERTANO,  
Defendant, you are hereby  
notified that the Plaintiffs  
have begun an action to quiet  
title against you contesting  
your interest in the following  
described property: Lot 7 Saw  
Mill Hill, 111 Burrus Road,  
Greentown (Greene Twp.) PA.  
Since you have been unable to be  
served by certified mail to notify  
you of this suit the Court has  
ordered that you be served by  
publication of this notice.

You are required to file your  
answer within 30 days of  
publication of this notice. A copy  
of the Complaint is held for you  
at the Office of the Prothonotary  
in the Courthouse, Milford, PA.  
All papers to be served upon  
the attorney for Plaintiffs at the  
address below.

If you wish to defend you or  
your attorney must file your  
defense or objections in writing  
with the Court. You are warned  
that if you fail to do so the case  
may proceed without further  
notice for the relief requested by

Plaintiff. You may lose money  
or other property or rights  
important to you.

**YOU SHOULD TAKE  
THIS NOTICE TO YOUR  
LAWYER AT ONCE. IF  
YOU DO NOT HAVE A  
LAWYER OR CANNOT  
AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE  
SET FORTH BELOW TO  
FIND OUT WHERE YOU  
CAN GET LEGAL HELP.**

Pike County Commissioners  
Administration Bldg.  
Milford, PA 18337

R. ANTHONY WALDRON  
ESQ.

8 Silk Mill Dr., Ste 215  
Hawley PA 18428  
(570) 226 6288

---

### SHERIFF SALES

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

---

### SHERIFF SALE

**September 19, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 215-2017r  
SUR JUDGEMENT NO.  
215-2017 AT THE SUIT OF  
Nationstar Mortgage LLC vs  
David D. McDonald aka David  
McDonald 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  
September 19, 2018 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: ·

Being Lot(s) 8ABCD, Block  
W-401, as set forth on a Plan  
of Lots-Wild Acres, Section  
4, Delaware Township, Pike  
County, Pennsylvania, dated  
February 1968, by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania  
in Plat Book 6, Page 132, on  
March 21, 1968.

Being Lot(s) 9ABCD, Block  
W-401, as set forth on a Plan  
of Lots-Wild Acres, Section  
4, Delaware Township, Pike  
County, Pennsylvania, dated  
February 1968, by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Plat Book 6, Page 132 on March  
21, 1968.

Lot 8ABCD & 9ABCD, Block  
W-401, Section 4 are joined  
together and shall be known as  
Lot 8A, Block W-401, Section  
4, as recorded in Plat Book  
39, page 139. Theses lots are  
joined together and may not be  
subdivided without township  
approval.

Parcel No. : 169.03-02-54  
BEING known and numbered  
as Lot 8A Block 401 Section  
4, a/k/a 108 Edgewater Dr,  
Dingmans Ferry, PA 18328  
BEING the same property  
conveyed to David McDonald  
who acquired title by virtue of  
a deed from David McDonald,  
dated October 1, 2004, recorded  
December 1, 2004, at Instrument  
Number 2082, Page 1849, 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 David D. McDonald  
aka David McDonald  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$227,715.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David D. McDonald aka David McDonald DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$227,715.72 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
08/24/18 · 08/31/18 · **09/07/18**

**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 236-2018r SUR JUDGEMENT NO. 236-2018 AT THE SUIT OF JPMorgan Chase Bank, NA vs William R. Brown 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 236-2018-CIVIL JPMorgan Chase Bank, N.A. v. William R. Brown owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 147 Midlake Drive, Milford, PA 18337-4368 Parcel No. 122.02-01-23 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$213,685.11 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William R. Brown DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,685.11

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William  
R. Brown DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$213,685.11 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
279-2016r SUR JUDGEMENT  
NO. 279-2016 AT THE  
SUIT OF Mtglq Investors,  
LP vs Vincent G. Marmora  
aka Vincent G. Marmora,  
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  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 279-2016  
Mtglq Investors, L.P.  
v.  
Vincent G. Marmora a/k/a  
Vincent G. Marmora, Jr  
owner(s) of property situate in  
the WESTFALL TOWNSHIP,  
PIKE County, Pennsylvania,  
being 110 Heaters Hill Road,  
Matamoras, PA 18336-2214  
Parcel No. 083.01-01-22 -,  
083.01-01-20 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$248,232.82  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vincent G. Marmora aka Vincent G. Marmora, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$248,232.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vincent G. Marmora aka Vincent G. Marmora, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$248,232.82 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 280-2018r SUR JUDGEMENT NO. 280-2018 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-1 vs Brenda Lee Kurowski 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

more particularly described as follows, to wit:  
ALL that certain lot or parcel of land situate in the Lehman Township, Pike County, Pennsylvania, being lot No. 338, Phase II, Section 2A, as is more particularly shown on the plan of lands of the Granter designated as Phase II, Section 2A, The Falls at Saw Creek. recorded in the Recorder's Office in and for Pike County, at Milford, Pennsylvania in Plot Book Volume 23, Page 30.  
Being Known As Lot 338, Section 2A. Crewe Court, The Falls at Saw Creek, Bushkill, Pennsylvania.  
MAP #196.02-07-28  
CONTROL #06-0-075119  
Fee Simple Title Vested in Brenda Lee Kurowski, by deed from, Warren R. Schmidt and Susan L. Schmidt, husband and wife, dated 10/13/2005, recorded 10/20/2015, in the Pike County Recorder of deeds in Deed Book 2139, Page 979, as Instrument No. 200500020150.  
Property Address: 338 Crew Court a/k/a 138 at the Falls, Bushkill, PA 18324.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brenda Lee Kurowski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$160,834.45, 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 Brenda Lee Kurowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,834.45 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste 200  
Warrington, PA 18976  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 342-2018r SUR JUDGEMENT NO. 342-2018 AT THE SUIT OF Wells Fargo Bank NA vs Hilary A. Messina a/k/a Hilary Messina 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 342-2018

Wells Fargo Bank, N.A.

v.

Hilary A. Messina a/k/a Hilary Messina

owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 106 Jack Pine Court, Milford, PA 18337-7733 Parcel No. 136.01-01-26 - (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$110,320.42

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hilary A. Messina a/k/a Hilary Messina DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$110,320.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Hilary A. Messina a/k/a Hilary Messina DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$110,320.42 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
345-2018r SUR JUDGEMENT  
NO. 345-2018 AT THE SUIT  
OF Nationstar Mortgage LLC  
d/b/a Champion Mortgage  
Company vs Irene J. Glatz aka  
Irene Glatz 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  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

File Number: 103196

The land referred to is described  
as follows:

