

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### EXECUTOR'S NOTICE

ESTATE OF Rosalind V. Watson late of Milford, 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  
Graham Watson  
16 Vultee Drive  
Florham Park NJ 07932  
Executor  
02/08/19 • 02/15/19 • **02/22/19**

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### EXECUTRIX NOTICE

Estate of Raymond G. Lyon late of Milford, Pike County PA 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 Laurie Pearce 1032 Delaware Drive Matamoras. PA 18336.  
Executrix  
02/08/19 • 02/15/19 • **02/22/19**

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### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF WILLIAM KENNETH WILLARD late of 110 Wenonah Cottage Court, Tafton, Pike County, Pennsylvania (died January 2, 2019), to Arthur F. Howarth, as Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.  
02/08/19 • 02/15/19 • **02/22/19**

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### EXECUTOR'S NOTICE

ESTATE OF LIE NIO ARMSTRONG, late of 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 JASON GREGG SCHIES, 490-4C Auten Road, Hillsborough, NJ 08844, or to his attorneys, FARLEY & BERNATHY,

LLC, 2523 Route 6, Suite 1,  
Hawley, PA 18428.  
02/08/19 • 02/15/19 • **02/22/19**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF LYNDA A. COLAIACOVO, late of Greene Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Stephen Craig Sample, of 141 Rocky Mtn. Drive, Greentown, PA 18426 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE  
02/08/19 • 02/15/19 • **02/22/19**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE of ROBERT W. VENNIE, late of Blooming Grove Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Barbara L. Vennie of 709 Blooming Grove Road, Hawley, Pennsylvania 18428 or John F. Spall, Esquire of 2573 Route 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE  
02/08/19 • 02/15/19 • **02/22/19**

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of JOANNE P. GENG, late of Shohola Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, Daniel L. Geng, of 116 Laurel Valley Court, Shohola, PA 18458 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE  
02/08/19 • 02/15/19 • **02/22/19**

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**LETTERS OF  
ADMINISTRATION**

Estate of EMIN KARDAN, Deceased, late of 202 Washington Drive, Hawley, Pennsylvania 18428.

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

Marie A. Albin  
96 Frederick Avenue  
Hawthorne, NJ 07506  
or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, Pennsylvania 18337.  
02/15/19 • **02/22/19** • 03/01/19

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**Estate Notice**

Estate of Leonard Michael  
Wolf a/k/a Lenny Wolf, late

of Lehman Township, Pike County, Pennsylvania, deceased. Letters of Administration on the above estate having been granted to Edward Wolf, Sr., all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him: c/o James E. Brown, Esquire, 303 Tenth Street, Honesdale, PA 18431.  
02/15/19 • 02/22/19 • 03/01/19

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**EXECUTOR'S NOTICE**

ESTATE OF Mary A. McGinnis, late of Lackawaxen Township, 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 Jeffrey Crawford and Steven Crawford  
22 Woolston Way  
Washington, NJ 07882  
Executor  
02/22/19 • 03/01/19 • 03/08/19

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**PUBLIC NOTICE**

Notice is hereby given that Melissa Voerth-Gombert has caused a Petition to be filed with the Common Pleas of Pike County to change her name to Melissa Gombert. Hearing on said petition shall be held on the 12th day of March, 2019 at 10:30 am at the Pike County Courthouse, Milford, Pennsylvania.

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**SHERIFF SALES**

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

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 378-2018r SUR JUDGEMENT NO. 378-2018 AT THE SUIT OF Ditech Financial, LLC vs The Unknown Heirs of Noli Garcia Luna, Deceased, Virginia De Jesus Solely in Her Capacity as Heir of Noli Garcia Luna, Deceased, Raymund Garcia Solely in His Capacity as Heir of Noli Garcia Luna, Deceased, Robert Luna Solely in His Capacity as Heir of Noli Garcia Luna, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or lots, parcel or piece of ground situate

in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 3177, Section No. 33 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plat Book Volume 27, Page 54 and 55. Being the same parcel conveyed to Noli Garcia Luna, by deed from Noli Garcia Luna a/k/a Noli Garcia, dated 4/10/2015 and recorded 7/17/2015 in Book 2474 page 874  
PARCEL#: 197.03-05-13  
PROPERTY ADDRESS: 188 Wickes Road, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO The Unknown Heirs of Noli Garcia Luna, Deceased, Virginia De Jesus Solely in Her Capacity as Heir of Noli Garcia Luna, Deceased, Raymund Garcia Solely in His Capacity as Heir of Noli Garcia Luna, Deceased, Robert Luna Solely in His Capacity as Heir of Noli Garcia Luna, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,212.47,

