

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### EXECUTOR'S NOTICE

ESTATE OF LUDWIK BOBER, late of Milford, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to WILHELM R. REILLY, P.O. Box 326, Rock Hill, NY 12775, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.  
12/22/17 • 12/29/17 • 01/05/18

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### NOTICE

Notice is hereby given that Letters Testamentary have been granted on the Estate of Walter Fritz by the Register of Wills of Pike County, PA to Thomas M. Fritz. All persons having claims

against the estate are requested to present them in writing and all persons indebted to the estate, to make payment to the Executor. Frances Gruber, Esq., 214 Ninth Street, Honesdale, PA 18431, Attorney for the Estate.

12/22/17 • 12/29/17 • 01/05/18

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### ADMINISTRATRIX NOTICE

ESTATE OF WILLIAM A. WELLS, JR., late of Hawley, Pike County, PA, Deceased. Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to BETTY E. WELLS, 111 Hendricks Road, Hawley, PA 18428, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 184287.  
12/22/17 • 12/29/17 • 01/05/18

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### NOTICE

Notice is given that Letters Testamentary have been granted in the Estate of Robert H. Rohner, Sr., late of 1282 W. Sugar Mt. Rd., Lehman, Pennsylvania (Date of death: August 18, 2016). All persons indebted to said estate are required to make payments and those having claims or demands

to present the same without delay to Executrix, Nancy J. Rohner, of 1282 W. Sugar Mt. Rd., Lehman, Pennsylvania 18324 OR Donald G. Karpowich, Esquire, 85 Drasher Road, Drums, PA 18222.  
12/29/17 • 01/05/18 • 01/12/18

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**ESTATE NOTICE**

Estate of James N. Landon, Deceased. Late of Shohola Twp., Pike County, PA. D.O.D. 11/17/17. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to James N. Landon, Jr., Executor, c/o Stephen H. Green, Esq., 200 S. Broad St., Ste. 600, Phila., PA 19102. Or to his Atty.: Stephen H. Green, Astor Weiss Kaplan & Mandel, LLP, 200 S. Broad St., Ste. 600, Phila., PA 19102.

01/05/18 • 01/12/18 • 01/19/18

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**Executrix Notice**

The Estate of Adrienne C. Simone a/k/a Adrienne Knobloch Milford Borough Pike County 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  
Gail M Darcy  
455 Raymondskill Road

Milford Pa 18337  
Executrix  
01/05/18 • 01/12/18 • 01/19/18

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

Civil Action-Law  
In Mortgage Foreclosure  
No. 1133 of 2017  
CNB REALTY TRUST,  
Plaintiff  
vs.  
RICHARD TOMA and  
DONNA TOMA, now known  
as DONNA DIGENNARO,  
Defendants  
NATURE OF THE ACTION  
The instant action is a Mortgage Foreclosure Action brought by CNB Realty Trust against Richard Toma and Donna Toma, now known as Donna DiGennaro (collectively, "Defendants"), with respect to a Note that is secured by a Mortgage encumbering the real property owned by Defendants known as 175 Lakewood Drive, Milford, Pennsylvania 18337, having Parcel Identification Number 136.01-01-21. This Notice is for the purpose of serving process upon the Defendant, Donna Toma, now known as Donna DiGennaro.

**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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Commissioners Office  
Pike County Administration  
Building  
506 Broad Street  
Milford, PA 18337  
(570) 296-7613  
North Penn Legal Services -  
Stroudsburg  
10 North 10th Street  
Stroudsburg, Pennsylvania 18360  
(877) 953-4250

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**NOTICE**

NOTICE IS HEREBY GIVEN THAT, Articles of Incorporation – For Profit – Business Stock Corporation for The Belt Guys, Inc., were filed with and approved by the Department of State of the Commonwealth of Pennsylvania, effective December 7, 2017,

pursuant to the Pennsylvania Business Corporation Law of 1988.

Thomas F. Farley, Esquire  
Klemeyer, Farley & Bernathy,  
L.L.C.

Attorney for The Belt Guys, Inc.  
2523 Route 6, Ste. 1,  
Hawley, PA 18428  
Phone: (570) 226-5771

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

**Civil Division - Law**

DAVID D. ARMANINI,  
Plaintiff,

vs.

JUDY

KENNEDY-ARMANINI,  
Defendant.

NO. 2017-60

BY ORDER DATED

December 5, 2017, THE  
COURT OF COMMON  
PLEAS OF PIKE COUNTY  
ENTERED AN ORDER  
AUTHORIZING DAVID  
D. ARMANINI TO  
SERVE A COMPLAINT  
IN DIVORCE ON JUDY  
KENNEDY-ARMANINI  
BY PUBLICATION. You  
are hereby notified that the  
Complaint in Divorce seeks  
dissolution of the marriage of  
David D. Armanini and Judy  
Kennedy-Armanini.