All that certain lot or piece of  
ground situate in the Township  
of Lackawaxen, County of Pike,  
Commonwealth of Pennsylvania,  
being known as Lot No. 305,  
Section II in the Subdivision of  
Section 2, Tink Wig Mountain  
Lake Forest Corp., as recorded

in the Recorder's Office of Pike  
County, Pennsylvania, in Plan  
Book Volume 10, Page 137.  
TOGETHER WITH the  
right to the Grantee to use the  
private roadways as shown on  
said recorded map, together with  
such other rights of way over  
other lands of the prior Grantor,  
as the said prior Grantor may  
designate from time to time for  
purpose of ingress, egress and  
regress in common with the  
prior Grantors, its successors and  
assigns and other persons to and  
from public highways, excepting  
and reserving, however, to the  
prior Grantor, an Easement for  
the prior Grantor to construct,  
repair, replace, operate and  
maintain gas, sewer and other  
utility lines. The prior Grantor  
does not hereby dedicate said  
private roads to public use and  
does hereby reserve the right for  
itself, its successors and assigns,  
to change the location of said  
rights of way over lands of the  
prior Grantor, its successors  
and assigns, at any time, and  
from time to time, to such other  
location or locations as the prior  
Grantor, or its successors or  
assigns may determine in its sole  
discretion, provided same does  
not deprive Grantee of road  
footage and of ingress and egress  
to and from said lot to a public  
road or highway.  
Being designated as Tax  
Parcel No. 011.04-02-19  
control #023598 in the Deed  
Registry Office of Pike County,  
Pennsylvania.  
SUBJECT to restrictive  
covenants as more fully set forth

in Deed Book Volume 405 Page 31.  
Property Address: 108 Red Rock Circle A/K/A 68 Mountain Lake Estates, Hawley, PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Irene J. Glatz aka Irene Glatz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$151,171.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$151,171.69 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 348-2018r SUR JUDGEMENT NO. 348-2018 AT THE SUIT OF Lendinghome Funding Corporation vs M & T Property Holdings, LLC 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL that parcel of land in the County of Pike, Commonwealth of Pennsylvania, being known and designated as follows:

ALL that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 201, Section No. 22, 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 14, Page 35. BEING THE SAME PREMISES which Fannie Mae a/k/a Federal National Mortgage Association by Deed dated July 26, 2016 and recorded on August 10, 2016, in the Pike County Recorder of Deeds Office at Deed Book Volume 2501, at Page 2451, as Instrument No. 201600006436, granted and conveyed unto M&T Property Holdings, LLC. Being Known as 6017 Decker Road, Bushkill, PA 18324 Parcel I.D. No. 192.03-04-08

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO M & T Property Holdings, LLC DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$84,662.44, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF M & T Property Holdings, LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$84,662.44 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hlakik, Onorato & Federman,  
LLP  
298 Wissahickon Avenue  
North Wales, PA 19454  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

383-2018r SUR JUDGEMENT  
 NO. 383-2018 AT THE SUIT  
 OF Nationstar Mortgage LLC  
 d/b/a Mr. Cooper vs Michael  
 A. Munoz 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  
 September 19, 2018 at 11:00  
 AM PREVAILING TIME  
 IN THE AFORENOON OF  
 SAID DATE:

ALL THAT CERTAIN parcel  
 or piece of property, described as  
 follows:

Lot Nine (9), Block B-69,  
 Section Nine (9), Birchwood  
 Lakes, Delaware Township, Pike  
 County, Pennsylvania, by John  
 B. Aicher, Monroe Engineering,  
 Inc. Stroudsburg, Pennsylvania  
 and filed in the Office for the  
 Recording of Deeds in and for  
 Pike County, Pennsylvania in  
 Plat Book 4, Page 68.

Lot 10 ABC, Block B-69 and  
 Lot 19ABC, Block B-69,  
 as set forth on a plan of lots  
 - Birchwood Lakes, Section  
 9 - Delaware Township, Pike  
 County, Pennsylvania, dated  
 June 1964 by John J. Aicher,  
 Monroe Engineering, Inc.,  
 Stroudsburg, Pennsylvania,  
 and filed in the Office for the  
 Recording of Deeds in and for  
 Pike County, Pennsylvania in  
 Plot Book 4, Page 68, on July 14,  
 1964.

The above lots having been

combined by map entitled "Map  
 of Property for- J. Smith & M.  
 Munoz -Lot 9A, Block B-69,  
 Section 9, Birchwood Lakes,  
 Delaware Township, Pike  
 County, Pennsylvania, Scale 1" =  
 40', Dwg. No. 10-037", recorded  
 in Pike County Map Book 28,  
 Page 24.

FOR INFOMATIONAL  
 PURPOSES ONLY: Being  
 known as 110 Heartwood Drive,  
 Dingmans Ferry, PA 18328  
 PARCEL No.162.02-08-29;  
 Control No. 02-0-0-029793  
 BEING THE SAME  
 PREMISES which Michael A.  
 Munoz and James W. Smith, by  
 Deed dated July 14, 2006 and  
 recorded November 2, 2007, in  
 Deed book 2255, page 1849 in  
 the Office of the Recorder of  
 Deeds in and for the County of  
 Pike, granted and conveyed unto  
 Michael A. Munoz, in fee.

THE SALE IS MADE BY  
 VIRTUE OF A WRIT OF  
 EXECUTION ISSUED BY  
 THE PROTHONOTARY OF  
 THE COMMONWEALTH  
 OF PENNSYLVANIA  
 TO Michael A. Munoz  
 DEFENDANTS, OWNER,  
 OR REPUTED OWNERS  
 OF THE AFORESAID  
 REAL PROPERTY FOR  
 EXECUTION UPON A  
 JUDGMENT ON THE  
 AMOUNT OF \$88,933.96,  
 PLUS COSTS & INTEREST.  
 THE SALE MADE  
 SUBJECT TO ALL PAST  
 DUE AND CURRENT  
 REAL ESTATE TAXES  
 UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael A. Munoz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$88,933.96 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 400-2018r SUR JUDGEMENT NO. 400-2018 AT THE SUIT OF Mid America Mortgage, Inc. vs Craig

Steven Vandunk and Yvette Vandunk 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot 23 ABC, Block B-65, as set forth on a plan of Lots-Birchwood Lakes, section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 4 Page 113 on January 28, 1965.

Together with unto the grantees herein, the survivor of them and the heirs and assigns of such survivor, all rights, rights-of-way and privileges and under and subject to all restrictions and reservations set forth in deeds in the chain of title.

Commonly Known As: 104 Doolan Rd., Dingmans Ferry, PA 18328.

Control No. 030165  
Map No. 149.02-02-44  
Fee Simple Title Vested Craig  
Steven Vandunk and Yvette  
Vandunk, husband and wife, by  
deed from, Anthony Todaro,  
dated 12/05/2007, recorded  
12/06/2007, in the Pike County  
Recorder of deeds in Deed Book  
2259, Page 1612.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Craig Steven Vandunk  
and Yvette Vandunk  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$174,741.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Craig Steven  
Vandunk and Yvette Vandunk  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$174,741.51 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste 200  
Warrington, PA 18976  
08/24/18 · 08/31/18 · 09/07/18

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**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
412-2018r SUR JUDGEMENT  
NO 412-2018 AT THE  
SUIT OF Wells Fargo Bank,  
National Association, as  
Trustee for Structured Asset  
Securities Corporation Mortgage  
Pass-Through Certificates,  
Series 2007-Bc1 vs Noreen  
Elders 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  
September 19, 2018 at 11:00

AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 412-2018

Wells Fargo Bank, National  
Association, as Trustee for  
Structured Asset Securities  
Corporation Mortgage  
Pass-Through Certificates, Series  
2007-Bc1

v.