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF The Unknown Heirs of Noli Garcia Luna, Deceased, Virginia De Jesus Solely in Her Capacity as Heir of Noli Garcia Luna, Deceased, Raymund Garcia Solely in His Capacity as Heir of Noli Garcia Luna, Deceased, Robert Luna Solely in His Capacity as Heir of Noli Garcia Luna, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,212.47 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532

02/22/19 · 03/01/19 · 03/08/19

**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 493-2015r SUR JUDGEMENT NO. 493-2015 AT THE SUIT OF Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS17 vs Max Gonzalez aka Max Efrain Gonzalez and Zoila Mosquera aka Zoila M. Mosquera-de-Gonzalez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 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 129 Elgin Way A/K/A 1140 Elgin Way, Bushkill, Pennsylvania 18324. Parcel# 192.02-04-59 Control #066499  
**THE IMPROVEMENTS**

THEREON ARE: Residential Dwelling  
REAL DEBT: \$146,644.53  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Max Gonzalez A/K/A Max Efrain Gonzalez and Zoila Mosquera A/K/A Zoila M. Mosquera-de-Gonzalez  
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 Max Gonzalez aka Max Efrain Gonzalez and Zoila Mosquera aka Zoila M. Mosquera-deGonzalez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$146,644.53, 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 Max Gonzalez  
aka Max Efrain Gonzalez and  
Zoila Mosquera aka Zoila  
M. Mosquera-deGonzalez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$146,644.53 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
02/22/19 · 03/01/19 · 03/08/19

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**SHERIFF SALE**  
**March 20, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 600-2018r SUR  
JUDGEMENT NO. 600-2018  
AT THE SUIT OF PHH  
Mortgage Corporation vs  
Michelle L. Barsi aka Michelle  
Barsi DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 600-2018  
PHH Mortgage Corporation  
v.  
Michelle L. Barsi a/k/a Michelle  
Barsi  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3345 Windermere Drive,  
Bushkill, PA 18324  
Parcel No. 197.03-04-20  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$73,733.75  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

AMOUNT OF \$73,733.75,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michelle  
L. Barsi aka Michelle Barsi  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$73,733.75 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**02/22/19 · 03/01/19 · 03/08/19**

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**SHERIFF SALE**  
**March 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
692-2018r SUR JUDGEMENT  
NO. 692-2018 AT THE  
SUIT OF PNC Bank, National  
Association vs Carolyn E.  
Jakobsen DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT PARCEL OF  
LAND IN TOWNSHIP OF  
DINGMAN TOWNSHIP,  
PIKE COUNTY,  
COMMONWEALTH OF  
PENNSYLVANIA, AS MORE  
FULLY DESCRIBED IN  
DEED BOOK 2236, PAGE  
2645, BEING KNOWN  
AND DESIGNATED  
AS LOT 6, BLOCK 26,  
SECTION 2, AS SHOWN  
ON A MAP OR PLAN OF  
GOLD KEY ESTATES, ON  
FILE IN THE RECORDER  
OF DEEDS OFFICE AT  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA IN PLAT  
BOOK VOLUME 6, PAGE 4.  
Tax/Parcel ID: 03-0-016822  
Property Address: 116 Walnut  
Road, Milford, PA 18337

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carolyn E. Jakobsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,764.55, 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 Carolyn E. Jakobsen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,764.55 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 Market Street  
Philadelphia, PA 19106-1532  
**02/22/19** · 03/01/19 · 03/08/19

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 803-2018r SUR JUDGEMENT NO. 803-2018 AT THE SUIT OF Wells Fargo Bank, NA vs Houston H. Good, III aka Houston H. Good and Digna B. Good aka Digna Good DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as Lot Number 107, Stage Nine as shown on Plat of Pine Ridge, Inc., and recorded in the Office of the Recorder of Deeds of Pike



County in Plat Book Volume 12,  
Page 12 on September 13, 1974.  
Parcel No.: 189.01-02-07  
BEING known and numbered  
as 1917 Pine Ridge, AKA 4436  
Pine Ridge Drive, Bushkill, PA  
18324