NOTICE TO DEFEND

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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pike County Commissioners  
Pike County Administration  
Building  
506 Broad Street  
Milford, PA 18337  
(570)-296-7744

NICHOLAS R. SABATINE,  
III, ESQUIRE  
Attorney I.D. No. 23771  
Attorney for Plaintiff  
16 S. Broadway  
Wind Gap, PA 18091  
(610) 863-9044

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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**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 61-2015r SUR JUDGEMENT NO. 61-2015 AT THE SUIT OF MTGLQ Investors, LP vs Phillip Clarke and Tara Clarke aka Tara Curtin-Clarke 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:  
ALL THAT CERTAIN piece or parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike, commonwealth of Pennsylvania, more Particularly describe as follow to wit: Being known as Lot 48, Section 1, Pocono Mountain Water Forest as described on a map entitled "Section one - Pocono Mountain Water Forest Corporation" as filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plot Book Volume 10, at page 4. PARCEL No. 149.02-01-09

BEING 296 Water Forest Drive Dingmans Ferry, PA 18328 BEING the same premises which John C. Wend and Diane M. Wend, Husband and Wife, by Indenture dated 08-10-05 and recorded 11-03-05 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 2142, page 357, granted and conveyed unto Phillip Clarke and Tara Clarke, his wife Tenants by the Entireties.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Phillip Clarke and Tara Clarke aka Tara Curtin-Clarke DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$423,791.87, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Phillip Clarke and Tara Clarke aka Tara Curtin-Clarke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$423,791.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 192-2016r SUR JUDGEMENT NO. 192-2016 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Frank L. Wydner, Jr. and Deborah S. Wydner 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

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

ALL THAT CERTAIN Lot  
Parcel Or Piece Of Ground  
Situates In The Township of  
Delaware, County of Pike And  
State Of Pennsylvania, Being  
Lot No. 32, Section No. 6  
As Shown On Map Entitled  
Subdivision Of Section 6,  
Pocono Mountain Water Forest  
Corporation, On File In The  
Recorder's Office In Milford,  
Pennsylvania In Plot Book No.  
10, Page 87.  
TAX ID: 150.01-02-16  
Commonly Known As: 109  
Woodland Drive Dingmans  
Ferry PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Frank L. Wydner, Jr.  
and Deborah S. Wydner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$194,380.70,  
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 Frank L.  
Wydner, Jr. and Deborah S.  
Wydner DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$194,380.70 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
193-2017r SUR JUDGEMENT  
NO. 193-2017 AT THE SUIT  
OF PNC Mortgage, a division of  
PNC Bank, NA vs Christopher  
Wanamaker aka Chris

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

ALL THAT CERTAIN  
lot, parcel or piece of ground  
situate in the Township of  
Delaware, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot No. 731, Section  
No. 9 as shown on map entitled  
Subdivision 9, Pocono Mountain  
Lake Forest Corporation, on  
file in the Recorder's Office at  
Milford, Pennsylvania in Plot  
Book No. 9, Page 249.  
Tax ID: 02-0-027847  
Property Address: 116 Cardinal  
Drive, Dingmans Ferry, PA  
18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Christopher Wanamaker  
aka Chris Wanamaker  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$173,545.96,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Christopher  
Wanamaker aka Chris  
Wanamaker DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$173,545.96 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 276-2017r SUR JUDGEMENT NO. 276-2017 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Christopher Prezioso and Rochelle Prezioso aka Rachele Prezioso 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:  
BEING Lot No. 12 abcd, Block No. W-803, as set forth on Plan of Lots - Wild Acres, Section No. 8, Delaware Township, Pike County, Pennsylvania, dated April 1969 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed In the Office for the Recording of Deeds, in and for Pike County, Pennsylvania in Plat Book 8, page 105, recorded November 17, 1970.  
ALSO KNOWN AS 107 Westfall Drive, Dingmans Ferry, PA 18328  
PARCEL# 175.02-04-16

Fee Simple Title Vested in Christopher Prezioso and Rachele Prezioso, his wife by deed from, Dennis D. Pierson and Karin Pierson, his wife, dated May 15, 2006, recorded May 16, 2006, in the Pike County Recorder of deeds in Deed Book 1955, Page 655, as Instrument No. 200600008370. Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Prezioso and Rochelle Prezioso aka Rachele Prezioso DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$112,732.08, 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 Christopher Prezioso and Rochelle Prezioso aka Rachelle Prezioso DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$112,732.08 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
The Shops @ Valley Square  
Warrington, PA 18976  
12/22/17 · 12/29/17 · **01/05/18**

**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 327-2011r SUR JUDGEMENT NO. 327-2011 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Stanwich Mortgage Loan Trust, Series 2010-2 Asset Backed Pass Through Certificates c/o Carrington Mortgage Services vs Charles A. Lalicata aka Charles Lalicata 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in the centerline of Legislative Route No. 51001, being the public road which leads from Milford to Bushkill, said point of beginning being the Easterlymost corner of lands of Arthur and Jane Ridley and common corner of lands of Gross; thence running along the centerline of said road, North 70° 7' 56" East, 248.57 feet to a point; thence continuing along the center of said road, North 62° 2' 4" East, 662.36 feet to a point for a corner; thence leaving said road and running along the center of a wood road, South 81° 52' 50" East, 185.01 feet to a point for a corner; thence cutting lands of the Grantor herein South 45° 43' 2" West, 1,213.56 feet to a point for a corner in line with a stone wall; thence still running generally along a stone wall North 46° 22' 31" West, 159.64 feet to an iron bar for a corner; thence still cutting same North 35° 19' 59" West, 361.63 feet to a point in the centerline of Legislative Route No. 51001;

thence along the centerline of said Route, North 69° 5' 13" East, 205.06 feet to the point and place of BEGINNING. CONTAINING 8.16 acres, more or less.