Noreen Elders  
owner(s) of property situate in  
the GREENE TOWNSHIP,  
PIKE County, Pennsylvania,  
being 230 Hemlock Grove Road,  
Newfoundland, PA 18445  
Parcel No. 114.04-01-19  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$101,830.56  
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 Noreen Elders  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$101,830.56,  
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 Noreen Elders  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$101,830.56 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO

424-2018r SUR JUDGEMENT  
NO. 424-2018 AT THE  
SUIT OF U.S. Bank National  
Association, as Trustee for  
Residential Asset Securities  
Corporation, Home Equity  
Mortgage Asset-Backed  
Pass-Through Certificates,  
Series 2006-KS9 vs Darlene  
Pistone 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  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 424-2018-CIVIL  
U.S. Bank National Association,  
as Trustee for Residential Asset  
Securities Corporation, Home  
Equity Mortgage Asset-Backed  
Pass-Through Certificates, Series  
2006-KS9  
v.  
Darlene Pistone  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 101 Glencomb Circle,  
A/K/A 101 Glenn Combe Cir,  
A/K/A 101 Glen Combe Circle,  
Townhouse Unit 101, Milford,  
PA 18337  
Parcel No. 125.00-01-08.001  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$160,028.48  
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 Darlene Pistone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$160,028.48,  
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 Darlene  
Pistone DEFENDANTS,  
OWNERS REPUTED

OWNERS TO COLLECT  
\$160,028.48 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
488-2018r SUR JUDGEMENT  
NO. 488-2018 AT THE  
SUIT OF Ditech Financial  
LLC fka Green Tree Servicing  
LLC vs Brandy Clark and  
Dennis Hitt 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  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 488-2018  
Ditech Financial LLC f/k/a

Green Tree Servicing LLC  
v.  
Brandy Clark  
Dennis Hitt  
owner(s) of property situate in  
the GREENE TOWNSHIP,  
PIKE County, Pennsylvania,  
being 104 Fawnwood Circle,  
Greentown, PA 18426  
Parcel No. 068.04-02-79  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$139,031.84  
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  
Brandy Clark and Dennis Hitt  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$139,031.84,  
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 Brandy Clark and Dennis Hitt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,031.84 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 567-2018r SUR JUDGEMENT NO. 567-2018 AT THE SUIT OF Ditech Financial LLC vs Dawn M. Schmidt 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THET CERTAIN PIECE PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DELAWARE, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT;

LOT NO. 43, BLOCK NO. M-303, AS SHOWN ON A MAP ENTITLED "SECTION 3, MARCEL LAKE ESTATES, DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, WHICH MAP WAS DULY RECORDED ON JUNE 1971, WITH THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY, PENNSYLVANIA IN PLAT BOOK 8, PAGE 173. PARCEL NUMBER# - 02-0-029549  
PROPERTY ADDRESS: 105 Maria Lane, 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 Dawn M. Schmidt

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$93,417.16, 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 Dawn M. Schmidt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$93,417.16 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
08/24/18 · 08/31/18 · **09/07/18**

**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 568-2018r SUR JUDGEMENT NO. 568-2018 AT THE SUIT OF Ditech Financial LLC vs Jean Le Roux 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 56, STAGE VI, PINE RIDGE, 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/PAGE 10/74. UNDER AND SUBJECT TO ALL CONDITIONS, COVENANTS AND RESTRICTIONS AS OF RECORD.

FOR INFORMATION  
PURPOSES ONLY:  
BEING KNOWN AS:  
56 MURPHY CIRCLE,  
BUSHKILL, PA 18324  
PARCEL#: 194.01-02-24

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jean Le Roux  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$79,785.74,  
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 Jean Le Roux

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$79,785.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
569-2018r SUR JUDGEMENT  
NO. 569-2018 AT THE SUIT  
OF Ditech Financial LLC vs  
Maria A. Monteiro and Gustavo  
T. Monteiro 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  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**LONG DESCRIPTION**

The following described land,  
Situates, lying and being in  
the County of Pike, State of  
Pennsylvania to wit:  
All that certain land and

premises situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, more particularly described as Lot 1241, Section No. F, Pocono Mountain Woodland, as shown in Plat Book No. 12, Page No. 2, filed in the Pike County Clerk's Office on July 26, 1974.  
ADDRESS: 103 Kiesel Road; Milford, Pa. 18337  
TAX MAP OR PARCEL ID NO.: 111.04-02-53

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria A. Monteiro and Gustavo T. Monteiro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$196,618.91, 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 Maria A. Monteiro and Gustavo T. Monteiro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$196,618.91 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 632-2018r SUR JUDGEMENT NO. 632-2018 AT THE SUIT OF Wells Fargo Bank, NA vs Danielle Jordan 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

September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 632-2018

Wells Fargo Bank, NA

v.

Danielle Jordan

owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 100 Granite  
Drive, Hawley, PA 18428-9070  
Parcel No. 107.03-07-92 -  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$100,497.72

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Danielle Jordan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$100,497.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Danielle  
Jordan DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$100,497.72 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
854-2016r SUR JUDGEMENT  
NO. 854-2016 AT THE  
SUIT OF Wells Fargo  
Bank NA s/b/m Wachovia

Mortgage FSB fka World Savings Bank FSB vs Yolanda T. Piantini DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 854-2016

Wells Fargo Bank N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB

v.

Yolanda T. Piantini  
owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 803 Falling Brook a/k/a, 3219 Hemlock Farms, Lords Valley, PA 18428 Parcel No. 120.03-07-16- (Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$268,426.42  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Yolanda T. Piantini

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$293,486.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Yolanda T. Piantini DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$293,486.58 PLUS COSTS AND INTEREST AS AFORESAID.  
KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphila, PA 19103

08/24/18 · 08/31/18 · 09/07/18

**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1111-2016r  
SUR JUDGEMENT NO.  
1111-2016 AT THE SUIT  
OF M & T Bank vs Clifford  
Bethke and MaryAnn  
Bethke DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

Legal Description

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

Being Lot No. 589, Section  
B, as shown on map entitled  
subdivision of Section B, Pocono  
Mountain Woodland Lakes  
Corp., on file at the Recorder's  
Office at Milford, Pennsylvania  
in Plat Book No. 10, page 190.  
HAVING ERECTED  
THEREON a Residential

Dwelling.  
BEING THE SAME  
PREMISES AS Darryl Kalin,  
by Deed dated June 30, 2005,  
and recorded on June 30, 2005,  
by the Pike County Recorder  
of Deeds in Deed Book 2118,  
Page 1866, Instrument No.  
200500012091, granted and  
conveyed unto Clifford Bethke  
and Maryann Bethke, as Tenants  
by the Entireties.  
BEING KNOWN AND  
NUMBERED AS 138 Locust  
Drive, Milford, PA 18337.  
Parcel Number: 110.04-04-18;  
Control Number: 03-0-021654.