Being the same property  
conveyed to Houston H.  
Good III and Digna B.  
Good who acquired title by  
virtue of a deed from Robert  
Drummond and Jennifer  
Drummond, dated September  
16, 2010, recorded November  
3, 2010, at Instrument Number  
201000009611, and recorded in  
Book 2349, Page 1353, Office  
of the Recorder of Deeds, Pike  
County, Pennsylvania.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Houston H. Good, III aka  
Houston H. Good and Digna  
B. Good aka Dina Good  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,836.93,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Houston  
H. Good, III aka Houston H.  
Good and Digna B. Good aka  
Dina Good DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$115,836.93 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
**02/22/19 · 03/01/19 · 03/08/19**

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**SHERIFF SALE**  
**March 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
899-2018r SUR JUDGEMENT  
NO. 899-2018 AT THE SUIT  
OF Ditech Financial LLC vs  
Gnanasakaran Varunan and

Kristy Franco DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

RAS Citron, LLC  
Robert Crawley, Esq. ID No.  
319712  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
rcrawley@rasnj.com  
Attorneys for Plaintiff  
DITECH FINANCIAL LLC  
Plaintiff

v.  
GNANASAKARAN  
VARUNAN; KRISTY  
FRANCO  
Defendant(s)  
COURT OF COMMON  
PLEAS

PIKE COUNTY  
NO: 899-2018  
SHORT LEGAL  
DESCRIPTION  
ALL THOSE CERTAIN  
LOTS OR PIECES OF  
GROUND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS: 5120  
BRAINTREE DRIVE AKA  
3003 32A SAW CREEK  
ESTATE, BUSHKILL, PA  
18324

BEING PARCEL NUMBER:  
197-03-02-27  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY  
RAS Citron, LLC  
Attorneys for Plaintiff  
Robert Crawley, Esq. ID No.  
319712

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gnanasakaran  
Varunan and Kristy Franco  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,118.71,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gnanasakaran  
Varunan and Kristy Franco  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,118.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
RAS Citron LLC  
133 Gaiter Drive, Ste. F  
MT. Laurel, NJ 08054  
02/22/19 · 03/01/19 · 03/08/19

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
930-2018r SUR JUDGEMENT  
NO. 930-2018 AT THE SUIT  
OF Deutsche Bank National  
Trust Company as Trustee for  
INDYMAC INDX Mortgage  
Loan Trust 2006-AR2,  
Mortgage Pass-Through  
Certificates Series 2006-AR2  
c/o Ocwen Loan Servicing,  
LLC vs Chantha Chay and  
Oeut Chay DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
Being Lot or Lots No. 579,  
Section No. 9, as is more  
particularly set forth on 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 19 Page 37.

Commonly Known As: 121  
Bond Court a/k/a 138 Saw  
Creek Estates #A9 a/k/a 138  
Saw Creek Estates, Bushkill, PA  
18324

Control No. 066837  
Map No. 192.04-02-50 -  
Fee Simple Title Vested  
Chantha Chay and Oeut  
Chay, by deed from, Joseph  
D. Cavalluzzo and Regina  
Cavalluzzo, dated 10/18/1999,  
recorded 10/25/1999, in the Pike  
County Recorder of deeds in  
Deed Book 1817, Page 077.

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

JUDGMENT ON THE AMOUNT OF \$148,082.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Chantha Chay and Oeut Chay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,082.86 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, Pa 18976  
**02/22/19 · 03/01/19 · 03/08/19**

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**SHERIFF SALE**  
**March 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1027-2018r SUR JUDGEMENT NO. 1027-2018 AT THE SUIT OF Lakeview Loan Servicing, LLC vs Martin Rivera DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 697, Section No. 12 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 18, Page 69. Being the same property conveyed to Martin Rivera and Carmen Rivera, husband and wife, and Maria Manzano, a married woman, by Special Warranty Deed dated April 26, 2006, of record in Book 2172, Page 2293, Instrument No. 200600007868, in the Office of the Recorder of Deeds of

Pike County, Pennsylvania.  
Also, being the same property  
PREVIOUSLY conveyed to  
Julio Borges and Teresa Borges,  
his wife, by Warranty Deed  
dated July 23, 1985, of record  
in Book 989, Page 135, in the  
Office aforesaid.  
Being the same property  
commonly known as: 697 Regent  
Street, Bushkill, Pennsylvania  
18324  
TAX ID NO.: 192-04-01-82

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Martin Rivera  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$111,564.31,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Martin Rivera  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$111,564.31 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
02/22/19 · 03/01/19 · 03/08/19

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**SHERIFF SALE**  
**March 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1034-2018r SUR  
JUDGEMENT NO. 1034-2018  
AT THE SUIT OF Lakeview  
Loan Servicing, LLC vs Isis  
Llanos DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1034-2018-CIVIL

Lakeview Loan Servicing, LLC  
v.