BEING the same premises which Dennis Shaughnessy and Beverly Shaughnessy, by Deed dated July 15, 1999 recorded July 28, 1999, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1796, Page 709, conveyed unto Charles Lalicata. BEING known as 454 Milford Road a/k/a 454 Route 2001, Milford, PA 18337  
TAX PARCEL: #137.00-01-37  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles A. Lalicata aka Charles Lalicata DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,125.73, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles A. Lalicata aka Charles Lalicata DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,125.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian, Esq.  
1310 Industrial Blvd  
1<sup>st</sup> Floor, Ste. 101  
Southampton, PA 18966  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 460-2017r SUR JUDGEMENT NO. 460-2017 AT THE SUIT OF David Clark and Sally Clark vs Steve Height, Sr. aka Steven M. Height, Sr. 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Property Description  
301 Pennsylvania Avenue,  
Matamoras, Pa. 18336 Parcel ID  
Number: 07-0-007963  
ALL THAT CERTAIN lot  
land situate in the Borough of  
Matamoras, County of Pike,  
and State of Pennsylvania and  
designated on the Charles St.  
John's Map of an addition to  
the Village, now Borough of  
Matamoras, as Lot #532 fronting  
on Pennsylvania Avenue on the  
northwesterly side thereof and  
being 50 feet wide in front and  
rear and 100 feet in depth.  
BEING the same premises  
which Gail A. Schneider granted  
and conveyed unto Albert W.  
Schneider, Jr. by deed dated June  
18, 1979 and recorded in the  
Pike County Recorder of Deeds  
Office in Deed Book 673 at Page  
131.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Steve Height, Sr. aka  
Steven M. Height, Sr.  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$245,576.40,  
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 Steve Height,  
Sr. aka Steven M. Height, Sr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$245,576.40 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Eric L. Hamill, Esq.  
501 Broad Street  
Milford, PA 18337  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 639-2017r SUR JUDGEMENT NO. 639-2017 AT THE SUIT OF VFS Lending Services VI, LLC vs Charles M. Rico, Deborah Reeves Tuddles and James W. Reeves 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF PIKE, AND IS DESCRIBED AS FOLLOWS: All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 2001, Section No. 3, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of

Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 24, Page 49. CONTAINING 0.54 acres, more or less and is improved by a 2-Story Single Family Dwelling PARCEL IDENTIFICATION NO: 196-04-07-48 CONTROL NO: 103500 TITLE TO SAID PREMISES IS VESTED IN Deborah Reeves Tuddles, a single person and James W. Reeves, a single person, by deed from Charles M. Rico, a single person, dated August 21, 2015, recorded October 6, 2015 in the Pike County Clerk's/Register's Office in Deed Book 2479, page 1398. Charles M. Rico, married, by deed from Stella Aleksanova, dated May 15, 2015, recorded June 11, 2015 in the Pike County Clerk's/Register's Office in Deed Book 2471, Page 2124. EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles M. Rico, Deborah Reeves Tuddles and James W. Reeves DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$73,979.40, 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 Charles  
M. Rico, Deborah Reeves  
Tuddles and James W. Reeves  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$73,979.40 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Romano Garubo & Argentieri  
52 Newton Avenue  
PO box 456  
Woodbury, NJ 08096  
12/22/17 · 12/29/17 · **01/05/18**

---

**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO

640-2017r SUR JUDGEMENT  
NO. 640-2017 AT THE  
SUIT OF U.S. Bank National  
Association, as Trustee of  
Citigroup Mortgage Loan  
Trust, Inc., Asset Backed Pass  
Through Certificates, Series  
2007-AMC4 under the Pooling  
and Servicing Agreement Dated  
June 1, 2007, Without Recourse  
c/o Citimortgage, Inc. vs Sharon  
L. McKechan and United States  
of America 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

DESCRIPTION: ALL  
THAT CERTAIN LOT,  
PARCEL OR PIECE OF  
LAND SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF LEHMAN  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
LOT NUMBER 80, STAGE  
VII PINE RIDGE AS  
SHOWN ON A PLOT  
OF PINE RIDGE, INC.,  
STAGE VII RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK VOLUME 10, PAGE

26 ON JUNE 20, 1973.  
BEING KNOWN AS: 1160  
PINE RIDGE, BUSHKILL,  
PA 18324  
TAX PARCEL #188.04-04-02  
IMPROVEMENTS:  
Residential property.  
BEING the same premises  
which Richard A. McKechan,  
by Sharon L. McKechan, his  
Attorney-in-Fact, by Deed dated  
April 24, 2006 and recorded  
December 8, 2006, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book Volume 2208, Page 1880,  
conveyed unto RICHARD A.  
MCKECHAN and SHARON  
L. MCKECHAN, husband and  
wife.  
And the said Richard A.  
McKechan departed this life on  
January 10, 2008. Title to the  
property passed to Sharon L.  
McKechan by operation of law.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Sharon L. McKechan and  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$182,629.36,  
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 Sharon L.  
McKechan and United States  
of America DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$182,629.36 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Assoc.  
Eight Neshaminy Interplex, Ste.  
215  
Trevose, PA 19053  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
647-2017r SUR JUDGEMENT

NO. 647-2017 AT THE  
 SUIT OF Bank of America,  
 NA successor by merger to  
 BAC Home Loans Servicing,  
 LP fka Countrywide Home  
 Loans Servicing, LP vs James  
 W. Albright & Pamela J.  
 Pullis 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  
 January 17, 2018 at 11:00 AM  
 PREVAILING TIME IN THE  
 AFORENOON OF SAID  
 DATE:

ALL THAT CERTAIN piece  
 or parcel of land lying, situate  
 and being in the Township of  
 Lackawaxen, County of Pike,  
 Commonwealth of Pennsylvania,  
 in the tract known as Friendly  
 Acres, Surveyed for Charles  
 Swezy, October 26, 1971, by  
 George E. Ferris, R.S. being  
 more particularly bounded and  
 described as follows:  
 BEGINNING at a point in  
 the center of a certain fifty  
 (50) foot wide private roadway  
 and utility right-of-way of the  
 tract known as Friendly Acres,  
 said point of beginning being  
 a common corner of Lot Nos.  
 113 and 114; thence along the  
 common line of said lots North  
 sixty-seven degrees twenty-five  
 (25) minutes East four hundred  
 thirty (430) feet to a corner, said  
 corner being the common corner  
 of Lots Nos. 107, 108, 113, and

114; thence along the common  
 line dividing Lots Nos. 114  
 and 107 South twenty-one (21)  
 degrees fifty-nine (59) minutes  
 East one hundred ninety-eight  
 (198) feet to a corner; said corner  
 being the common corner of  
 Lots Nos. 106, 107, 114 and  
 115; thence along the common  
 line of Lots Nos. 114 and 115  
 South sixty-seven (67) degrees  
 twenty-five (25) minutes West  
 four hundred thirty (430) feet to  
 a point for a corner in the center  
 of the first mentioned private  
 roadway and utility right-of-way;  
 thence along the center of the  
 same and along the common  
 line of Lot No. 114 with Lots  
 Nos. 7 and 8 north twenty-one  
 (21) degrees fifty-nine (59)  
 minutes West one hundred  
 ninety-eight (198) feet to the  
 point or place of BEGINNING.  
 CONTAINING one and  
 ninety-five one-hundredths  
 (1.95) acres of land, be the same  
 more or less.  
 BEING Lot No. 114 of the tract  
 known as FRIENDLY ACRES.  
 Said property being commonly  
 known as 211 Fellowship Drive,  
 Hawley, Pennsylvania 18428  
 TAX ID No. 046.01-01-18  
 BEING THE SAME  
 PREMISES as conveyed to  
 James W. Albright and Pamela  
 J. Pullis by Deed of Susan L.  
 Boyer recorded 06.14.2006 As  
 Instrument No. 200600010257  
 BK 2179 Pg 581 in the recorder  
 of Deeds Office of Pike County  
 PA.  
 ALSO BEING THE SAME  
 PREMISES as conveyed to  
 James W. Albright and Pamela

J. Pullis by corrective Deed of James W. Albright and Pamela J. Pullis recorded 11.13 .07 as Instrument No. 2007700017097 BK 2256 Pg 1415 in the recorder of Deeds Office of Pike County, PA.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James W. Albright & Pamela J. Pullis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,510.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF James W. Albright & Pamela J. Pullis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$295,510.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 758-2017r SUR JUDGEMENT NO. 758-2017 AT THE SUIT OF LSF9 Master Participation Trust vs Mark A. Matthews, in his capacity as Heir of Steven A. Matthews, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Steven A. Matthews, 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 January 17, 2018 at 11:00 AM



PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 758-2017  
LSF9 Master Participation Trust  
v.  
Mark A. Matthews, in His  
Capacity as Heir of Steven A.  
Matthews, Deceased  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Steven A. Matthews, Deceased  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3004 Briantree, Bushkill,  
PA 18324  
Parcel No. 197.03-02-28-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$84,784.61  
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  
Mark A. Matthews, in his  
capacity as Heir of Steven A.  
Matthews, Deceased, Unknown  
Heirs, Successors, Assigns,  
and all Persons, Firms, or  
Associations Claiming Right,  
Title or Interest from or under  
Steven A. Matthews, deceased  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$84,784.61,  
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 Mark A.  
Matthews, in his capacity as  
Heir of Steven A. Matthews,  
Deceased, Unknown Heirs,  
Successors, Assigns, and all  
Persons, Firms, or Associations  
Claiming Right, Title or  
Interest from or under Steven  
A. Matthews, deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$84,784.61 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
811-2017r SUR JUDGEMENT  
NO. 811-2017 AT THE SUIT  
OF Quicken Loans, Inc. vs  
Christopher Farley Solely in His  
capacity as Heir of Raymond J.  
Farley, Deceased, Melissa Farley  
Abraham Solely in Her Capacity  
as Heir of Raymond J. Farley,  
Deceased, Kimberly Farley Priest  
solely in Her Capacity as Heir  
of Raymond J. Farley, Deceased,  
Nicole Heckman, Solely in Her  
Capacity as Heir of Raymond J.  
Farley, Deceased, The unknown  
Heirs of Raymond J. Farley  
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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Land Situated in the Township  
of Dingman in the County of  
Pike in the State of PA  
BEING LOT NO. 15,  
BLOCK NO. 38, SECTION  
NO. 3, AS SHOWN ON A  
MAP OR PLAN OF GOLD  
KEY LAKE ESTATES,  
SUBDIVISION, ON FILE  
IN THE RECORDER  
OF DEEDS OFFICE AT  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA, IN PLAT  
BOOK 7, PAGE 150.  
THE PROPERTY ADDRESS  
AND TAX PARCEL  
IDENTIFICATION  
NUMBER LISTED ARE  
PROVIDED SOLELY  
FOR INFORMATIONAL  
PURPOSES.

