

LEGAL NOTICES

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

ESTATE NOTICES

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

LETTERS TESTAMENTARY

Estate of Otto A. Fohl a/k/a Otto Andrew Fohl a/k/a Otto Fohl, late of 2571 Hemlock Farms, Hawley, Pennsylvania 18428.

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

Kurt Fohl

505 Fifth Street

Milford, PA 18337

or to his attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

03/15/19 • 03/22/19 • **03/29/19**

ESTATE NOTICE

Estate Arthur K. Wright, late of Hawley, Pike County, Pennsylvania.
Letters of Administration on the

above estate having been granted to Christina Wright, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

03/15/19 • 03/22/19 • **03/29/19**

NOTICE

THE ESTATE OF AUDREY L SCHORNSTEIN, deceased, late of Porter Township, Pike County, Pennsylvania.

LETTERS

TESTAMENTARY in the above named estate having been granted, all persons and/or entities indebted to the estate are requested to make immediate payment, and all those having claims against the estate are directed to present the same without delay to the undersigned or their attorney within four months from the date of this notice. Direct all payments or claims to:

LAW OFFICES OF

CHRISTOPHER R KIMLER,
P.C.

308 W. HARFORD STREET
MILFORD, PA 18337

03/22/19 • **03/29/19** • 04/05/19

LETTERS TESTAMENTARY

Estate of Lisa M. Sakoutis, late of 142 Fairway Drive, Hawley, Pennsylvania 18428.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:
Rocco Doto
2380 Hemlock Farms
Hawley, PA 18428
or to his attorney, Douglas J. Jacobs, *Esq.*, 515 Broad Street, Milford, PA 18337.
03/22/19 • 03/29/19 • 04/05/19

EXECUTRIX NOTICE

Estate of MARYANN ZOLOGA, late of Milford Borough, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: Mary Ellen Estrada, 848 Boundary Blvd., Rotonda West, FL. 33947; ATTORNEY for ESTATE: Nicholas A. Barna, *Esq.*, 831 Court Street, Honesdale, PA 18431.
03/22/19 • 03/29/19 • 04/05/19

ADMINISTRATRIX NOTICE

ESTATE OF VIRGINIA G. BARRACATO, late of Delaware Township, Pike County, Pennsylvania, deceased. Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to JILLIAN HAGERTY, 1178 N. Ellis Street, Ludington, MI 49431, or to her attorneys, FARLEY

& BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.
03/29/19 • 04/05/19 • 04/12/19

EXECUTRIX NOTICE

Estate of Gloria Houck-Heemer, deceased, late of P.O. Box 492, Milford, PA 18337. Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to:
Tekla Houck-Hegy
275 Houses Corner Road
Sparta, NJ 07871
Executrix
03/29/19 • 04/05/19 • 04/12/19

ESTATE NOTICE

Estate of Jacqueline M. Tescione, late of Matamoras, County of Pike, Pennsylvania, Deceased. Letters of Administration on said Estate having been granted, and all persons indebted thereto are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to administrator, Christine DeNella, 708 Pennsylvania Avenue, Matamoras PA 18336.
03/29/19 • 04/05/19 • 04/12/19

**IN THE COURT OF
COMMON PLEAS
FOR THE
COUNTY OF PIKE
COMMONWEALTH OF**

PENNSYLVANIA

GEORGY USOV
220 OCEAN AVE 4F
BROOKLYN, NY 11229
Vs.

