

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### ESTATE NOTICE

Estate of Dorothy Singer also known as Dorothy M. Singer, late of Palmyra Township, Pike County, Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Wayne Bank P.O. Box 269/717 Main Street, Honesdale, Pennsylvania. Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania, 18431.

09/21/18 • 09/28/18 • 10/05/18

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### ESTATE NOTICE

Estate of Lorraine Swiatocha, late of Lackawaxen Township, Pennsylvania, died on June 19, 2018. All persons having claims against the Estate shall present same to Executor, Donald Swiatocha, c/o Donald W. Jensen, Esquire, 538 Spruce Street, Suite 730, Scranton, Pennsylvania 18503.

09/21/18 • 09/28/18 • 10/05/18

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### Executor Notice

ESTATE OF CAROL ANN MCDEVITT, late of Greeley, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to MARK MCDEVITT, 930 Route 434, Greeley, PA 18425.

09/28/18 • 10/05/18 • 10/12/18

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### LETTERS TESTAMENTARY

Estate of Daniel E. Courtney, late of 117 Millstone Court, Milford, Pennsylvania 18337. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Rebecca Lyn Menn

4460 FM 1889

Robstown, TX 78380

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

10/05/18 • 10/12/18 • 10/19/18

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### NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration were granted to Bryan G.

Deweese, Sr., in the Estate of JOHANNA M. DEWEESE, late of Delaware Township, Pike County, Pennsylvania, who died on May 18, 2018. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the estate's counsel named below:

Kevin M. Conaboy, Esquire  
Abrahamsen, Conaboy &  
Abrahamsen, P.C.

1006 Pittston Ave.  
Scranton, PA 18505

10/05/18 • 10/12/18 • 10/19/18

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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 October 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 182-2018r SUR JUDGEMENT NO. 182-2018 AT THE SUIT OF Ditech Financial LLC fka Green Tree Servicing, LLC vs Kim Nelson Griffin aka Kim N. Griffin 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 October 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Lot, piece or parcel of land, situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: Lot(s) number 132 stage 4 Pine Ridge, as shown on Plat of Pine Ridge, Inc., stage 4, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 7, at Page 107 on July 19, 1969.

Parcel No.: 193.02-02-05  
Property Address: 132 Laurel Court N/K/A 2111 Laurel Court, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kim Nelson Griffin aka Kim N. Griffin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,180.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kim Nelson  
Griffin aka Kim N. Griffin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$154,180.34 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**  
**October 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
193-2018r SUR JUDGEMENT  
NO. 193-2018 AT THE SUIT  
OF Bayview Loan Servicing,

LLC vs Paul Decker and Rita  
Decker 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Commitment No. 32079  
ALL THOSE CERTAIN  
pieces, parcels and tracts 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 Lots 6 & 7, of a  
development known as Laurel  
Valley Estates, as shown on a  
plat of Laurel Valley Estates  
recorded in the Recorder of  
Deeds Office of Pike County,  
Pennsylvania in Plat Book 13, at  
Page 11.  
BEING THE SAME  
PREMISES which MAURO  
IMERITO and HERMINE  
IMERITO, husband and wife,  
by indenture bearing date the  
30th date of August, 2002 and  
being recorded at Milford,  
Pennsylvania in the Office for  
the Recording of Deeds, in and  
for the County of Pike, on the  
18th day of September, 2002 in  
Record Book Volume 1944, page  
2025, granted and conveyed unto  
PHILIP RAUSCHERT and  
MALINDA RAUSCHERT,

husband and wife, in fee.  
ALSO BEING THE  
SAME PREMISES which  
PHILIP RAUSCHERT and  
MALINDA RAUSCHERT,  
his wife, by their certain  
Deed dated the 21st day of  
August, 2006 and intended  
to be recorded simultaneously  
herewith in the Office for  
the Recording of Deeds,  
Pike County, Pennsylvania  
granted and conveyed unto  
PAUL DECKER and RITA  
DECKER, his wife, in fee.  
PARCEL No.:  
063244 035.00-01-36 (LOT 6)  
and 035.00-01-37 LOT 7  
PROPERTY ADDRESS: 120  
Laurel Valley Court, Pike, PA  
18458

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Paul Decker and Rita Decker  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$272,666.66,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF Paul  
Decker and Rita Decker  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$272,666.66 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**  
**October 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
221-2017r SUR JUDGEMENT  
NO. 221-2017 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
John C. Luke and Norma I.  
Castro-Luke 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 221-2017

Wells Fargo Bank, N.A.

v.