Commonly known as: 107  
Buttercup Terrace Milford PA  
18337-5104  
Parcel#: 020781

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Christopher Farley Solely in His  
capacity as Heir of Raymond J.  
Farley, Deceased, Melissa Farley  
Abraham Solely in Her Capacity  
as Heir of Raymond J. Farley,  
Deceased, Kimberly Farley  
Priest solely in Her Capacity  
as Heir of Raymond J. Farley,  
Deceased, Nicole Heckman,  
Solely in Her Capacity as  
Heir of Raymond J. Farley,  
Deceased, The unknown Heirs  
of Raymond J. Farley Deceased  
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$147,207.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Farley Solely in His capacity as Heir of Raymond J. Farley, Deceased, Melissa Farley Abraham Solely in Her Capacity as Heir of Raymond J. Farley, Deceased, Kimberly Farley Priest solely in Her Capacity as Heir of Raymond J. Farley, Deceased, Nicole Heckman, Solely in Her Capacity as Heir of Raymond J. Farley, Deceased, The unknown Heirs of Raymond J. Farley Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$147,207.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 833-2017r SUR JUDGEMENT NO. 833-2017 AT THE SUIT OF Ditech Financial, LLC f/k/a Green Tree Servicing, LLC s/b/m Green Tree Consumer Discount Company vs Emanuel Moreira and Theresa Dixon a/k/a Theresa S. Dixon 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 833-2017-CIVIL Ditech Financial, LLC., f/k/a

Green Tree Servicing, LLC.,  
s/b/m Green Tree Consumer  
Discount Company  
v.  
Emanuel Moreira  
Theresa Dixon a/k/a Theresa S.  
Dixon  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 746 Raymondskill Road,  
Milford, PA 18337  
Parcel No. 124.00-02-23-  
Control No. 019230  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$334,633.24  
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  
Emanuel Moreira and Theresa  
Dixon a/k/a Theresa S. Dixon  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$334,633.24,  
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 Emanuel  
Moreira and Theresa Dixon  
a/k/a Theresa S. Dixon  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$334,633.24 PLUS  
COSTS AND  
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
896-2017r SUR JUDGEMENT  
NO. 896-2017 AT THE SUIT  
OF EverBank vs Kasha M. Hill,  
Administratrix of the Estate of

William Hill 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

All that certain piece or parcel  
or Tract of land situate in the  
Township of Lehmen, Pike  
County, Pennsylvania, and  
being known as 116 Depuy  
Circle, Bushkill, Pennsylvania  
18324 A/K/A 116 Depue  
Circle, Lehmen Township,  
Pennsylvania 18324 A/K/A  
Lot 45 Depue Circle, Bushkill,  
Pennsylvania 18324.

PARCEL NUMBER:

06-0-042607

TAX MAP: 188.02-02-29-

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$172,911.01

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Kasha M.  
Hill, Administratrix of the  
Estate of

William Hill

McCabe, Weisberg & Conway,  
LLC

123 South Broad Street, Suite  
1400

Philadelphia, PA 19109

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Kasha M. Hill, Administratrix  
of the Estate of William Hill  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$172,911.01,  
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 Kasha  
M. Hill, Administratrix of  
the Estate of William Hill  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$172,911.01 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
902-2017r SUR JUDGEMENT  
NO. 902-2017 AT THE  
SUIT OF U.S. Bank National  
Association vs Joseph Stead and  
Faith Stead 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 902-2017  
U.S. Bank, National Association  
as Trustee for Mast Alt Trst  
2005-6  
v.  
Joseph Stead  
Faith Stead  
owner(s) of property situate in  
the SHOHOLA TOWNSHIP,

PIKE County, Pennsylvania,  
being 498 Little Walker Road,  
Shohola, PA 18458-2807  
Parcel No. 078.00-03-25 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$230,060.57  
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  
Joseph Stead and Faith Stead  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$230,060.57,  
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  
Joseph Stead and Faith Stead  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$230,060.57 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
21 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
912-2016r SUR JUDGEMENT  
NO. 912-2016 AT THE  
SUIT OF Wilmington  
Savings Fund Society, FSB, as  
Trustee for Upland Mortgage  
Loan Trust A vs David W.  
Iversen and Lux Jilna Q.  
Iversen 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

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

**Legal Description**

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in the Township of Dingman,  
County of Pike and State of  
Pennsylvania, being Lot No.  
740, Section No. C, Pocono  
Mountain Woodland Lakes,  
as shown in Plat Book No.  
10, Page No. 191, filed in the  
Pike County Clerk's Office on  
October 17, 1973.  
BEING the same  
premises which PIKO  
DEVELOPMENT  
CORPORATION, by indenture  
bearing date the 15th day of  
February, 1989 and recorded  
at Milford in the Office for  
the Recording of Deeds, in  
and for the County of Pike on  
the 18th day of March, 1989  
in Record Book Volume 74,  
Page 73 granted and conveyed  
unto TOMAS KLODA and  
JADWIGA KLODA, his wife,  
in fee.  
ALSO BEING the same  
premises which Piko  
Development Corporation, by  
indenture bearing date the 17th  
day of June, 1988 and recorded  
in the Pike County Recorder's  
Office in Dee Book Volume  
1247, Page 42, granted and  
conveyed unto Tomasz Kloda  
and Jadwiga Kloda, his wife, in  
fee.  
TOGETHER with all  
rights and privileges and  
UNDER AND SUBJECT