MARGARET WALSH
83 POCONO RANCH
LANDS
BUSHKILL, PA 18324

Her heirs, executors,
administrators, successors and
assigns, and all persons claiming
by, through or under her.
1282- Civil 2018

NOTICE TO DEFEND

You have been sued in court.
If you wish to defend against
the claims set forth in the
following pages, you must take
action within 20 days after this
complaint and notice are served,
by entering personally or by an
attorney and filing in writing
with the court your defenses or
objections to the claims set forth
against you. You are warned
that if you fail to do so the case
may proceed without you and a
judgment may be entered against
you by the court without further
notice for any money claimed
in the complaint or for any
other claim or relief requested
by Plaintiff. **YOU MAY LOSE
MONEY OR PROPERTY
OR OTHER RIGHTS
IMPORTANT TO YOU.
YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO
NOT HAVE A LAWYER OR
CANNOT AFFORD ONE,
GO TO OR TELEPHONE
THE OFFICE SET FORTH
BELOW TO FIND OUT
WHERE YOU CAN GET**

LEGAL HELP.

PA LAWYER
REFERRAL SERVICE
110 SOUTH STREET
P.O. BOX 186
HARRISBURG, PA 17108
(800) 692-7375 (PA residents)
(717) 238-6715

NORTH PENN
LEGAL SERVICES
10 NORTH
TENTTH STREET
STROUDSBURG, PA 18360
(570) 424-5338

TOLL FREE (800) 532-8282
IN THE COURT OF
COMMON PLEAS
FOR THE
COUNTY OF PIKE
COMMONWEALTH OF
PENNSYLVANIA

GEORGY USOV
220 OCEAN AVE 4F
BROOKLYN, NY 11229
Vs.

MARGARET WALSH
83 POCONO RANCH
LANDS
BUSHKILL, PA 18324

Her heirs, executors,
administrators, successors and
assigns, and all persons claiming
by, through or under her.
1282- Civil 2018

**AMENDED COMPLAINT
IN QUIET TITLE**

AND NOW, comes the
Plaintiff, GEORGY USOV, by
and through his Attorneys, Spall,
Rydzewski, Anderson, Lalley &
Tunis, P.C., by Kyle Krajovich,
Esquire, and files the following
Action to Quiet Title, whereof
the following is a true and
correct statement, to wit:
1. That the Plaintiff is an

individual with a principal residence in Brooklyn, New York.

2. The Defendant, Margaret Walsh, is an individual with a last known address of 83 Pocono Ranch Lands, Bushkill, PA 18324.

3. The property equitably owned by Plaintiffs and the subject of the deed is described as follows: ALL THAT CERTAIN lot or parcel of land situate in Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot 238, Sec 1, as shown on a map or plan of POCONO RANCH LANDS on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plot Book Volume 7, Page 155.

4. A copy of the Plaintiff's deed is hereby attached as Exhibit "A" (See filed complaint)

5. The Defendant is the prior owner of the property.

6. The Defendant was married to a prior owner of the property, Edward Walsh.

7. Edward Walsh died on December 25, 2006.

8. Defendant Margaret Walsh thereby became owner of the property through a will on record with the Pike County Register of Wills, through an estate filed at No. 52-2008-94.

9. A copy of the will of Edward Walsh is hereby attached as Exhibit "B"(See filed complaint).

10. The Defendant failed to make the required property tax payments and the property was exposed for tax sale in 2018.

11. Plaintiff purchased the

property at tax sale in April of 2018. See Exhibit "C"(See filed complaint).

12. Defendant's whereabouts are unknown, and all notices sent to them have been returned unsigned or unclaimed.

13. Defendant has made no attempt to reclaim, assert or proclaim any right or title interest for these premises since the April of 2018, when Plaintiff purchased the property at Pike County Tax Sale.

14. The Plaintiffs now seeks to extinguish any and all alleged right, title or interest that the Defendant, or her heirs, executors, administrators, successors or assigns and all persons claiming by, through or under them, shall hold, own, or claim.

15. This Complaint is amended solely to attach a Notice to Defend.

WHEREFORE, the Plaintiff prays this Honorable Court to enter:

(a) An Order barring forever the right of the Defendant and their successors, heirs and assigns from asserting any right, title or interest in and to premises; and

(b) An Order decreeing the Plaintiffs are the owners in fee simple free of any encumbrances of the Defendant of the premises herein described.

