

## 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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### EXECUTRIX NOTICE

ESTATE OF RAYMOND MONEL, late of Greeley, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to HELEN MONEL, of 118 Campen Road, Greeley, PA 18425, or to her attorneys, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.  
09/07/18 • 09/14/18 • **09/21/18**

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### ESTATE NOTICE

Estate of Mary Fretta, late of Westfall Township, Pike County, Pennsylvania. Letters Administration on the above estate having been granted to Anthony Fretta, all persons

indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.  
09/14/18 • **09/21/18** • 9/28/18

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### ESTATE NOTICE

Estate of Rita Margaret Beck, deceased of Delaware Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Dennise Beck, Administratrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.  
09/14/18 • **09/21/18** • 9/28/18

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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** • 9/28/18 • 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 • 9/28/18 • 10/05/18

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**Court of Common Pleas  
Pike County, Pennsylvania**

**Civil Action-Law**

**No. 2018-00144**

**Notice of Action in**

**Mortgage Foreclosure**

Selene Finance LP, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carmelo G. Rosa, Jr., deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ronald A. Potocnik, deceased, Austin Rosa, Known Heir of Carmelo G. Rosa, Jr., deceased and Darlene Potocnik, Individually and as Known Heir of Ronald Potocnik, deceased, Defendants

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY TO:** Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carmelo G. Rosa, Jr., deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or

Associations Claiming Right, Title or Interest From or Under Ronald A. Potocnik, deceased, Defendant(s), whose last known address is 2121 Mallard Court f/k/a 761 Mallard Court, Bushkill, PA 18324.

Your house (real estate) at: 2121 Mallard Court f/k/a 761 Mallard Court, Bushkill, PA 18324, (Control: 06-0-037631), is scheduled to be sold at Sheriff's Sale on 11/14/18, at 11:00 AM, at Pike County Admin. Bldg., 506 Broad St., Milford, PA 18337, to enforce the court judgment of \$228,383.30, obtained by Selene Finance LP against you.

- **NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE** - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Selene Finance LP, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the

sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.296.6459. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed

with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Pike County Lawyer Referral Service, PA Bar Assn., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610.278.6800.

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

**COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA**

**CIVIL ACTION – LAW**

WELLS FARGO BANK,  
N.A. S/B/M TO WACHOVIA  
BANK, NATIONAL  
ASSOCIATION

Plaintiff

vs.

JOHN PETRAKIAN, in his  
capacity as Heir of MICHAEL  
E. PETRAKIAN, SR A/K/A  
MICHAEL E. PETRAKIAN,  
Deceased

CHRISTOPHER

PETRAKIAN, in his capacity  
as Heir of MICHAEL E.

PETRAKIAN, SR A/K/A  
MICHAEL E. PETRAKIAN,  
Deceased

JENNIFER PETRAKIAN,  
in her capacity as Heir of  
MICHAEL E. PETRAKIAN,  
SR A/K/A MICHAEL E.  
PETRAKIAN, Deceased

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER MICHAEL E.

PETRAKIAN, SR A/K/A  
MICHAEL E. PETRAKIAN,  
DECEASED

Defendants

COURT OF COMMON  
PLEAS

CIVIL DIVISION

PIKE COUNTY

No. 857-2018

**NOTICE**

To UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER MICHAEL E.  
PETRAKIAN, SR A/K/A  
MICHAEL E. PETRAKIAN,  
DECEASED

You are hereby notified that on  
July 18, 2018, Plaintiff, WELLS  
FARGO BANK, N.A. S/B/M  
TO WACHOVIA BANK,  
NATIONAL ASSOCIATION,  
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. 857-2018.

Wherein Plaintiff seeks to  
foreclose on the mortgage  
secured on your property located  
at 201 CONASHAUGH  
ROAD, MILFORD, PA  
18337-7768 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**

If you wish to defend, you must  
enter a written appearance  
personally or by attorney and  
file your defenses or objections  
in writing with the court. You  
are warned that if you fail to do  
so the case may proceed without  
you and a judgment may be  
entered against you without  
further notice for the relief  
requested by the plaintiff. You  
may lose money or property or  
other rights important to you.  
**YOU SHOULD TAKE**

THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:

Pike County

Commissioner's Office

Pike County

Administration Building

506 Broad Street

Milford, PA 18337

Telephone (570) 296-7613

Lawyer Referral Service:

Pennsylvania Lawyer

Referral Service

Pennsylvania Bar Association

100 South Street

P.O. Box 186

Harrisburg, PA 17108

Telephone (800) 692-7375

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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

**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

**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

**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  
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 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&cc., 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**

**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 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 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**

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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 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  
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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  
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