John C. Luke

Norma I. Castro-Luke

owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 1232 Stony Hollow  
Circle, East Stroudsburg, PA  
18302-7858

Parcel No. 199.02-02-09

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$179,751.04

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John C. Luke and  
Norma I. Castro-Luke  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$179,751.04,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John C. Luke  
and Norma I. Castro-Luke  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,751.04 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste 1400  
Philadelphia, PA 19103  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**  
**October 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 294-2018r SUR JUDGEMENT NO. 294-2018 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc. Alternative Loan Trust 2007-HY7C Mortgage Pass-Through Certificates, Series 2007-HY7C vs Victoria Sinisgalli 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 October 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN tract, parcel or piece of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, bounded, and described as follows, to wit: BEGINNING at an iron on the westerly line of Sunset Drive, said iron being the most northerly corner of Lot No. 706 as shown on map entitled "Section B, Sky View Lake, Pocono Sky Enterprises, Inc., 6 November 1968"; thence along Lot No. 706 (a radial line to the hereinafter described curve)

South 36 degrees 16 minutes 40 seconds West 786.27 feet to an iron on line of other lands of Sky View Lake; thence along other lands of Sky View Lake, South 86 degrees 29 minutes 50 seconds West 64.68 feet to an iron on line of lands now or formerly of Frank Fribole; thence along lands now or formerly of Frank Fribole, North 7 degrees 40 minutes 10 seconds East 303.72 feet to an iron said iron being the southwesterly corner of Lot No. 708; thence along Lot No. 708 (a radial line to the hereinafter described curve) North 47 degrees 45 minutes 20 seconds East 580.63 feet to an iron on the westerly line of Sunset Drive; thence along the westerly line of Sunset Drive in a southeasterly direction on a curve to the left having a radius of 400 feet an arc length of 80 .13 feet to the place of BEGINNING. CONTAINING 4.89 Acres more or less. BEING Lot No. 707 as shown on said map. BEING THE SAME PREMISES which Ronald Sinisgalli, by Deed dated December 9, 2003 and recorded January 5, 2004 in the Pike County Recorder of Deeds Office, at Deed Book Volume 2026, Page 582, as Instrument No. 200400000114, granted and conveyed unto Victoria Sinisgalli. Being known as 114 Sunset Drive, Greentown, PA 18426. Control No. 04-0-014766. Tax Map No. 129.03-01-22

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Victoria Sinisgalli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$224,191.57, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Victoria Sinisgalli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$224,191.57 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hladik Onorato & Federman  
298 Wissahickon Avenue  
North Wales, P 19454  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**  
**October 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 556-2018r SUR JUDGEMENT NO. 556-2018 AT THE SUIT OF HSBC Bank USA, National Association as Trustee for Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 vs Hana Haig 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 October 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
All that certain lot, parcel or piece of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, being Lot 18, Section 1, Mountain View Estates, as

shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plat Book Volume 20, Page. 53.

Parcel No.: 034.00-01-38.003-BEING known and numbered as 115 Mountain View Road, Greeley, PA 18425

Being the same property conveyed to Hana Haig who acquired title by virtue of a deed from Universal Development Corporation, dated June 3, 1999, recorded June 28, 1999, at Document ID 0007964, and recorded in Book 1786, Page 227, 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 Hana Haig DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$461,362.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Hana Haig DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$461,362.13 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**

**October 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 587-2018r SUR JUDGEMENT NO. 587-2018 AT THE SUIT OF The Bank of NY Mellon fka The Bank of New York, as Trustee for Tbw Mortgage-Backed Trust 2007-1, Mortgage-Backed Pass-Through Certificates, Series 2007-1 vs Roseann



Tortorella 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2018-587

The Bank of New York  
Mellon f/k/a The Bank of  
New York, as Trustee for Tbw  
Mortgage-Backed Trust 2007-1,  
Mortgage-Backed Pass-Through  
Certificates, Series 2007-1

v.

Roseann Tortorella  
owner(s) of property situate in  
the SHOHOLA TOWNSHIP,  
PIKE County, Pennsylvania,  
being 104 Hemlock Drive,  
Shohola, PA 18458-4121  
Parcel No. 049.04-03-30,  
049.04-03-06

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$284,375.35

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 Roseann Tortorella  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$284,375.35,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Roseann  
Tortorella DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$284,375.35 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  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**

**October 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
631-2018r SUR JUDGEMENT  
NO. 631-2018 AT THE SUIT  
OF Home Point Financial  
Corporation vs Drew Michael  
Williams 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 631-2018  
Home Point Financial  
Corporation  
v.  
Drew Michael Williams  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 126 Cornflower Lane,  
Milford, PA 18337-7114  
Parcel No. 111.04-02-37 -  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**