BY: _____

KYLE KRAJKOVICH, *ESQ.*

I.D. #320170

Attorney for Plaintiff

2573 Route 6

Hawley, PA 18428

(570) 226-6229

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY, PA**

**CIVIL ACTION - LAW
MIDFIRST BANK,
PLAINTIFF
VS.**

**REBECCA FULLER AND
ELIJAH ROBERT FULLER,
A MINOR, KNOWN HEIRS
OF MICHAEL A. FULLER,
DECEASED AND THE
UNKNOWN HEIRS OF
MICHAEL A. FULLER,
DECEASED,
DEFENDANTS
MORTGAGE
FORECLOSURE**

**NO. 995-2018 CIVIL
TO: THE UNKNOWN
HEIRS OF MICHAEL A.
FULLER, DECEASED:**

You are hereby notified that on August 20, 2018, Plaintiff, MIDFIRST BANK, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Pike County, Pennsylvania, docketed to No. 995-2018 CIVIL wherein Plaintiff seeks to foreclose its mortgage securing your property located at 164 Asta Road a/k/a 29 Arnie Road, Bushkill, Pennsylvania 18324 whereupon your property would be sold by the Sheriff of Pike County.

You are hereby notified to plead to the above referenced Complaint on or before 20 DAYS from the date of this

publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE
THIS NOTICE TO YOUR
LAWYER AT ONCE. IF
YOU DO NOT HAVE A
LAWYER, TELEPHONE
THE OFFICE BELOW TO
FIND OUT WHERE YOU
CAN GET LEGAL HELP.
IF YOU CANNOT AFFORD
TO HIRE A LAWYER,
THIS OFFICE MAY BE
ABLE TO PROVIDE YOU
WITH INFORMATION ON
AGENCIES THAT MAY
OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT
A REDUCED FEE OR NO
FEE.**

**PENNSYLVANIA BAR
ASSOCIATION**

P.O. BOX 186

HARRISBURG, PA 17108

800-692-7375

**Leon P. Haller, Esquire
Attorney ID #15700
1719 North Front Street
Harrisburg, Pa. 17102
717-234-4178**

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY
CIVIL ACTION - LAW**

OTIS 123, LLC

Plaintiff

v.

FREDERICK O. FOSTER,
SR. and ROSE J. FOSTER

Defendant

**ACTION TO QUIET TITLE
NO. 059- 2019- CIVIL**

NOTICE TO DEFEND

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

**NORTHEAST PA
LEGAL SERVICES**

10 NORTH TENTH STREET
STROUDSBURG, PA 18360
TOLL FREE: 800-532-8282
TELEPHONE: 570-424-5338

PA LAWYER

REFERRAL SERVICES

P.O. BOX 1086

100 SOUTH STREET

HARRISBURG, PA 17108

TOLL FREE: 1-800-692-7375

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY
CIVIL ACTION - LAW**

WAYNE TIGUE

Plaintiff

v.

DONALD O'HAGAN, A/K/A
DONALD O'HAGAN

Defendant

**ACTION TO QUIET TITLE
NO. 108- 2019- CIVIL**

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS**

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

NORTHEAST PA
LEGAL SERVICES
10 NORTH TENTH STREET
STROUDSBURG, PA 18360
TOLL FREE: 800-532-8282
TELEPHONE: 570-424-5338
PA LAWYER
REFERRAL SERVICES
P.O. BOX 1086
100 SOUTH STREET
HARRISBURG, PA 17108
TOLL FREE: 1-800-692-7375

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY
COMMONWEALTH OF
PENNSYLVANIA
60th JUDICIAL DISTRICT**

STEVEN C. FOSHAY, and
MARIA L. FOSHAY,
Plaintiffs
Vs.
ROBERT VAGNONI and
FAY VAGNONI, its successors
and assigns, and any and all
other persons or entities claiming
any right, title or interest in
or to the herein described real
property other than Plaintiff,
whose identity or identities are
unknown,
Defendants
No. 321-2018-Civil
ACTION TO QUIET TITLE
TO: ROBERT VAGNONI and
FAY VAGNONI

RD 1 Mill Road
Collegeville, PA 19426
DATE: March 19, 2019

IMPORTANT NOTICE

You are in default because you
have failed to enter a written
appearance personally or by
attorney and file in writing
with the Court your defenses
or objections to the claims set
forth against you. Unless you act
within Ten (10) days from the
date of this Notice, a judgment
may be entered against you
without a hearing and you may
lose your property or other
important rights.