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

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Clifford Bethke and MaryAnn Bethke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,605.80 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste 200  
Warrington, PA 18976  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1221-2017r SUR JUDGEMENT NO. 1221-2017 AT THE SUIT OF New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing vs Lemont Carnegary, Jr. Solely in His Capacity as Heir of Lavalette Moore, Deceased The Unknown Heirs of Lavalette Moore Deceased Timothy Moore Solely in His Capacity

as Heir of Lavalette Moore, 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 September 19, 2018 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 LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, BEING LOT NO. 449 SECTION 21, AS IS MORE PARTICULARLY SET FORTH ON THE PLOT MAP OF LEHMAN-PIKE DEVELOPMENT CORPORATION, SAW CREEK EASTATES AS SAME IS DULY RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, MILFORD, PIKE COUNTY, PENNSYLVANIA IN PLOT BOOK VOLUME 14 PAGE 34.  
TAX ID#: 192-02-01-82  
PROPERTY ADDRESS: 449 YORK COURT, BUSHKILL, PA 18324

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lemont Carnegary, Jr. Solely in His Capacity as Heir of Lavalette Moore, Deceased The Unknown Heirs of Lavalette Moore Deceased Timothy Moore Solely in His Capacity as Heir of Lavalette Moore, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,299.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lemont Carnegary, Jr. Solely in His Capacity as Heir of Lavalette Moore, Deceased The Unknown

Heirs of Lavalette Moore Deceased Timothy Moore Solely in His Capacity as Heir of Lavalette Moore, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,299.53 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1223-2017r SUR JUDGEMENT NO. 1223-2017 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2005-OPT1, Mortgage-Pass-Through Certificates, Series 2005-OPT1 vs Dionisie Papellas and Katalin Papellas 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 September 19, 2018 at 11:00

AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1223-2017-CIVIL  
Deutsche Bank National  
Trust Company, as Trustee  
for Hsi Asset Securitization  
Corporation Trust 2005-Opt1,  
Mortgage-Pass-Through  
Certificates, Series 2005-Opt1  
v.

Dionisie Papellas  
Katalin Papellas  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 4055 Conashough Lake  
121 Hay Road, A/K/A 121 Hay  
Road, A/K/A 4055 Conashaugh  
Lake, Milford, PA 18337-9778  
Parcel No.122.03-03-11  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$127,977.13  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

AMOUNT OF \$127,977.13,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Dionisie  
Papellas and Katalin Papellas  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$127,977.13 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT

OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1345-2016r  
SUR JUDGEMENT NO.  
1345-2016 AT THE SUIT  
OF Ditech Financial LLC vs  
Carol B. Glickman, Mortgagor  
and Record Owner, and  
Alexis F. Glickman, Known  
Surviving Heir of Carol B.  
Glickman and Unknown  
Surviving Heirs of Carol B.  
Glickman 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  
September 19, 2018 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 150 Yorkshire Court,  
Bushkill, Pennsylvania 18324.  
TAX MAP AND PARCEL  
NUMBER:060038289  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$61,435.51  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Carol B.  
Glickman, Mortgagor and

Record Owner, Alexis F.  
Glickman, Known Surviving  
Heir of Carol B. Glickman and  
Unknown Surviving Heirs of  
Carol B. Glickman  
McCabe, Weisberg & Conway,  
LLC  
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  
Carol B. Glickman, Mortgagor  
and Record Owner, and Alexis  
F. Glickman, Known Surviving  
Heir of Carol B. Glickman  
and Unknown Surviving  
Heirs of Carol B. Glickman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$61,435.51,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carol B. Glickman, Mortgagor and Record Owner, and Alexis F. Glickman, Known Surviving Heir of Carol B. Glickman and Unknown Surviving Heirs of Carol B. Glickman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$61,435.51 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
08/24/18 · 08/31/18 · **09/07/18**

**SHERIFF SALE**  
**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1399-2017r SUR JUDGEMENT NO. 1399-2017 AT THE SUIT OF Finance of America Reverse, LLC vs Claudette M. Orlando 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
All that certain piece or parcel or Tract of land situate in the Township of Lackawaxen, Pike County, Pennsylvania, and being known as 139 Plateau Drive, Lackawaxen, Pennsylvania 18435.

TAX MAP AND PARCEL NUMBER:MAP #

009.04-07-24

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$105,711.87

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Claudette M. Orlando

McCabe, Weisberg & Conway, LLC

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 Claudette M. Orlando DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$105,711.87, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Claudette M. Orlando DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,711.87 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1409-2017r SUR JUDGEMENT NO. 1409-2017 AT THE SUIT OF U.S. Bank National Association, as Trustee for Mastr Asset Back Securities Trust 2005-Ab1, Mortgage Pass-Through Certificates, Series 2005-Ab1 vs Elizabeth V. Musselwhite and Jason L. Musselwhite 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 September 19, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1409-2017-CIVIL U.S. Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2005-Ab1, Mortgage Pass-Through Certificates, Series 2005-Ab1 v. Elizabeth V. Musselwhite Jason L. Musselwhite owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County,

Pennsylvania, being 2001 State Road Box 296, A/K/A 1140 Milford Road, Dingmans Ferry, PA 18328-9102 Parcel No. 169.00-02-36- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$176,015.54 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elizabeth V. Musselwhite and Jason L. Musselwhite DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,136.15, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elizabeth V. Musselwhite and Jason L. Musselwhite DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,136.15 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
08/24/18 · 08/31/18 · **09/07/18**

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**SHERIFF SALE**  
**September 19, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1465-2017r SUR JUDGEMENT NO. 1465-2017 AT THE SUIT OF New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing vs Janell Guerrero and Victor Guerrero 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  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

Legal Description

ALL THAT CERTAIN piece  
or parcel of land, situate in the  
Township of Delaware, County  
of Pike and Commonwealth  
of Pennsylvania, being Lot  
No. 145, Section 7, as shown  
on map of Pocono Mountain  
Lake Estates, Inc., on file in the  
Recorder's Office at Milford,  
Pennsylvania, in Plat Book No.  
10, Page 120.

UNDER AND SUBJECT TO  
all restrictions and reservations  
set forth in deeds in the chain of  
title.

HAVING ERECTED  
THEREON a Residential  
Dwelling.

BEING THE SAME  
PREMISES AS Victoria M.  
Guerrero and Janell R. Guerrero,  
by Deed dated January 19,  
2009, and recorded on January  
23, 2009, by the Pike County  
Recorder of Deeds in Book  
2298, at Page 1113, Instrument  
No. 200900000638, granted and  
conveyed unto Victor Guerrero  
and Janell Guerrero, as Tenants  
by the Entireties.

BEING KNOWN AND  
NUMBERED AS 212  
Mountain Top Drive, Dingmans  
Ferry, PA 18328.  
TAX PARCEL NO.  
020-027542.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Janell Guerrero and Victor  
Guerrero DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$138,092.67,  
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 Janell  
Guerrero and Victor Guerrero  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$138,092.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
08/24/18 · 08/31/18 · **09/07/18**

**SHERIFF SALE**

**September 19, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1900-2013r SUR  
JUDGEMENT NO. 1900-2013  
AT THE SUIT OF Wells Fargo  
Bank, NA vs Pepito Berrios and  
Grisel Berrios 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  
September 19, 2018 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**LEGAL DESCRIPTION**

All that certain lot, parcel or  
piece of land situate in the  
Township of Dingman, County  
of Pike and Commonwealth  
of Pennsylvania, being Lot  
No. 753, Section C, Pocono  
Mountain Woodland Lakes, as  
shown on a plan of lots recorded  
in the Office of the Recorder of  
Deeds in and for the County of  
Pike, in Plot Book Volume 10,

Page 191.