Judgment Amount: \$157,024.02  
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 Drew Michael Williams  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$157,024.02,  
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 Drew Michael  
Williams DEFENDANTS,  
OWNERS REPUTED

OWNERS TO COLLECT  
\$157,024.02 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  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**

**October 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
984-2017r SUR JUDGEMENT  
NO. 984-2017 AT THE  
SUIT OF PNC Bank, National  
Association, successor by  
merger to National City Bank,  
successor by merger to National  
City Bank, successor by merger  
to National City Mortgage  
Co., a subsidiary of National  
City Bank of Indiana vs Gary  
C. Vazquez and Maureen C.  
Vazquez 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lackawaxen, County of Pike and  
Commonwealth of Pennsylvania,  
Being Lot No. 148, Section  
4, Fawn Lake Forest, Cherry  
Shores Division, as shown on  
a plan of lots recorded in the  
Office of the Recorder of Deeds  
in and for the County of Pike at  
Milford, Pennsylvania in Plot  
Book Volume 7, Page 172.

Parcel Number(s):

008-04-01-17-002 &  
05-0-024389

Property Address: 105 Fawn  
Lake Drive, Hawley, PA 18428

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gary C. Vazquez  
and Maureen C. Vazquez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$219,451.54,  
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 Gary C. Vazquez and Maureen C. Vazquez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$219,451.54 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
09/21/18 · 09/28/18 · **10/05/18**

**SHERIFF SALE**

**October 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1005-2016r SUR JUDGEMENT NO. 1005-2016 AT THE SUIT OF MTGLQ Investors, LP vs Timothy Beardsley, in his capacity as Heir at law of Kenneth Beardsley, deceased mortgagor and real

owner and Michael Beardsley, in their capacity as heirs at Law of Kenneth Beardsley, deceased mortgagor and real owner and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Kenneth Beardsley, deceased mortgagor and real owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY October 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot 350, Phase II, Section IIA, The Falls at Saw Creek, 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 23, Page 70  
PARCEL NO. 196.02-07-52 BEING THE SAME PREMISES which Myrna Cubilette, Widow, by Indenture dated 03-14-01 and recorded 04-02-01 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1878 page 2376, granted and

conveyed unto John Caruso and Elaine Caruso, Husband and Wife, as tenants by the entireties.  
IMPROVEMENTS:  
Residential dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy Beardsley, in his capacity as Heir at law of Kenneth Beardsley, deceased mortgagor and real owner and Michael Beardsley, in their capacity as heirs at Law of Kenneth Beardsley, deceased mortgagor and real owner and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Kenneth Beardsley, deceased mortgagor and real owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,044.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy Beardsley, in his capacity as Heir at law of Kenneth Beardsley, deceased mortgagor and real owner and Michael Beardsley, in their capacity as heirs at Law of Kenneth Beardsley, deceased mortgagor and real owner and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Kenneth Beardsley, deceased mortgagor and real owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$120,044.98 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E Von Rosenstiel, PC  
649 South Ave, Ste. 7  
Secane, PA 19018  
09/21/18 · 09/28/18 · 10/05/18

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**SHERIFF SALE**  
**October 17, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO EXECUTION NO 1116-2017r SUR JUDGEMENT NO. 1116-2017 AT THE SUIT OF Nationstar Mortgage LLC, d/b/a Mr. Cooper vs John P. Latini, Jr. aka John Latini, 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 October 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

Being Lot 19ABCD, Block No. 1210, Section No. 12, as shown on map entitled subdivision of Section No. 12, Wild Acres, as shown in Plat Book No. 8, at Page 172 filed in the Pike County Clerk's Office.

Parcel No.: 175.02-07-08 BEING known and numbered as 158 Skyview Road, Dingmans Ferry, PA 18328 Being the same property conveyed to John P. Latini, Jr. who acquired title by virtue of a deed from Benedetto Marceca, dated April 21, 2008, recorded April 22, 2008, at Instrument Number

200800004710, and recorded in Book 2274, Page 412, 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 John P. Latini, Jr. aka John Latini, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$227,328.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Latini, Jr. aka John Latini, Jr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$227,328.27 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Manly Deas Kochalski LLC  
PO box 165028  
Columbus, OH 43216-5028  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**

**October 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1159-2016r SUR  
JUDGEMENT NO. 1159-2016  
AT THE SUIT OF COBA,  
INC. assignee of TD Bank,  
NA vs Dominick Alfieri, Jr.  
aka Dominick Alfieri and The  
Alfieri Family Irrevocable  
Trust DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
No. 1159-2016