You should take this paper
to your lawyer at once. If you
do not have a lawyer, go to or
telephone the office set forth
below. This office can provide
you with information about
hiring a lawyer.

If you cannot afford to hire a
lawyer, this office may be able
to provide you with information
about agencies that may offer
legal services to eligible persons
at a reduced fee or no fee.

LEGAL SERVICES OF
NORTHEASTERN
PENNSYLVANIA, INC.
729 MONROE STREET
STROUDSBURG,
PENNSYLVANIA
18360-2116

FARLEY & BERNATHY,
L.L.C.
BY: THOMAS F. FARLEY,
ESQUIRE
Attorney for Plaintiffs
2523 Route 6, Ste. 1,
Hawley, PA 18428
(570) 226-5771

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

April 17, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 754-2018r SUR JUDGEMENT NO. 754-2018 AT THE SUIT OF Ditech Financial LLC vs James Dzbenski and Pamela Dzbenski DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2019 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 Shohola, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEING Lot Number 7, Section D-1, Walker Lake, as shown on plat or map of Lake Subdivision recorded in the Office of the

Recorder of Deeds of Pike County in Plat Book 7, at Page 28.

Being No. 120 Parkers Glen Road, Sholola, PA 18458
Parcel No. 049.03-02-05.0001
BEING THE SAME
PREMISES CONVEYED TO James Dzbenski and Pamela Dzbenski, his wife By deed from Chad B. Small and Susan B. Small, his wife, dated 3/21/2007 and recorded 3/29/2007 in the Office of the Recorder in Pike County, in Book 2224, page 2124, etc.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Dzbenski and Pamela Dzbenski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$175,572.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James Dzbenski and Pamela Dzbenski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$175,572.39 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 828-2018r SUR JUDGEMENT NO. 828-2018 AT THE SUIT OF LSF10 Master Participation Trust vs Jo-Ann Jones-Charles, in Her Capacity as Executrix and Devisee of the Estate of Joseph A. Jones, Nancy Jones, In Her Capacity as Devisee of The Estate of Joseph A. Jones, Joseph Gibson, in His Capacity as Devisee of The Estate of Joseph A. Jones and April

Muhammad, in Her Capacity as Devisee of the Estate of Joseph A. Jones DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 828-2018
Lsf10 Master Participation Trust v.

Jo-Ann Jones-Charles, in Her Capacity as Executrix and Devisee of The Estate of Joseph A. Jones

Nancy Jones, in Her Capacity as Devisee of The Estate of Joseph A. Jones

Joseph Gibson, in His Capacity as Devisee of The Estate of Joseph A. Jones

April Muhammad, in Her Capacity as Devisee of The Estate of Joseph A. Jones owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 4008 Conashaugh Lake a/k/a, 144 Conashaugh Trl, Milford, PA 18337