to the covenants, exceptions, conditions, reservations and restrictions as of record. HAVING ERECTED THEREON A 2-STORY RESIDENTIAL DWELLING BEING KNOWN AND NUMBERED AS 143 LARCH DRIVE, MILFORD, PA 18337.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David W. Iversen and Lux Jilna Q. Iversen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,855.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David W. Iversen and Lux Jilna Q. Iversen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,855.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hill Wallack LLP  
777 Township Line Road, Ste.  
250  
Yardley, PA 19067  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**  
**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 922-2017r SUR JUDGEMENT NO. 922-2017 AT THE SUIT OF U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-10 vs Michael J. Wittekind and Kimberly A. Wittekind 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 922-2017  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO: Map  
Number: 108.04-04-14 Control  
Number: 067910  
PROPERTY ADDRESS 161  
Oneida Way a/k/a 6215 Oneida  
Way, Milford, PA 18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Kimberly A. Wittekind and  
Michael J. Wittekind  
ATTORNEY'S NAME: Roger  
Fay, Esquire  
SHERIFF'S NAME: Pike  
County Sheriff  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael J. Wittekind  
and Kimberly A. Wittekind  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$183,859.23,  
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 Michael J.  
Wittekind and Kimberly A.  
Wittekind DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$183,859.23 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO

937-2017r SUR JUDGEMENT  
NO. 937-2017 AT THE  
SUIT OF Wells Fargo  
Bank, NA vs Michelle B.  
Abarbanel 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 937-2017  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Milford Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO: Map  
Number: 097.03-01-57.007  
Control Number: 105537  
PROPERTY ADDRESS 104  
Oak Court, Milford, PA 18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Michelle B. Abarbanel  
ATTORNEY'S NAME: Roger  
Fay, Esquire  
SHERIFF'S NAME: Pike  
County Sheriff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michelle B. Abarbanel

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$219,953.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michelle B.  
Abarbanel DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$219,953.94 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
12/22/17 · 12/29/17 · **01/05/18**

**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 977-2016r SUR JUDGEMENT NO. 977-2016 AT THE SUIT OF U.S. Bank National Association, not in its individual capacity but solely as trustee for RMAC Trust, Series 2016-CTT vs John Wells aka John P. Wells 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot 301, Section 3, as shown on map entitled Subdivision of Section A, Pocono Mountain Woodland Lakes Corporation, on file in the Recorder's Office at Milford, Pennsylvania in Plot Book 10, Page 136.

BEING KNOWN AS: 124 Nelson Rd, Milford, PA 18337  
PROPERTY ID NO.:  
03-0-017821

TITLE TO SAID PREMISES IS VESTED IN John Wells BY DEED FROM Guy S. Henderson, Single DATED 09/19/1997 RECORDED 09/22/1997 IN DEED BOOK 1410 PAGE 330.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Wells aka John P. Wells DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,728.80, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PROPERTY OF John Wells aka John P. Wells  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$181,728.80 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**  
**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1030-2017r SUR  
JUDGEMENT NO. 1030-2017  
AT THE SUIT OF Midfirst  
Bank vs Mark Strzalka aka Mark  
R. Strzalka 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:  
ALL that certain piece of land  
in the Township of Delaware,

County of Pike, Pennsylvania,  
BEING LOT 8ABC, Block  
B-28, Plan of Lots-Birchwood  
Lakes, SECTION 5, Pike Plot  
Book 4, page 41. HAVING  
THEREON ERECTED  
A DWELLING KNOWN  
AND NUMBERED AS: 105  
MAIN COURT, DINGMANS  
FERRY, PA 18328  
MAP # 162-02-03-04  
CONTROL# 02-0-027581  
Pike Deed Book 2160, page 444.  
TO BE SOLD AS THE  
PROPERTY OF MARK  
STRZALKA A/K/A MARK R.  
STRZALKA UNDER PIKE  
COUNTY JUDGMENT NO.  
1030-2017.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Mark Strzalka aka Mark R.  
Strzalka DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$77,211.40,  
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 Mark Strzalka aka Mark R. Strzalka DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$77,211.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 7102-2392  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1061-2014r SUR JUDGEMENT NO. 1061-2014 AT THE SUIT OF Lsf9 Master Participation Trust vs Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons,

Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1061-2014-CIVIL Lsf9 Master Participation Trust v. Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 1139 Hemlock Farms, a/k/a 137 Mustang Drive, Hawley, PA 18428-9063 Parcel No. 120.01-02-81 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$323,905.78 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 Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$323,905.78, 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 Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$323,905.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan, Diamond &  
Jones  
1617 JFK Blvd, Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1063-2017r SUR JUDGEMENT NO. 1063-2017 AT THE SUIT OF MTGLQ Investors, LP vs Theodore A. DeGroat 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

January 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 Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
Lot No. 34, Block No. 6, Section  
No. 3, of Sunrise Lake, as or  
Sunnylands, Inc., subdivisions  
recorded in the Office for the  
Recorder of Deeds of Pike  
County in Plat Book 6 Page 248.  
TOGETHER WITH all  
rights-of-way and UNDER  
AND SUBJECT to all  
conditions, restrictions,  
reservations and the like as set  
forth in the above-referenced  
deed or the record thereof.  
BEING Parcel ID  
122.03-02-26- (Control:  
021661)  
BEING known for  
informational purposes as 114  
Park Ridge Rd., Milford, PA  
BEING THE SAME  
PREMISES which was  
conveyed to Theodore A.  
DeGroat by Deed of Cecilia  
Ziembra dated 03.17.1995 and  
recorded 03.21.1995 in Book  
1018 Page 177 in the Pike  
County Recorder of Deeds  
Office.