Isis Llanos

owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 1726 West Pine Ridge  
Drive a/k/a, 4551 Pine Ridge  
Drive W, Bushkill, PA 18324  
Parcel No. 188.02-01-46

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$99,609.23

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  
Isis Llanos DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$99,609.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Isis Llanos  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$99,609.23 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan Diamond &  
Jones

1 Penn Ctr Plaza

1617 JFK Blvd, Stew. 1400

Philadelphia, PA 19103

02/22/19 · 03/01/19 · 03/08/19

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1120-2018r SUR  
JUDGEMENT NO. 1120-2018  
AT THE SUIT OF U.S.  
Bank National Association,  
as Trustee for Structured  
Asset Securities Corporation,  
Mortgage Pass-Through  
Certificates, Series 2006-EQ1

vs Barrington Walker, Dorothea Wright Walker and Jennifer Johnson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. CV-1120-2018 U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, mortgage Pass-Through Certificates, Series 2006-EQ1

v.  
Barrington Walker  
Dorothea Wright Walker  
Jennifer Johnson  
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 158 East Maheli Drive, Dingmans Ferry, PA 18328-4217  
Parcel No. 162.02-13-41 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$77,054.65  
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 Barrington Walker, Dorothea Wright Walker and Jennifer Johnson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$77,054.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barrington Walker, Dorothea Wright Walker and Jennifer Johnson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$77,054.65 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  
02/22/19 · 03/01/19 · 03/08/19

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1128-2018r SUR  
JUDGEMENT NO. 1128-2018  
AT THE SUIT OF PNC  
Bank, National Association,  
Successor by merger to National  
City Mortgage, a Division of  
National City Bank of Indiana  
vs Yajaira J. Ferreira aka Yajaira  
Ferreira DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 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. 3077, Section 33,

Saw Creek Estates, as shown  
on a plan of lots recorded in the  
Office of the Recorder of Deeds  
in and for the County of Pike, in  
Plot Book Volume 27, Pages 54  
and 55.

UNDER AND SUBJECT to  
the covenants, conditions and  
restrictions of record.

PROPERTY ADDRESS:

122 Plymouth Court aka 3077  
Plymouth Court, Lehman  
Township, PA 18324  
PARCEL#: 197.03-02-79

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Yajaira J. Ferreira aka Yajaira  
Ferreira DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$133,657.51,  
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 Yajaira J. Ferreira aka Yajaira Ferreira DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,657.51 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**02/22/19** · 03/01/19 · 03/08/19

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1225-2018r SUR JUDGEMENT NO. 1225-2018 AT THE SUIT OF HSBC Bank USA, National Association as Trustee for Nomura Home Equity Loan Trust, Series 2006-WF1 Asset Backed Pass-Through Certificates vs Santo Chessari aka Santo Chessari, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All that Certain lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike County, Pennsylvania, more particularly described as: Lot No. 31, Block No. 23, Section No. 2, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivision recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, page 6. Parcel No.: 122.04-03-42 BEING known and numbered as 159 North Forrest Drive, Milford, PA 18337 Being the same property conveyed to Santo Chessari, Jr. who acquired title by virtue of a deed from Santo Chessari, Jr., divorced and Katrina Lynn Chessari, divorced, dated January 24, 2018, recorded January 25, 2018, at Instrument Number 201800000623, and recorded in Book 2542, Page 2557, Office of the Recorder of Deeds, Pike County, Pennsylvania. Exhibit "A"

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

OF PENNSYLVANIA  
TO Santo Chessari  
aka Santo Chessari, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$119,572.52,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Santo  
Chessari aka Santo Chessari, Jr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$119,572.52 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kohchalski, LLC