Parcel No.122.03-03-35
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$139,069.55
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
Jo-Ann Jones-Charles, in Her
Capacity as Executrix and
Devisee of the Estate of Joseph
A. Jones, Nancy Jones, In Her
Capacity as Devisee of The
Estate of Joseph A. Jones, Joseph
Gibson, in His Capacity as
Devisee of The Estate of Joseph
A. Jones and April Muhammad,
in Her Capacity as Devisee of
the Estate of Joseph A. Jones
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$139,069.55,
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 Jo-Ann
Jones-Charles, in Her Capacity
as Executrix and Devisee of
the Estate of Joseph A. Jones,
Nancy Jones, In Her Capacity
as Devisee of The Estate of
Joseph A. Jones, Joseph Gibson,
in His Capacity as Devisee
of The Estate of Joseph A.
Jones and April Muhammad,
in Her Capacity as Devisee of
the Estate of Joseph A. Jones
REPUTED OWNERS TO
COLLECT \$139,069.55 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1070-2018r
SUR JUDGEMENT NO.
1070-2018 AT THE SUIT
OF Loancare, LLC vs
Carlos Guzman and Teresita

Guzman DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1070-2018
Loancare, LLC
v.

Carlos Guzman
Teresita Guzman
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 3483 Dorset Drive, A/K/A
2113 Dorset Court, Bushkill. PA
18324-6994
Parcel No. 197.01-02-47-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$239,703.92
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 Carlos Guzman
and Teresita Guzman
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$239,703.92,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Carlos
Guzman and Teresita Guzman
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$239,703.92 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1109-2018r SUR
JUDGEMENT NO. 1109-2018
AT THE SUIT OF PNC
Bank, National Association,
Successor in interest to National
City Real Estate Services,
LLC, successor by merger to
National City Mortgage, Inc. fka
National City Mortgage Co. vs
Judy Kanhai DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of ground
situate in the Township of
Lehman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot Number 41, Stage 8,
Pine Ridge, as shown on map of
Pine Ridge, Inc., Stage 8 on file
in the Recorder of Deeds Office
at Milford, Pennsylvania in Plat
Book No. 10 at Page 27.
PARCEL#: 188.02-02-25
PROPERTY ADDRESS: Lot
41 Depuy Circle Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Judy Kanhai
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$86,732.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Judy Kanhai
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$86,732.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1127-2018r
SUR JUDGEMENT NO.
1127-2018 AT THE SUIT
OF The Dime Bank vs
Jaclyn Campoli and Jeffrey
Campoli DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

By virtue of a writ of execution
case number 1127-Civil-2018
THE DIME BANK vs.
JACLYN CAMPOLI and
JEFFREY CAMPOLI, owners
of the property located at
4581 Pine Ridge Drive West,
Bushkill, Pennsylvania 18324,
which is identified by Tax Parcel
No. 188.04-04-20 and Control
No. 06-0-044001.
Improvements thereon:

residential dwelling
Attorney: Nicholas D. Gregory,
Esquire

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jaclyn Campoli and Jeffrey
Campoli DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$37,713.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO
COLLECT \$37,713.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory & Assoc.
307 Erie Street
Honesdale, PA 18431
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1142-2018r SUR
JUDGEMENT NO. 1142-2018
AT THE SUIT OF Specialized
Loan Servicing, LLC vs
Robert C. Feaster and Tara
Feaster DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or tract of land, Situate in the
Township of Dingman, County
of Pike and Commonwealth
of Pennsylvania, being known
as Lot No. 122, Section No.

A-2, as shown on a certain Plan
entitled Section A, Pocono
Mountain Woodland Lakes,
as recorded in the Office of
the Recorder of Deeds of Pike,
Pennsylvania in Plot Book No.
10, Page 135.

BEING KNOWN as 214
Primrose Lane, Milford PA
18337

Parcel #123.02-01-35 (Control
#35-017970)

BEING THE SAME

PREMISES which Anthony P.
Sciano, by Deed-dated July 24,
2014 and recorded July 29, 2014
in Deed Book 2452 page 321,
Instrument #201400005691, in
the Office of the Recorder of
Deeds in and for the County
of Pike, granted and conveyed
unto Robert C. Feaster and Tara
Feaster, husband and wife, in
fee.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert C. Feaster and Tara
Feaster DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$268,356.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert C. Feaster and Tara Feaster DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$268,356.89 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, ste. 150
King of Prussia, PA 19406
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1228-2018r SUR JUDGEMENT NO. 1228-2018 AT THE SUIT OF Ditech Financial LLC vs Thomas C. Rhoades and Karen F.