Parcel No. : 123.02-03-61  
BEING known and numbered  
as 137 Larch Drive, Milford, PA  
18337

BEING the same property  
conveyed to Pepito Berrios  
and Grisel Berrios, husband  
and wife, who acquired title by  
virtue of a deed from Universal  
Development Corporation, dated  
September 19, 2000, recorded  
September 27, 2000, at Book  
1864, Page 1025, 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  
Pepito Berrios and Grisel Berrios  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$275,453.05,  
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 Pepito  
Berrios and Grisel Berrios  
DEFENDANTS, OWNERS

REPUTED OWNERS TO  
COLLECT \$275,453.05 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas & Kochalski  
PO Box 165028  
Columbus, OH 43216-5028  
08/24/18 · 08/31/18 · **09/07/18**

### CIVIL ACTIONS FILED

*From August 23, 2018 to August 29, 2018  
Accuracy of the entries is not guaranteed.*

#### CONTRACT – DEBT COLLECTION: CREDIT CARD

Barclays Bank Delaware v. Jessica R. Faught	No. 01014-2018	08/27/18
Barclays Bank Delaware v. Christina H. Ślawinski	No. 01017-2018	08/27/18

#### CONTRACT – DEBT COLLECTION: OTHER

New City Funding Corp v. Alan J. Mermelstein Jr., Alan J. Mermelstein, Alan Mermelstein	No. 01005-2018	08/23/18
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#### REAL PROPERTY- MORTGAGE FORECLOSURE: RESIDENTIAL

Bank of America NA v. Ronald William Finan	No. 01011-2018	08/24/18
Lakeview Loan Servicing LLC v. Rena Biedrzycki and Rena Facundo	No. 01015-2018	08/27/18
Deutsche Bank National Trust Company v. Frank Gormley	No. 01018-2018	08/27/18
Wells Fargo Bank NA v. Nancy J. Russell	No. 01020-2018	08/27/18
Deutsche Bank National Trust Company v. Gary L. Babb and Pamela M. Babb	No. 01025-2018	08/28/18
Lakeview Loan Servicing LLC v. Martin Rivera	No. 01027-2018	08/28/18

#### MARRIAGE LICENSE FILINGS

Gabriel Wayne Lutringer and Vera Battemarco Sampaio-De-Britto	No. 00148-2018	08/24/18
Dana Lynn Fuchs and John Michael Gurry	No. 00149-2018	08/24/18
Dana Lynn Fuchs and John Michael Gurry	No. 00150-2018	08/24/18
Dana Lynn Fuchs and John Michael Gurry	No. 00151-2018	08/24/18
Nancy Miller and Darlene Robin Gee	No. 00152-2018	08/24/18
Matthew James Hatch and Danielle Salida Asprea	No. 00153-2018	08/24/18
Brianna Faith Collinson and Matthew James Wamback Paul Robert Richards and	No. 00154-2018	08/27/18

Marjorie Antoinett Jackson-Brown	No. 00155-2018	08/28/18
David Michael Cherry and Kristin Nicole Dalrymple	No. 00156-2018	08/28/18
Russell Shepherd Lewis Jr. and Jessica Leigh Bass	No. 00157-2018	08/29/18

**CUSTODY**

Danielle Wuchter v. Taylor Moyer	No. 01006-2018	08/24/18
Melanie Liguori and Frank Liguori v. Suntoya Tucker and Jonathan Sibiga	No. 01012-2018	08/27/18
Amy Santucci v. Katlyn Zaccaro	No. 01013-2018	08/27/18

**DIVORCES FILED**

Carl M. Romeo v. Frank J. Romeo Jr.	No. 01010-2018	08/24/18
James Dixon v. Jolyn Dixon	No. 01026-2018	08/28/18
Kate D. Larkin v. Jonathan L. Mackin	No. 01028-2018	08/28/18

**CERTIFIED COPY OF LIEN**

Commonwealth of PA Dept. of Labor & Industry v. Ricky Haldaman, Ricky A. Haldman, Haldaman Busing	No. 45634-2018	08/23/18
Commonwealth of PA Dept. of Labor & Industry v. Mountain Abstract, Inc.	No. 45635-2018	08/23/18
Commonwealth of PA Dept. of Labor & Industry v. Failte Steakhouse LLC	No. 45636-2018	08/23/18
PA Dept. of Revenue Bureau of Compliance v. Eric Kidney	No. 45638-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Joseph J. Voelkl and Kathleen Voelkl	No. 45639-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. James Quinn Jr. and Linda K. Quinn	No. 45640-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Justina M. Albright and John A. Albright	No. 45641-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. John P. Codichini	No. 45642-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Dmitri Petrov	No. 45643-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Kelley Stieh	No. 45644-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Paul Francis and Angella M. Francis	No. 45645-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Eric Dapp and Gina Delucia Dapp	No. 45646-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Stephen D. Flynn and Carolyn G. Flynn	No. 45647-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Accurate Auto LLC	No. 45648-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Jessica M. Cohen	No. 45649-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Andrew P. Boucher	No. 45650-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Michael A. Zerbo	No. 45651-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Michael Zerbo and Dawn M. Zerbo	No. 45652-2018	08/24/18

PA Dept. of Revenue Bureau of Compliance v. Juan Arisa	No. 45653-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Jason R. Hoffman	No. 45654-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Accurate Auto LLC	No. 45655-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Alejandro Ruiz and Sahira Aybar	No. 45656-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Pike County Towing and Auto LLC	No. 45657-2018	08/24/18
PA Dept. of Revenue Bureau of Compliance v. Arrump LLC	No. 45658-2018	08/24/18
Commonwealth of PA Dept. of Labor & Industry v. Arrump LLC and Roy Rogers	No. 45660-2018	08/27/18

**PROTECTION FROM ABUSE**

Jessica Abbott v. Kirby Salazar	No. 01016-2018	08/27/18
Concetta Friedfel v. Barry Eugene Schlegel	No. 01029-2018	08/29/18

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**MORTGAGES AND DEEDS**

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*Recorded from August 23, 2018 to August 29, 2018  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>AMOUNT</b>	<b>LOCATION</b>
Gerson, Jeffrey D.	Dime Bank	270,000	Greene Township
Bittner, Harold J. III	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	92,970	Tink Wig Mountain Lake Forest Lackawaxen Township
Delacruz, Claudia	Derakhshan, Ali	5,000	Conashaugh Lakes Dingman Township
Vennie, Brian M. Vennie, Traci E.	PSECU	72,000	Blooming Grove Township
Lobello, Dawn M.	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	156,879	Conashaugh Lakes Dingman Township
Torrivella, Keioka	MERS Mortgage Electronic Registration System, Inc. Fulton Bank NA	132,890	The Glen at Tamiment Lehman Township