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

TO Theodore A. DeGroat  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$157,191.86,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Theodore A.  
DeGroat DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$157,191.86 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

12/22/17 · 12/29/17 · 01/05/18

**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1064-2017r SUR JUDGEMENT NO. 1064-2017 AT THE SUIT OF Nationstar Mortgage, LLC d/b/a Mr. Cooper vs Robert A. Forte 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying and being in the Township of Westfall, County of Pike and Commonwealth of Pennsylvania, and being more particularly described as Unit 7.6 Section I of Milford Landing, as set forth on a final plan as surveyed by Swendsen Engineering, of Honesdale, PA and recorded in the Office of the Recorder of Deeds in and for Pike County in Plat Book Volume 24 at Page 165, on the 14th Day of April 1987. THE improvements thereon

being known as No. 4010 Milford Landing Drive Milford, Pa 18337 BEING TAX PARCEL NO. 098.07-02-57 BEING the same premises in which the Milford Group, Inc., a Pennsylvania Corporation, by deed dated 02/11/1998, recorded 04/18/1998, recorded in the Office of the Recorder of Deeds for Pike County, Commonwealth of Pennsylvania, in Deed Book 1229 and Page 273, granted and conveyed unto Robert A. Forte.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert A. Forte DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,528.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert  
A. Forte DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$210,528.43 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1103-2017r  
SUR JUDGEMENT NO.  
1103-2017 AT THE SUIT  
OF Finance of America  
Mortgage LLC vs Kristie  
Turner 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PARCEL NO.: 162.02-13-25 I  
CONTROL NO.: 032249  
ALL THAT CERTAIN piece,  
parcel and tract of land situated,  
lying and being in the Township  
of Delaware, County of Pike  
and State of Pennsylvania, more  
particularly described as follows:  
BEGINNING at a point, being  
the northeasterly corner of Lot  
No. 40 of Block B-94, Section  
12 of the Birchwood Lake  
Subdivision, being located at the  
intersection of Hawthorn Drive  
and Homestead Drive; thence  
from said point of beginning,  
running along the westerly right  
of way line of Homestead drive,  
South 06 degrees 21 minutes  
East 150.71 feet to a point of  
curve; thence on a curve to the  
left, an arc length of 77.35 feet,  
based on a radius of 225.91 feet,  
to a point, being a common  
corner between Lot No. 41 and  
Lot No. 42; thence along Lot  
No. 42, South 64 degrees 02  
minutes West 84.83 feet to a  
point for a corner; thence cutting  
through Lot No. 41, North 69  
degrees 50 minutes 05 seconds  
West 116.64 feet to an iron bar  
for a corner; thence cutting same,  
North 31 degrees 04 minutes  
East 63.60 feet to a point; thence  
cutting into Lot No. 40, North  
31 degrees 04 minutes East  
28.21 feet to an iron bar for a  
corner; thence cutting Lot No.  
40, North 58 degrees 56 minutes

West 17.64 feet to an iron bar for a corner; thence along Lot No. 38 and continuing along Lot No. 39, North 32 degrees 39 minutes East 156.38 feet to a point in the southerly line of Hawthorn Drive; thence along the southerly line of said drive, on a curve to the left, an arc length of 30.35 feet, based on a radius of 280.86 feet to the point and place of BEGINNING. CONTAINING within the hereinabove described premises, part of Lot No. 40, comprising 0.312 acre and part of Lot No. 41, containing 0.311 acre. As shown on a survey by Victor E. Orben, R.S., Milford, Pa., Drawing No. BB-14 4, Revision D, dated November 18, 1976, filed and recorded in the Office of the Prothonotary of Pike County on November 19, 1976 at Plat Book 14 at Page 27. THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kristie Turner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$81,984.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kristie Turner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,984.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
The Shops @ Valley Square  
Warrington, PA 18976  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1111-2016r SUR JUDGEMENT NO. 1111-2016 AT THE SUIT OF M & T Bank vs Clifford Bethke and MaryAnn Bethke DEFENDANTS,

I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

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

03-0-021654

Map No. 110.04-04-18.

BEING the same premises  
which Darryl Kalin, by Deed  
dated June 30, 2005, and  
recorded on June 30, 2005, in  
the Office of the Recorder of  
Deeds in and for Pike County  
in Deed Book 2118, Page  
1866, as Instrument Number  
200500012091, granted and  
conveyed unto Clifford Bethke  
and Mary Ann Bethke.  
Residential Real Estate

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

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

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

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
The Shops At Valley Square  
Warrington, PA 18976  
12/22/17 · 12/29/17 · 01/05/18

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1201-2017r SUR  
JUDGEMENT NO. 1201-2017  
AT THE SUIT OF Lakeview  
Loan Servicing vs Amanda  
Waldron 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  
January 17, 2018 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lots 7ABCD, Block  
W1101, as set forth on a Plan  
of Lots - Wild Acres, Section  
11, Delaware Township, Pike  
County, Pennsylvania, dated  
February 3, 1971, by Joseph D.

Sincavage, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania, in  
Map Book Volume 8, Page 171  
on June 7, 1971.

BEING KNOWN AND  
NUMBERED AS 109

Sandstone Drive, Dingmans  
Ferry, PA 18328.

BEING Control No.  
02-0-029541.

Map No. 175.02-04-64.

BEING THE SAME

PREMISES AS Wayne J.