Rhoades DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT PARCEL OF LAND IN THE TOWNSHIP OF DINGMAN, PIKE COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 856, PAGE 39, BEING KNOWN AND DESIGNATED AS LOT NUMBER 92, SECTION NUMBER 12, OF SUNRISE LAKE AS SHOWN ON THE PLAT OR MAP OF SUNRISE LAKE OR SUNNYLANDS, INC. SUBDIVISION, RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF PIKE COUNTY IN PLAT BOOK VOLUME 25, PAGE 174.

DEED FROM SUNNYLANDS, INC. AS SET FORTH IN DEED BOOK 856, PAGE 39 DATED 02/15/1994 AND RECORDED 02/15/1994, PIKE COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA. THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Thomas C. Rhoades
and Karen F. Rhoades
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$80,742.68,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Thomas C.
Rhoades and Karen F. Rhoades
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$80,742.68 PLUS
COSTS AND INTEREST AS
AFORESAID.
KERRY WELSH, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1260-2018r SUR
JUDGEMENT NO. 1260-2018
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as Trustee
for the Certificateholders of
SWALT, Inc. alternative Loan
Trust 2005-70CB, Mortgage
Pass-Through Certificates,
Series 2005-70CB vs Daniela
Ellman DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
LOT, PARCEL OR PIECE
OF LAND SITUATE INT
THE TOWNSHIP OF
BLOOMING GROVE,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING

MORE PARTICULARLY
DESCRIBED AS FOLLOWS,
TO WIT:

LOT 50, BLOCK 12, STAGE
95, HEMLOCK FARMS,
AS SHOWN ON PLAT
OF LOTS RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS
IN AND FOR PIKE
COUNTY, AT MILFORD,
PENNSYLVANIA, IN PLAT
BOOK 9 PAGE 159.
TAX ID: 120.01-01-10-
PROPERTY ADDRESS:
202 COMSTOCK DRIVE,
HAWLEY, PENNSYLVANIA
18428

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Daniela Ellman
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,671.87,
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 Daniela
Ellman DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$109,671.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, Pa 19106-1532
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1305-2018r SUR
JUDGEMENT NO. 1305-2018
AT THE SUIT OF Nationstar
Mortgage LLC d/b/a Champion
Mortgage Company vs Peter
Vehstedt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lot No. 33 Block XXXVI, Hemlock Farms Community, State XVIII, as shown on plat of Hemlock Farms Community, Laurel Ridge, State XVIII, recorded in Plat Book 6, Page 123 on February 2, 1968.
PARCEL#: 107.03-08-28
PROPERTY ADDRESS: 806 Boulder Court, Lords Valley, PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter Vehstedt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,415.15, 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 Peter Vehstedt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,415.15 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1307-2017r SUR JUDGEMENT NO. 1307-2017 AT THE SUIT OF PHH

Mortgage Corporation vs
Brian F. Hicks and Lynn
A. Hicks aka Lynn Ann
Hicks DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1307-2017

PHH Mortgage Corporation
v.

Brian F. Hicks

Lynn A. Hicks a/k/a Lynn Ann
Hicks

owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 101
Cherokee Trail, Dingmans
Ferry, PA 18328

Parcel No. 149.03-01-01-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$172,807.85

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

Brian F. Hicks and Lynn A.
Hicks aka Lynn Ann Hicks
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,899.05,
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 Brian F. Hicks
and Lynn A. Hicks aka Lynn
Ann Hicks DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$181,899.05 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
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1320-2018r SUR
JUDGEMENT NO. 1320-2018
AT THE SUIT OF Wells
Fargo Bank, NA vs Paulette
L. Deberry DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1320-2018
Wells Fargo Bank, NA
v.
Paulette L. Deberry
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 185 Laverne
Drive, Dingmans Ferry, PA
18328
Parcel No. 148 .03-01-83-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$127,221.54
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 Paulette L. Deberry
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,221.54,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Deberry DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$127,221.54 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