Jones, Matthew P. Jones, Lacy J.	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	240,856	Shohola Township
Bayliss, Shawn R. Bayliss, Beth A. Bayliss, Shawn Agent	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	203,736	Dingman Township
Brandel, Cecilia Lizeth	MERS Mortgage Electronic Registration System, Inc. Alterra Group LLC Alterra Home Loans	147,283	Gold Key Estates Dingman Township
Chapin, Kim Roger Chapin, Karen	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	177,741	Hemlock Farms Blooming Grove Township
Santilli, Roy Santilli, Marianne	Essa Bank & Trust	288,000	Crescent Lake Dingman Township
Zuroff, Charles P.	MERS Mortgage Electronic Registration System, Inc. Family First Funding LLC	103,500	Raymondskill Valley Estates Dingman Township
Schor, Stephen	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	65,000	Hemlock Farms Blooming Grove Township
Sullivan, Patrick Obrien, Leah	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	184,594	Palmyra Township
Kozek, Jozef Kozek, Dale E.	PNC Bank NA	392,500	Wild Acres Delaware Township
Dillon, Mary Elizabeth	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	114,389	Hemlock Farms Blooming Grove Township
Rainear, Jeffrey B.	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	123,200	Matamoras Borough
Rivera, Jesus Manuel Michels, Jessenia Jamie	MERS Mortgage Electronic Registration System, Inc. American Neighborhood Mtg Acceptance Co LLC	130,000	PMLE Lehman Township

Barnes, Carole	Pentagon Federal Credit Union	200,000	Walker Lake Shohola Township
Vitale, Anthony D. Vitale, Anthony Gallagher, Nicole	MERS Mortgage Electronic Registration System, Inc. Oceanside Mortgage Company	146,400	PMWF Dingman Township
Kuziashvili, Manana Markosyan, Margarita	MERS Mortgage Electronic Registration System, Inc. Stearns Lending LLC	52,000	PMLE Lehman Township
Gotay, Sable A. Ponce Deleon, Alicia Deleon, Alicia Ponce	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	129,000	Pine Ridge Lehman Township
Day, Emer N. Nelsen, Harry B. Day, Mary J.	MERS Mortgage Electronic Registration System, Inc. Summit Mortgage Corporation	138,000	Lackawaxen Township
Gurian, Elliot J.	Jeff Bank	108,000	Matamoras Borough
Gurian, Elliot J.	Jeff Bank	50,000	Matamoras Borough
Paparella, Andrew G. Paparella, Tracy A.	MERS Mortgage Electronic Registration System, Inc. Lakeland Bank	304,000	Palmyra Township
Hoffman, Nora T.	MERS Mortgage Electronic Registration System, Inc. Mortgage Network, Inc.	185,000	Westfall Township
Schultz, Steven	MERS Mortgage Electronic Registration System, Inc. Bridgeview Mortgage Corporation	122,100	Hemlock Farms Blooming Grove Township
Oliva, Frank Oliva, Lea	Honesdale National Bank	60,000	Penn Wood Development Palmyra Township
Preziosi, Richard C.	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	240,000	Winona Lakes Greene Township
Caramanica, Joseph J. Caramanica, Jacque M.	Wayne Bank	300,000	Palmyra Township

Marrero, Rafael Caruana, Kim	Graber, John	7,000	Shohola Falls Trails End Shohola Township
Osborne, James J.	MERS Mortgage Electronic Registration System, Inc. Santander Bank NA	284,747	Twin Lakes Woods Shohola Township
Osborne, James J.	Kristiansen, Olaf A. Kristiansen, Marie A.	20,000	Twin Lakes Woods Shohola Township
Miller, Douglas	MERS Mortgage Electronic Registration System, Inc. Union Home Mortgage Corporation	116,400	Palmyra Township
Perez, Jason A. Lopez, Isela B.	MERS Mortgage Electronic Registration System, Inc. Everett Financial, Inc. Supreme Lending	108,900	Saw Creek Estates Lehman Township
Szybowski, Walter	Branch Banking & Trust Company	72,250	Lackawaxen Township
Padula, Donna L. Mueller, Elizabeth	MERS Mortgage Electronic Registration System, Inc. TIAA FSB	146,250	Country Club Woods Dingman Township
Montgomery, Colleen Ann Montgomery, John Paul	Pennsylvania State Employees Credit Union	192,000	Matamoras Borough

## DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Degroat, Alice	Degroat, Alice Dorfman, Lauri Robinson, Luann	1.00	Blooming Grove Township
Degroat, Alice	Degroat, Alice Dorfman, Lauri Robinson, Launn	1.00	Blooming Grove Township
Zabriskie, Georgeann	Zabriskie, Georgeann Exrx. Huff, Bradford B., Est.	1.00	Palmyra Township
Gerson, Jeffrey D.	Swingle Porter, Jill Porter, Jill Swingle Gilpin Swingle, Kathryn Est. Swingle, Kathryn Gilpin Est.	300,000	Greene Township

Lake Wallenpaupack Ests Prop Owner Assn, Inc.	Mansfield, Stephen A. Pedley, John Paul	6,360	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Ests Prop Owner Assn, Inc.	Furmansky, Izrail Furmansky, Esfir	6,360	Lake Wallenpaupack Estates Greene Township
Miller, Robert W. Jr. Miller, Christine Marie	Wilson, Walter G. Jr. Wilson, Tara M.	13,500	The Escape Greene Township
Miller, Robert W. Jr. Miller, Christine Marie Pfeiffer, Wayne Albert	Wilson, Walter G. Jr. Wilson, Tara M.	7,500	The Escape Greene Township
Bittner, Harold J. III	Andries, Raymond Andries, Ruta	90,000	Tink Wig Mountain Lake Forest Lackawaxen Township
Shin, Rosemary	Byun, Johnathan Byun, Kim	1,280	Eagle Village at Tamiment Lehman Township
Delacruz, Claudia	Derakhshan, Ali	14,000	Conashaugh Lakes Dingman Township
Secretary of Housing & Urban Development	PNC Bank NA	1.00	Sunrise Lakes Dingman Township
Lobello, Dawn M.	Prof-2013-S3 Legal Title Trust 4 US Bank NA TR Fay Servicing LLC	125,000	Conashaugh Lakes Dingman Township
Blowers, James	Harvey, Geraldine	1,299	Tamiment Resort Lehman Township
Torrivella, Keioka	Panczak, Peter	137,000	The Glen at Tamiment Lehman Township
Jones, Matthew P. Jones, Lacy J.	Cottone, Faro C. Cottone, Sara	245,300	Shohola Township
Arias, Ana	Class, Michael J.	6,000	Lake Adventure Dingman Township
Bowens, Chester McKay Bowens, Jo-Jeana Bowens, Jo-Jeana McKay	Bowens, Chester Bowens, Deborah	1.00	Dingman Township
Brandel, Cecilia Lizeth	Viola, Concetta	150,000	Gold Key Estates Dingman Township
Shohola Cabins LLC	Stamler, Gregg C.	239,000	Hemlock Farms Blooming Grove Township
Chapin, K. Roger Chapin, Karen	Dellamonica, Guy Dellamonica, Debra	174,000	Hemlock Farms Blooming Grove Township