Judgment: \$552,380.97  
Attorneys: Brett L. Messinger,  
Ryan A. Gower, & Paul J.  
Fanelli

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

BEGINNING at a found  
iron bar in the South line of  
cul-de-sac of Mt. Shadow  
Drive; thence along lands of Mt  
Shadows Section D, crossing  
the cul-de-sac, North 15 degrees  
44 minutes 36 seconds West  
805.94 feet to a found stone  
corner: thence along lands now  
or formerly of Girl Scouts of  
Delaware County, South 61  
degrees 53 minutes 41 seconds  
East 1094.51 feet to a found  
stone corner now or formerly of  
said Girl Scouts; thence along  
Lot No. 121F, South 56 degrees  
15 minutes 53 seconds East  
162.65 feet to a found iron bar  
corner: thence along Lot No.  
43, Lands now or formerly of  
Charles Lentz, South 49 degrees  
01 minute 17 seconds West  
258.19 feet to a found iron pipe  
corner; thence along Lot No.  
1, South 49 degrees 01 minute  
18 seconds West 434.77 feet  
to an iron bar set in the line of  
land of Mt Shadows Lot No.  
41; thence along Lot No. 41  
North 37 degrees 45 minutes  
54 seconds West 282.60 feet to  
a found iron bar corner; thence  
still along Lot No. 41 on a  
curve to the left, an arc length  
of 207.62 feet, based on a radius

of 174.99 feet to the point and place of beginning. BEING Lot II. CONTAINING 11.62 acres, more or less gross -and containing 11.62 acres, more or less, net as shown on a Drawing of Lehman Hills Subdivision, located in Lehman Township, Pike County, PA. Drawing No. R2001-547-F. Including all the seller's rights, titles and interests to the roadway known as Mountain Shadow Drive. BEING the same premises Paul E Simmons, Ronald A. Molino, and Seymour Sattler, by corrective deed dated December 30, 2004, and recorded January 19, 2005 in the Office of the Recorder of Deeds for the County of Pike and Commonwealth of Pennsylvania, in Book 2090, Page 2423&c., granted and conveyed unto Dominick Alfieri, Jr. and Kristie L Alfieri, in fee, the Grantors herein.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dominick Alfieri, Jr. aka Dominick Alfieri and The Alfieri Family Irrevocable Trust DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$552,380.97, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dominick Alfieri, Jr. aka Dominick Alfieri and The Alfieri Family Irrevocable Trust DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$552,380.97 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Duane Morris LLP  
30 South 17<sup>th</sup> Street  
Philadelphia, PA 19103-4196  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**  
**October 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,



PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1243-2017r SUR  
JUDGEMENT NO. 1243-2017  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs John S.  
Passamonte, Jr. and Jennifer J.  
Passsmonte 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1243-2017  
OCWEN Loan Servicing, LLC  
v.  
John S. Passamonte, Jr  
Jennifer J. Passamonte  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 81 Pheasant Run A/K/A  
218 Pheasant Run, Bushkill, PA  
18324  
Parcel No. 194.01-05-27.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$124,650.17  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John S. Passamonte, Jr.  
and Jennifer J. Passsmonte  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$129,997.57,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John S.  
Passamonte, Jr. and Jennifer J.  
Passsmonte DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$129,997.57 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  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**

**October 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1349-2016r SUR  
JUDGEMENT NO. 1349-2016  
AT THE SUIT OF Federal  
National Mortgage Association  
("Fannie Mae") vs Joann  
Bjornson, in her capacity as  
heir of Kenneth C. Hoch,  
deceased and Jean Pena, in her  
capacity as heir of Kenneth C.  
Hoch, deceased and Unknown  
heirs, successors, assigns and all  
persons, firms or associations  
claiming right, title or interest  
from or under Kenneth C. Hoch,  
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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT,  
PIECE OR PARCEL OF  
LAND, situate, lying and being  
in the Township of Dingman,  
County of Pike and State of  
Pennsylvania, more particularly  
described as follows: Tract No.  
24, Section No. 2, in Subdivision  
known as Old Mill Estates, as  
shown on Plat or Map recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 21 at Page 27. Drawing  
No. 081-166-A surveyed by  
Victor E. Orben, Registered  
Surveyor, July 19th, 1981.  
PARCEL IDENTIFICATION  
NO: 094.00-01-29.015,  
CONTROL#: 03-0-073154  
IMPROVEMENTS:  
Residential dwelling