03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1453-2017r SUR
JUDGEMENT NO. 1453-2017
AT THE SUIT OF Nationstar
Mortgage LLC d/b/a Mr.
Cooper vs Elisa Shevlin, Edward
Shevlin (deceased) and Deborah
Shevlin DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 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 City of Hawley,
Township of Blooming Grove,
County of Pike and State of
Pennsylvania, more particularly
described as Lot 33, Block
XVIII, Hemlock Farms
Community, Stage LXXVI,
as shown on Plat of Hemlock
Farms Community, Hemlock
Hills, Stage LXXVI, recorded
in the Office of the Recorder
of Deeds, Pike County, in Plat
Book 8, Page 42, on the 17th
day of July, 1970.

Parcel No.: 120.03-03-05

BEING known and numbered as
803 Hackamore Court, Hawley,
PA 18428

Being the same property
conveyed to Elisa Shevlin, a
married woman and Edward
Shevlin and Deborah Shevlin,
husband and wife who acquired
title by virtue of a deed from
Elisa Shevlin, a married woman,
who acquired title as single and
Edward Shevlin and Deborah
Shevlin, husband and wife,
dated October 9, 2013, recorded
January 10, 2014, at Instrument
Number 201400000207, and
recorded in Book 2440, Page
189, Office of the Recorder
of Deeds, Wayne 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
Elisa Shevlin, Edward Shevlin
(deceased) and Deborah Shevlin
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,209.33,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elisa
Shevlin, Edward Shevlin
(deceased) and Deborah Shevlin
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$171,209.33 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski
PO Box 165028
Columbus, OH 43216-5028
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1463-2017r SUR
JUDGEMENT NO. 1463-2017
AT THE SUIT OF Reverse
Mortgage Solutions, Inc. vs
Philip Ott DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 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
REVERSE MORTGAGE
SOLUTIONS INC.
Plaintiff

v.
PHILIP OTT
Defendant(s)
COURT OF COMMON
PLEAS
PIKE COUNTY
NO: 1463-2017 CIVIL
SHORT LEGAL
DESCRIPTION

ALL THOSE CERTAIN
LOTS OR PIECES OF
GROUND SITUATE IN
BLOOMING GROVE
TOWNSHIP, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 116
HERON BAY, HAWLEY, PA
18428
BEING PARCEL NUMBER:
120.03-07-58
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
Philip Ott DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$102,903.58,
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 Philip Ott
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$102,903.58 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
RAS Citron
133 Gaiter Driver, Ste. F
Mt. Laurel, NJ 08054
03/22/19 · **03/29/19** · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1464-2018r SUR
JUDGEMENT NO. 1464-2018
AT THE SUIT OF Bayview
Loan Servicing, LLC vs Marion
Kurtz DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY

April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PARCEL, piece or tract of
land situate, lying and being
in the Township of Delaware,
County of Pike and State of
Pennsylvania, being more
particularly described as follows:
BEING Lot 5, Block 71, as
set forth on a Plan of Lots,
Birchwood Lakes, Section
9, Delaware Township, Pike
County, PA, dated June 1964
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 on July 14, 1964.
PARCEL#: 162.02-08-63
PROPERTY ADDRESS: 101
Magnolia 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 Marion Kurtz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$77,547.65,
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 Marion Kurtz
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$77,547.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
03/22/19 · **03/29/19** · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1621-2016r SUR
JUDGEMENT NO. 1621-2016

AT THE SUIT OF NS/CS Highland LLC vs Tamiment 503, LP, Tamiment 902, LP, Tamiment 18, LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laurel, Development Group, LP DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The real estate at the former Tamiment Resort and Unity House Resort, which comprises approximately 2,500 acres located at Bushkill Falls Road, Lehman Township, Pike County, Pennsylvania 18324: Parcel No. 187.00-02-01; Parcel No. 188.00-01-06; Parcel No. 192.00-01-04; Parcel No. 187.00-02-02; Parcel No. 193.00-01-01; Parcel No. 193.00-01-01.001; Parcel No. 188.00-01-01; Parcel No. 188.00-01-03.
[Please see attached Legal Description.]