PO Box 165028  
Columbus, OH 43216-5028  
02/22/19 · 03/01/19 · 03/08/19

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1234-2018r SUR  
JUDGEMENT NO. 1234-2018  
AT THE SUIT OF Citizens  
Bank of Pennsylvania vs Marisa  
Perry DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or  
piece of land situate in Lehman  
Township, Pike County, PA.,  
being shown and designated as  
Lot No. 13 on a certain map  
entitled "Plan of Lots; Rustic  
Acre Estates Section 5; Lehman  
Township, Pike County, PA.;  
Scale 1 inches = 100 feet June  
1971" as prepared by Lawrence  
R. Bailey, Registered Surveyor,  
Stroudsburg, PA., and being  
recorded in Pike County, Plat  
Book 8 on page 248 and more  
particularly described as follows:  
BEGINNING at an iron pipe

on the Southwesterly side of Woodland Court, as shown on the above captioned map, said pipe being a corner common to Lots Nos. 13 and 14; thence (1) along the Southwesterly side of said road, South 37° 1' 31" East, 50.28 feet to an iron pipe; thence (2) along the Southwesterly side of said road in a Southwesterly direction on a curve to the right having a radius of 669.07 feet, an arc distance of 50.53° 12' 56" East, 145.88 feet to the point of BEGINNING.

BEING the same premises which James H. Butler, by Deed dated October 6, 2006 recorded October 18, 2006, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2200, Page 824, conveyed unto Marisa Perry. BEING known as 13 Woodland Court a/k/a 3104 Woodland Court, Bushkill, PA 18324  
TAX PARCEL: #200.01-02-56  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Marisa Perry DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,615.73, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Marisa Perry DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,615.73 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian, Esq.  
1310 Industrial Blvd.,  
1<sup>st</sup> floor, ste. 101  
Southampton, PA 18966  
**02/22/19 · 03/01/19 · 03/08/19**

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**SHERIFF SALE**  
**March 20, 2019**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO

EXECUTION NO 1324-2016r  
SUR JUDGEMENT NO.  
1324-2016 AT THE SUIT  
OF Wilmington Savings Fund  
Society FSB d/b/a Christiana  
Trust, Not in its individual  
capacity, but solely as Trustee for  
RMAC Trust, Series 2015-5T  
vs. Francine M. Sullivan, Heir to  
Raymond T. Sullivan, deceased  
Raymond Anthony Sullivan,  
Heir to Raymond T. Sullivan,  
deceased & Unknown surviving  
heirs of Raymond T. Sullivan,  
deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THE FOLLOWING  
lot situate in the Township of  
Greene, County of Pike and  
Commonwealth of Pennsylvania,  
marked and designated as  
Lot No. 510, Section 'C', as  
shown on map of "The Escape",  
made by William E. Sacra and  
Associates and recorded in the  
Office of the Recorder for Pike  
County, Pennsylvania, in Plat  
Book No. 13 at Page 9, except  
as to the rights of third parties,  
if any, as to oil, mineral and gas  
rights, as to which it hereby quit  
claims all rights, title and interest  
to the party of the second part,

its heirs and assigns.  
BEING THE SAME  
PREMISES which Southernton  
Corporation by Deed dated  
July 18, 1975 and recorded on  
September 26, 1975, in the  
Pike County Recorder of Deeds  
Office at Deed Book Volume  
517 at Page 169, granted and  
conveyed unto Raymond T.  
Sullivan and Marie A. Sullivan.  
AND THE SAID Marie  
A. Sullivan departed this life  
on January 31, 1994 thereby  
vesting ownership of her interest  
in Raymond T. Sullivan by  
operation of law. And the said  
Raymond T. Sullivan departed  
this life on August 10, 2010,  
thereby vesting ownership of his  
interest in the subject property in  
his heirs, Francine M. Sullivan  
and Raymond Anthony Sullivan.  
Being Known as 111 Oak Road  
f/k/a 510 Oak Lane, Greentown,  
PA 18426  
Parcel I.D. No. 085.02-05-04

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Francine M. Sullivan, Heir  
to Raymond T. Sullivan,  
deceased Raymond Anthony  
Sullivan, Heir to Raymond  
T. Sullivan, deceased &  
Unknown surviving heirs of  
Raymond T. Sullivan, deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$31,220.41, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Francine M. Sullivan, Heir to Raymond T. Sullivan, deceased Raymond Anthony Sullivan, Heir to Raymond T. Sullivan, deceased & Unknown surviving heirs of Raymond T. Sullivan, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$31,220.41 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hladik Onorato & Federman  
LLP  
298 Wissahickon Avenue  
North Wales, PA 19446