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joann Bjornson, in her  
capacity as heir of Kenneth  
C. Hoch, deceased and Jean  
Pena, in her capacity as heir of  
Kenneth C. Hoch, deceased  
and Unknown heirs, successors,  
assigns and all persons, firms  
or associations claiming right,  
title or interest from or under  
Kenneth C. Hoch, deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$353,636.23,  
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 CLAIMANT'S IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joann  
Bjornson, in her capacity as  
heir of Kenneth C. Hoch,  
deceased and Jean Pena, in her  
capacity as heir of Kenneth  
C. Hoch, deceased and  
Unknown heirs, successors,  
assigns and all persons, firms  
or associations claiming right,  
title or interest from or under  
Kenneth C. Hoch, deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$353,636.23 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E Von Rosentstiel, PC  
649 South Ave, Ste. 7  
Secane, PA 19018

09/21/18 · 09/28/18 · 10/05/18

**SHERIFF SALE**  
**October 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1464-2017r  
SUR JUDGEMENT NO.  
1464-2017 AT THE SUIT  
OF Ocwen Loan Servicing,  
LLC vs Dominick A.  
Vitanza 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1464-2017  
OCWEN Loan Servicing, LLC  
v.  
Dominick A. Vitanza  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being Lot 39 Sec 16, Hawkview  
Drive, a/k/a 101 Lower Ledge  
Road, Milford, PA 18337-4015  
Parcel No. 108.00-02-84 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$188,570.88

Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Dominick A. Vitanza  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$188,570.88,  
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 Dominick  
A. Vitanza DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT

\$188,570.88 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  
09/21/18 · 09/28/18 · **10/05/18**

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**SHERIFF SALE**

**October 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1502-2015r SUR  
JUDGEMENT NO. 1502-2015  
AT THE SUIT OF The Bank  
of New York Mellon Trust  
Company, National Association  
fka The Bank of New York  
Trust Company, NA as  
successor to JP Morgan Chase  
Bank, National Association,  
as Trustee for Residential  
Asset Mortgage Products, Inc.  
GMACM Home Equity Loan  
Trust 2006-HE1 c/o Ocwen  
Loan Servicing, LLC vs Edward  
Liszka 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  
October 17, 2018 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT PARCEL OF  
LAND IN TOWNSHIP  
OF DELAWARE, PIKE  
COUNTY AND STATE OF  
PENNSYLVANIA, AS MORE  
FULLY DESCRIBED IN  
DEED BOOK 1907, PAGE  
1085, ID# 175.02-0232,  
BEING KNOWN AND  
DESIGNATED AS LOT 16  
A,B,C,D, BLOCK W-601,  
SECTION 6, AS SHOWN  
ON A MAP OR PLAN OF  
WILD ACRES ON FILE  
IN THE RECORDER  
OF DEEDS OFFICE AT  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA FILED  
IN PLAT BOOK VOLUME  
6, PAGE 197 SAID  
PREMISES HAVING BEEN  
CONVEYED TO THE  
ASSESSED OWNER(S)  
IN PIKE COUNTY DEED  
BOOK VOLUME 1029,  
PAGE 277  
ALSO KNOWN AS 130 South  
Pond Circle, Dingmans Ferry,  
PA 18328  
PARCEL# 175.02-02-32  
Fee Simple Title Vested in  
Edward Liszka by deed from,  
Pike County Tax Claim Bureau,  
of Milford, Pa., dated November  
30,201, recorded December  
5, 2001, in the Pike County  
Recorder of deeds in Deed Book  
1907, Page 1085

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Edward Liszka  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$221,725.55,  
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 Edward  
Liszka DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$221,725.55 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
09/21/18 · 09/28/18 · 10/05/18

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**SHERIFF SALE**  
**October 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1929-2012r SUR  
JUDGEMENT NO. 1929-2012  
AT THE SUIT OF Fannie Mae  
“Federal National Mortgage  
Association” vs Annie P. Taylor  
aka Annie Taylor and Lawrence  
Page 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  
October 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1929-2012  
Fannie Mae (“Federal National  
Mortgage Association”)  
v.  
Annie P. Taylor a/k/a Annie  
Taylor  
Lawrence Page  
owner(s) of property situate in  
the PALMYRA TOWNSHIP,  
PIKE County, Pennsylvania,  
being 134 Woodmont Circle

Unit 2A, Greentown, PA 18426  
Parcel No. 070.02-02-20 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$502,873.04  
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  
Annie P. Taylor aka Annie  
Taylor and Lawrence Page  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$502,873.04,  
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  
Annie P. Taylor aka Annie  
Taylor and Lawrence Page  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$502,873.04 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  
09/21/18 · 09/28/18 · **10/05/18**

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