Santilli, Roy Santilli, Marianne	Bender, Murray Bender, Maxine	360,000	Crescent Lake Dingman Township
Long, Evelyn Agnes Kerkhoven, Neil G.	Long, Evelyn Agnes	1.00	Wild Acres Delaware Township
Zuroff, Charles P.	Decker, Betty Ann Decker, Richard L. Agent	115,000	Raymondskill Valley Estates Dingman Township
Schor, Stephen	Kilcoin, Leona M. Seigworth, Kristine A.	82,000	Hemlock Farms Blooming Grove Township
Sullivan, Patrick Obrien, Leah	Kurz, Elizabeth W. Kurz, Albert E., Est.	188,000	White Sands Spring Palmyra Township
Lang, John P.	Foti-Lyons, Marygrace Lyons, Marygrace Foti Foti Lyons, Marygrace	320,000	Falling Waters at Masthope Lackawaxen Township
Dobrev, Simeon	Wilmington Savings Fund Society FSB TR Christiana Trust TR Pretium Mortgage Acquisition Trust Alta Residential Solutions LLC Agent	105,808	PMWL Dingman Township
Kozek, Jozef Kozek, Dale E.	Smith, Thomas E. McCloskey, Joann	425,000	Wild Acres Delaware Township
Aqua Pennsylvania, Inc.	Pike County Tax Claim Bureau TR Geniton, Michael	1,250	Fawn Lake Forest Lackawaxen Township
Yurin, Anton	Pike County Tax Claim Bureau TR	1,250	Tranquility Falls Greene Township
Jonas, James Jonas, Patti	Pike County Tax Claim Bureau TR	3,101	Shohola Falls Trails End Shohola Township
Yurin, Anton	Pike County Tax Claim Bureau TR	1,250	Tranquility Falls Greene Township
Ciervo, Donnamarie	Pike County Tax Claim Bureau TR Elliott, Lauren	1,250	Birchwood Lakes Delaware Township
Hestia Group LLC	Pike County Tax Claim Bureau TR Dykes, James E. Dykes, Rose M.	1,522	Shohola Falls Trails End Shohola Township
Igoe, Ann Marie	Pike County Tax Claim Bureau TR Nunez, Antonette C. Nunez, Anjanette C.	1,250	Woodledge Lackawaxen Township

Igoe, Ann Marie	Pike County Tax Claim Bureau TR Nunez, Antonette C. Nunez, Pedro A.	1,250	Woodledge Lackawaxen Township
Pereira, Olga I.	Pike County Tax Claim Bureau TR Linary, Angel Rodriguez, Maritza	1,800	Shohola Falls Trails End Shohola Township
Graber, John Joseph	Pike County Tax Claim Bureau TR Poore, Michael P.	1,250	Shohola Falls Trails End Shohola Township
Dillon, Mary Elizabeth	Keller, Joanne	116,500	Hemlock Farms Blooming Grove Township
Rainear, Jeffrey B.	Terranova, Thomas	154,000	Matamoras Borough
Rivera, Jesus Manuel Michels, Jessenia Jamie	Gordon, Margaret A. Lopresti, Janice A.	130,000	PMLE Lehman Township
Paluzzi, Roberto	Paluzzi, Roberto Bungo, Avanlea	1.00	Lehman Township
Bak, Adam	Bak, Katarzyna Naumowicz, Katarzyna	1.00	Tanglwood Lakes Blooming Grove Township
Gardner, Edward A. Jr. Gardner, Christie	Dellarocco, Vincent	4,000	Lake Adventure Dingman Township
Anderson, Karl L.	Rakman, Bella Rakhman, Bella Rakman, Mark Est.	25,000	The Escape Greene Township
Buselli, William H. Jr. Buselli, Meghan R.	Hoffman, George	6,000	Bluestone Mountain Club Lackawaxen Township
Kolfrat, James M. Kolfrat, Linda	Calamia, Rose E. Calamia, John Est.	23,700	Lake Adventure Dingman Township
Lashkov, Aleksandr Lashkov, Victoria	Heggie, Reginald Heggie, Dianne	20,000	Hemlock Farms Blooming Grove Township
Datria, Nicholas Datria, Linda	Barzal, Michael C. Barzal, Kathleen	150,000	Sunrise Lake Dingman Township
Lav LLC	Val LLC	1.00	Hemlock Farms Blooming Grove Township
Blowers, Patrick Aponte Blowers, Eileen Blowers, Eileen Aponte	Cunningham, Caitlin	24,500	Lake Adventure Dingman Township
Mundo, Franklin M. Mundo, Marjorie C.	Batista, Jose	10,500	Lake Adventure Dingman Township

Styer, Raymond Styer, Patty Trish	Drab, Thomas Drab, Rong	48,000	The Escape Greene Township
Lennon, Andrew	Ramos, William C.	4,499	Lake Adventure Dingman Township
Peter, Richard Peter, Terri	Callisto, Pamela Pearson, Kenneth	55,000	Dingman Township
Brennan, Bernard	Santanello, Daniel J. Santanello, Beth P.	69,000	Porter Township
Kuziashvili, Manana Markosyan, Margarita	Santilli, Roy Santilli, Marianne A.	65,000	PMLE Lehman Township
Shevtsov, Alexander	Bua, Antonio C.	6,000	Lake Adventure Dingman Township
Kirsten, Martin	Brown, David Brown, Rebecca J.	20,733	Greene Township
Gotay, Sable A. Ponce Deleon, Alicia Deleon, Alicia Ponce	Evada Group LLC	129,000	Pine Ridge Lehman Township
Day, Emer N. Nelsen, Harry B. Day, Mary J.	Mead, Donald H., Est. Mead, Donald Est. Mead, Donald H. Jr., Exr.	172,500	Lackawaxen Township
Paparella, Andrew G. Paparella, Tracy A.	Delaney, Joseph Delaney, Yvette Delaney, Michael Sodora, Joseph Sodora, Cynthia	380,000	Palmyra Township
Tanglwood Resort Master Association, Inc.	Nolan, Albert R. Nolan, Georgene T.	915	Tanglwood Lakes Lodge Palmyra Township
Dingle, Bernie	Ramel, Robert M.	890	Palmyra Township
Schultz, Steven	Budetti, Fred Franza, Rosalba Franza, Lou Est.	142,000	Hemlock Farms Blooming Grove Township
Oliva, Frank Oliva, Lea	Delillo, Steven Delillo, Mary Ellen	160,000	Palmyra Township
Preziosi, Richard C.	Francone, Richard Francone, Laurie A.	240,000	Winona Lakes Greene Township
Rodriguez, Danny Rodriguez, Milady	Graber, John Joseph	8,000	Shohola Falls Trails End Shohola Township
Suhendra, Bob S. Setiawati, Bianca	Medina, Ann Marie	4,000	Lake Adventure Dingman Township
Rogova, Olga	Ghinda, Mircea Rogova, Olga	8,331	Lackawaxen Township