02/22/19 · 03/01/19 · 03/08/19

**SHERIFF SALE**  
**March 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1365-2018r SUR JUDGEMENT NO. 1365-2018 AT THE SUIT OF Wells Fargo Bank, NA vs Robert W. Ruschke DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1365-2018 Wells Fargo Bank, N.A. v. Robert W. Ruschke owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 123 Chipmunk Road, Lehman, PA 18324 Parcel No. 189.02-01-55- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$102,468.90 Attorneys for Plaintiff Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert W. Ruschke DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$102,468.90 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert W. Ruschke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$102,468.90 PLUS COSTS AND INTEREST AS

AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd, Stew. 1400  
Philadelphia, PA 19103  
**02/22/19 · 03/01/19 · 03/08/19**

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**SHERIFF SALE**

**March 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1551-2017r SUR JUDGEMENT NO. 1551-2017 AT THE SUIT OF The Bank of New York Mellon f/k/a the Bank of New York as Trustee for Home Equity Loan Trust 2007-FRE1 vs Debra Bogolub DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania,

Being Lot No. 454, Section 1, as recorded on the Map of Pocono Ranchlands, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 9, Page 219.  
Parcel No.: 189.02-09-33  
BEING known and numbered as 545 Whippoorwill Drive, AKA 545 Whippoorwill Drive, Bushkill, PA 18324  
Being the same property conveyed to Debra Bogolub who acquired title by virtue of a deed from Meadow Run Builders, Inc., dated February 2, 2007, recorded February 20, 2007, at Instrument Number 200700002756, and recorded in Book 2219, Page 1463, Office of the Recorder of Deeds, Pike County, Pennsylvania.  
Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Debra Bogolub DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$196,642.91, 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 Debra Bogolub DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$196,642.91 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
**02/22/19** · 03/01/19 · 03/08/19

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**SHERIFF SALE**  
**March 20, 2019**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45199-2018r SUR JUDGEMENT NO. 45199-2018 AT THE SUIT OF Tanglewood Lakes Community Association, Inc. vs Secretary of Veterans

Affairs DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots of land in Palmyra  
Township, Pike County,  
Pennsylvania, known and  
designated as Lot Number  
333 on Map 4 of Plan of Lots  
prepared for Tanglwood Lakes,  
Inc. by Harry F. Schoenagel,  
Registered Surveyor, dated May  
28, 1969 and recorded in the  
Office of the Recorder of Deeds  
in Pike County in Plat Book  
Number 7, page 185, under and  
subject to all restrictions set forth  
in document entitled Restrictions  
Pertaining to Lots in Tanglwood  
Lakes recorded in the Office of  
the Recorder of Deeds for Pike  
County in Deed Book Number  
245, page 955 which restrictions  
are hereby expressly incorporated  
herein by reference and shall be  
as binding as if recited herein in  
full, and excepting and reserving  
to Grantor an easement for  
Grantor to construct, repair,  
replace, operate and maintain  
gas, sewer, water and other  
utility lines. Grantee shall have  
the right together with all other  
lot owners in Tanglwood Lakes  
to use the private roadways

shown on the recorded plan or  
plans for Tanglwood Lakes and  
also to use together with all other  
lot owners in Tanglwood Lakes  
the rights of way owned by  
Tanglwood Lakes, Inc. to Lake  
Wallenpaupack, provided that  
Grantors reserve the right at any  
time, and from time to time, to  
change the location of said rights  
of way over lands of Grantors to  
such other location or locations  
as Grantors may determine in  
its sole discretion, except that  
it shall not affect the title to  
Grantee's lot, and provided that  
any such change in location shall  
not deprive Grantee of frontage  
on road nor to free ingress and  
egress.

BEING the same premises  
which Edith Williams and  
Christine Brady, now known  
as Christine Brady-Piterski, by  
certain Deed dated January 29,  
1996 and recorded February  
27, 1996 in the Office of the  
Recorder of Deeds in and for  
Pike County, Pennsylvania in  
Record Book Volume 1166, page  
108, granted and conveyed unto  
Mark A. Mitchell and Susan  
Mitchell.

TOGETHER with all rights  
of way and under and subject  
to all covenants, reservations,  
restrictions and conditions of  
record as found in the Chain of  
Title.

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



Secretary of Veterans Affairs  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$4,221.85,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Secretary of Veterans Affairs  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$4,221.85 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stacey Beecher  
106 W High Street  
Milford, PA 18337  
**02/22/19** · 03/01/19 · 03/08/19

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