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tamiment 503, LP, Tamiment

902, LP, Tamiment 18, LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laurel, Development Group, LP DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,736,437.10, 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 Tamiment 503, LP, Tamiment 902, LP, Tamiment 18, LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laurel, Development Group, LP DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,736,437.10 PLUS

COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Blank Rome LLP
1 Logan Square
130 North 18th Street
Philadelphia, PA 19103
03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1675-2015r
SUR JUDGEMENT NO.
1675-2015 AT THE SUIT
OF Citizens Bank, NA f/k/a
RBS Citizens NA s/b/m to
CCO Mortgage Corp. vs
Richard McClain and Tammy
McClain DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
tract or parcel of land, situate,
situated in the Borough of
Matamoras, County of Pike and
Commonwealth of Pennsylvania,

and being a portion of Lot No.
12, as shown and designated
on a map of plan of the Village
of Matamoras, and more
particularly bounded and
described as follows:
BEGINNING at a point 5
feet from the Northwest corner
of the Lot No. 13, also shown
and designated on the said map
or plan of the said Village of
Matamoras, and running along
the Southerly side of 2nd Street,
a distance of 45 feet to the
Northeast corner of Lot No.
11 as shown and designated
on the said map; thence in the
Southwesterly direction along
the line between the said Lots
Nos. 11 and 12 a distance of 100
feet; thence in a Southeasterly
direction a distance of 45 feet
parallel with the first above
described course to a stake;
thence in a Northeasterly
direction a distance of 100 feet
and parallel to the second above
described course to the point and
place of BEGINNING.
BEING and intended to be a
lot of the dimensions of 45 feet
front and rear fronting on 2nd
Street and 100 feet in depth.
BEING the same premises
which Kathleen A. Holohan
a/k/a Kathleen A. Hanak, by
Deed dated September 11, 2002
recorded September 25, 2002,
in the Office for the Recorder of
Deeds in and for Pike County, in
Deed Book Volume 1945, Page
1971, conveyed unto Richard
McClain and Tammy McClain.
BEING known as 404 2nd
Street, Matamoras, PA 18336
TAX PARCEL: #083.10-01-51

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard McClain and Tammy McClain DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$174,575.55, 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 Richard McClain and Tammy McClain DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$174,575.55 PLUS

COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Gregory Javardian, *Esq.*

1310 Industrial Blvd

1st Floor, Ste. 101

Southampton, PA 18966

03/22/19 · 03/29/19 · 04/05/19

SHERIFF SALE

April 17, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45895-2018r SUR JUDGEMENT NO. 45895-2018 AT THE SUIT OF Lehman Township vs James Mazzone DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

Sheriff's Sale

By virtue of a Writ of Execution,
Case No. 45895 of 2018

Plaintiff, Lehman Township
Vs.

Defendant, James Mazzone

Owner of the property situate

in the Township of Lehman,
County of Pike, Commonwealth
of Pennsylvania, Being Lot 157,
Section 3 Pocono Ranchlands.

Being PIN Number
182.01-04-19

Property being known as 4115
Bear Cub Court, Bushkill, PA
18324

Attorney: Donald G. Karpowich,
Esquire and Donald G.
Karpowich, Attorney-at-Law,
P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO James Mazzone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$14,645.02,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF James
Mazzone DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$14,645.02 PLUS COSTS
AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Donald G. Karpowich, *Esq.*
85 Drasher Road
Drums, PA 18222

03/22/19 · **03/29/19** · 04/05/19