Marrero, Rafael Caruana, Kim	Striker, Darleen Striker, Darlene Striker, Richard Est.	6,000	Shohola Falls Trails End Shohola Township
Osborne, James J.	Kristiansen, Olaf A. Kristiansen, Marie A.	290,000	Twin Lakes Woods Shohola Township
John J. Lease Jr. Pension Plan & Trust	Equihab Acquisitions LLC	1.00	Gold Key Estates Dingman Township
Osborne, James J.	Kristiansen, Olaf A. Kristiansen, Marie A.	30,000	Twin Lakes Woods Shohola Township
Miller, Douglas	Ploransky, Bryan J.	120,000	Palmyra Township
Stepanski, Thomas Katz, Elizabeth D.	Stepanski, Thomas	1.00	Hemlock Farms Blooming Grove Township
Perez, Jason A. Lopez, Isela B.	Dipasquale, Terri	121,000	Saw Creek Estates Lehman Township
Honesdale National Bank	Tammaro, Danielle Admr. Derrico, John P., Est. Derrico, Virginia Est.	1.00	Friendly Acres Lackawaxen Township
Greer, Lynnette S.	Greer, Lynnette S. Greer, Francis M., Est.	1.00	Eagle Village at Tamiment Lehman Township
Olson, Eric E. Ishizuka, Yumiko	Olson, Eric E. Ishizuka, Yumiko	1.00	Lehman Township
Padula, Donna L. Mueller, Elizabeth	Padula, Donna L. Padula, Isadore G. Jr., Est.	1.00	Country Club Woods Dingman Township
Collins, Daniel Heinssen, Kimberly Collins, Kathryn Heinssen, Gregory	Collins, Jason	1.00	Tanglwood Lakes Palmyra Township
Estes, Jean Estes, Clinton H.	Estes, Jean Estes, Clinton H.	1.00	Hemlock Farms Blooming Grove Township
Mongomery, Colleen Ann Montgomery, John Paul	Montgomery, Colleen Ann	1.00	Matamoras Borough
Krytskyak, Mykhaylo Krytskyak, Svitlana Krytskyak, Khrystyna Krytskyak, Ivan M.	Santiago, Donna Williams Admr. Williams, Anne L., Est.	6,000	Shohola Falls Trails End Shohola Township
Quito, Mercedes A. Carrozini, Marcelo A.	Shur, Leonard	4,000	Lake Adventure Dingman Township

Oleszek-Robinson, Amy S. Robinson, Amy S. Oleszek Oleszek Robinson, Amy S. Robinson, Ronald	Pike County Tax Claim Bureau TR Shahzad, Naveed	1,250	Birchwood Lakes Delaware Township
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#### **North Penn Legal Services seeks an Executive Director**

North Penn Legal Services (NPLS) seeks an Executive Director to lead this nonprofit organization the mission of which is to provide civil legal representation to low-income people and ensure equal access to justice for all.

NPLS serves communities in twenty counties in northeast Pennsylvania that are a mix of rural and urban areas and include the cities of Allentown, Bethlehem, Williamsport, Scranton, Easton and Wilkes-Barre. Its current operating budget is \$6 million, including funds from the federal Legal Services Corporation, the Pennsylvania Interest on Lawyers Trust Account Board (IOLTA), Pennsylvania Legal Aid Network, and a number of smaller grants and private funding.

#### **High Priority Roles and Responsibilities for the next Executive Director:**

- Effectuating NPLS' mission now and in the future;
- Ensuring continued financial stability through oversight of budget and fiscal operations;
- Ensuring program compliance with grant and contract requirements and relevant regulations;
- Serving as the public face of NPLS and nurturing effective collaborative relationships between NPLS and its clients, funders, bar leaders, private donors, and community, business and civic organizations;
- Advising the board on services to a low-income client community with varied legal needs;
- Facilitating strategic planning and board development;
- Strengthening NPLS' fundraising capacity and diversifying and expanding its revenues;
- Continuing the development and implementation of technology solutions to improve client services, fundraising, and administration;
- Fostering diversity throughout NPLS including staff and board, and a culture that promotes mutual respect, equity, inclusion and teamwork for clients, board and staff.

#### **Qualifications of the next Executive Director:**

- A demonstrated commitment to the legal rights of low income and other vulnerable clients, including rural clients;
- Experience managing and supervising a diverse team of administrative and legal

- personnel, in a multi-office, nonprofit organization preferred;
- Possession of a JD, MBA, MPA, MSW or advanced degree in an area relevant to NPLS' mission;
- Knowledge of financial matters including development of budgets, compliance with grant and contract requirements, and financial oversight, for a multi-million dollar organization preferred;
- An affinity for and successful experience in resource development;
- Experience working productively with an engaged Board of Directors;
- Effective communication skills with people holding a variety of perspectives;
- Willingness to travel throughout the northeastern Pennsylvania.

### **Applications:**

Applications will be accepted until the position is filled. In order to receive full consideration, candidates are urged to submit their materials by September 7, 2018. Please include a letter expressing in detail your interest in the position, your qualifications, and what you hope to contribute to the organization's future; a current resume; and the names and contact information for three professional references.

**Materials should be submitted electronically to [ppap@mielegalaid.org](mailto:ppap@mielegalaid.org) in Microsoft Word or pdf format.**

Salary depends on experience based on a competitive public interest salary scale.

North Penn values a diverse work environment and strongly encourages women, people of color, people who identify as LGBTQ, people with disabilities, people who have experienced poverty or homelessness and people who have had prior contact with the juvenile, criminal, or child welfare systems to apply. NPLS invites all applicants to include in their cover letter a statement about how your unique background and/or experiences might contribute to the diversity, cultural vitality, and perspective of our staff and legal services practice.

NPLS is assisted in the search by Patricia Pap, Executive Director, Management Information Exchange, 105 Chauncy St., Fl 6, Ste 3, Boston, MA 02111, 508-737-4010, [ppap@mielegalaid.org](mailto:ppap@mielegalaid.org). Candidates with questions about the position or process are encouraged to contact her.

### **About North Penn Legal Services:**

NPLS' service area covers twenty counties in Northeast Pennsylvania that includes the Pocono Mountains. The service area is a mix of rural and urban areas and includes the cities of Allentown, Bethlehem, Williamsport, Scranton, Easton and Wilkes-Barre. The largest city in the service area is Allentown. NPLS has nine offices; its corporate office is in Pittston.

NPLS' service area is geographically the largest Legal Services Corporation (LSC) service area in Pennsylvania with a poverty population of 279,665. Approximately 77% of the poverty population is White, 9% is African American, 0.7% is American Indian/Alaska Native, 1.8% is Asian, 8% is another race, and 4% identifies as two or more races. 22% of the poverty population is Hispanic/Latino.

Established in January 1, 2001, NPLS is the result of a merger of four programs, Legal Services of Northeastern Pennsylvania, Lehigh Valley Legal Services, Northern Pennsylvania Legal Services, and Susquehanna Legal Services.

Strengths of NPLS include:

- maintaining financial stability and responsibility with its entrusted funds

- delivering services across its 20 county service area
- use of technology to assist client services and programmatic efficiencies
- maintaining quality programs and ensuring effective legal advocacy, and
- dedicated and caring staff

Challenges for NPLS going forward include:

- developing leadership as experienced staff members retire or depart
- strengthening the involvement of private attorneys in the delivery of legal services to clients
- developing the expertise of board members including attorney and client board members in financial, programmatic and committee responsibilities
- engaging in a needs assessment and strategic planning process with board and staff
- bringing together administrative, technology and advocacy staff across multiple offices

NPLS provides a full-range of legal services, including individual representation, information and advice, community legal education, pro se assistance, and a pro bono program. IT priorities are broad including:

- preservation of housing and related housing needs
- support for families
- maintaining and enhancing income and economic stability
- ensuring safety, stability and well-being
- assisting populations with special vulnerabilities

In 2017, it closed nearly 10,000 cases.

NPLS has 67 employees, including 30 attorneys, 15 paralegals and 22 administrative staff.

For more information about NPLS, visit [www.northpennlegal.org](http://www.northpennlegal.org).

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## Pike County Bar Association



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Pike County Bar Association, P.O. Box 183, Milford, PA 18337

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# Pike County Bar Association

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