Day and Karen Day, by Deed  
dated November 8, 2007,1 and  
recorded on November 13, 2007,  
by the Pike County Recorder of  
Deeds in Deed Book 2256, at  
Page 1458, as Instrument No.  
200700017102, granted and  
conveyed unto Amanda Waldron  
and Clarence A. Waldron, as  
Joint Tenants with Rights of  
Survivorship.

AND THE SAID Clarence A.  
Waldron departed this life on  
May 6, 2013, whereby title to  
the aforementioned premises  
vested with Amanda Waldron,  
an Individual, by Operation of  
Law.

Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Amanda Waldron  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$106,027.63, 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 Amanda Waldron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$106,027.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
The Shops At Valley Square  
Warrington, PA 18976  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1214-2015r SUR JUDGEMENT NO. 1214-2015 AT THE SUIT OF Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust vs Jerome L. Johnson Real owner and Original Mortgagor, Nilda C. Jenkins Real Owner, The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 2015-01214  
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania  
TAX PARCEL NO: Map Number: 189.04-05-53 Control Number: 038336

PROPERTY ADDRESS 93  
Pocono Mountain Lake Drive  
a/k/a 1341 Pocono Mountain  
Lake Drive, Bushkill, PA 18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Nilda C. Jenkins and  
Jerome L. Johnson  
ATTORNEY'S NAME: Roger  
Fay, Esquire  
SHERIFF'S NAME: Pike  
County Sheriff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Jerome L. Johnson Real owner  
and Original Mortgagor,  
Nilda C. Jenkins Real Owner,  
The United States of America  
c/o the U.S. Attorney for the  
Middle District of Pennsylvania  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$173,343.56,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jerome  
L. Johnson Real owner and  
Original Mortgagor, Nilda  
C. Jenkins Real Owner, The  
United States of America  
c/o the U.S. Attorney for the  
Middle District of Pennsylvania  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$173,343.56 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**  
**January 17, 2018**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1235-2017r SUR  
JUDGEMENT NO. 1235-2017  
AT THE SUIT OF New Penn  
Financial LLC d/b/a Shellpoint  
Mortgage Servicing vs Gabriela  
Byra Zmuda and Tomasz

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

ALL THAT CERTAIN  
lot or parcel of land, situated  
in Lehman Township, Pike  
County, Pennsylvania, being  
Lot 414, Phase II, Section IIB,  
as is more particularly shown on  
the Plan of lands of Townhouse  
Properties Inc., designated  
as Phase II, Section IIB, The  
Falls at Saw Creek, recorded  
in the Recorder's Office in and  
for Pike County at Milford,  
Pennsylvania, in Plot Book  
Volume 23, Page 157.  
UNDER AND SUBJECT  
TO the terms, easements and  
conditions contained in the  
Declaration of Restrictions,  
Covenants, Easements, etc.,  
dated March 25, 1983, and  
recorded in the said Office  
for the Recording of Deeds,  
Pike County, Pennsylvania, at  
Volume 859, Page 178; and  
further under and subject to  
the terms and conditions set  
forth on the Plot Plan of "The  
Falls at Saw Creek" recorded in  
said Office at Volume 23, Page  
57. Revised overall subdivision  
recorded in Volume 23, Page 86.  
BEING Control No. 039913

Map No. 189.02-09-01-  
BEING the same premises  
which Gary J. Thompson  
and Jennifer Thompson and  
Melissa Thompson, by Deed  
dated September 23, 2005, and  
recorded October 13, 2005, in  
the Office of the Recorder of  
Deeds in and for Pike County  
in Deed Book 2137, Page  
2356, as Instrument Number  
200500019566, granted and  
conveyed unto Tomasz Zmuda  
and Gabriela Byra Zmuda.  
Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gabriela Byra Zmuda  
and Tomasz Zmuda  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$84,416.63,  
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 Gabriela Byra Zmuda and Tomasz Zmuda DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$84,416.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
The Shops @ Valley Square  
Warrington, PA 18976  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1293-2016r SUR JUDGEMENT NO. 1293-2016 AT THE SUIT OF Wells Fargo Bank, NA s/b/m to Wachovia Bank, NA vs Wendy J. Brenner a/k/a Wendy Brenner and Wilbur Brenner 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2016-01293 Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

v.

Wendy J. Brenner a/k/a Wendy Brenner

Wilbur Brenner

owner(s) of property situate in the PORTER TOWNSHIP, PIKE County, Pennsylvania, being 105 Franklin Drive, Lords Valley, PA 18428

Parcel No. 133.03-02-03

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$41,744.31

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 Wendy J. Brenner a/k/a Wendy Brenner and Wilbur Brenner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A



JUDGMENT ON THE AMOUNT OF \$41,744.31, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Wendy J. Brenner a/k/a Wendy Brenner and Wilbur Brenner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$41,744.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
21 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
12/22/17 · 12/29/17 · **01/05/18**

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**SHERIFF SALE**

**January 17, 2018**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1636-2016r SUR JUDGEMENT NO. 1636-2016 AT THE SUIT OF Ocwen loan Servicing, LLC vs Spiro Mihail 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 January 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1636-2016 OCWEN Loan Servicing, LLC v.

Spiro Mihail owner(s) of property situate in the SHOHOLA TOWNSHIP, PIKE County, Pennsylvania, being 104 Seminole Road, Shohola, PA 18458-2326 Parcel No. 049.02-03-27 - (Acreage or street address) Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$441,298.95

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 Spiro Mihail DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$869,575.11, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Spiro Mihail DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$869,575.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
12/22/17 · 12/29/17 · **01/05/18**

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