

# Pike County LEGAL JOURNAL

The Pike County Legal Journal contains decisions of the Pike County Court, legal notices, advertisements and other matters of legal interest.

VOL. XII ♦ MILFORD, PA ♦ MARCH 6, 2020 ♦ NO. 10

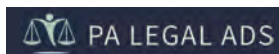


THE PIKE COUNTY BAR ASSOCIATION  
WISHES EVERYONE  
A SAFE AND PROSPEROUS NEW YEAR

COURT OF COMMON PLEAS  
60TH JUDICIAL DISTRICT:  
Gregory H. Chelak, *President Judge*  
Kelly A. Gaughan, *Judge*  
Joseph F. Kameen, *President Judge retired*  
Harold A. Thomson, Jr., *Senior Judge retired*

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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:00 am on the Monday preceding publication or, in the event of a holiday, on the preceding work day.

We reserve the right to reject any advertisements or matters, whether non-legal or otherwise, submitted for publication. Advertisements and Services printed in *The Pike County Legal Journal* are not endorsed by the Pike County Bar Association.

**PRICING & RATES**

**Notice Pricing**

*One time Insertions*

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.  
A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	\$75
Mailed & Emailed	\$125

**PIKE COUNTY OFFICIALS**

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 Kelly A. Gaughan, *Judge*  
 Joseph F. Kameen, *President Judge, Retired*  
 Harold A. Thomson, Jr., *Senior Judge, Retired*

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 Deborah Fischer  
 Paul Menditto  
 Randy Schmalzle  
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 Jay Rose, Esq., *Senior Judge, Retired*  
 Charles F. Lieberman, Esq., *Senior Judge, Retired*

**Sheriff**

Kerry Welsh

**District Attorney**

Raymond Tonkin, Esq.

**Prothonotary, Clerk of the Court,**

**Clerk of the Orphans' Court**

Denise Fitzpatrick

**Court Administrator**

Samantha Venditti, Esq.

**Chief Public Defender**

Robert Bernathy, Esq.  
 D. Benjamin vanSteenburgh III, Esq. *Retired*

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Matthew M. Osterberg, Chairman  
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 Judy Leary-Wagner

**PEMA**

Tim Knapp



PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE  
PIKE COUNTY SENTENCING INFORMATION

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*February 20, 2020* — Pike County District Attorney Raymond J. Tonkin announced the following criminal sentences were issued by Pike County Court of Common Pleas President Judge Gregory Chelak:

William Edward Phillips, age 29, of Hawley, PA, was sentenced to 6 years to 15 years in a state correctional facility, fined \$2,000.00 and had his driver's license suspended for 12 months for the crimes of Possession with Intent to Manufacture or Deliver a Controlled or Counterfeit Substance, Conspiracy to Deliver a Controlled or Counterfeit Substance and Driving Under the Influence of a Controlled Substance. The state police served a search warrant on Phillips at a residence located in Lackawaxen Township where they found Phillips in possession of Heroin. Between August of 2018 and January of 2019, at various locations in Pike and Wayne County, Phillips and 8 additional people agreed to sell Fentanyl. The state police encountered Phillips on June 19, 2018, passed-out at the wheel of his vehicle along Church Road in Lackawaxen Township. Phillips was observed to be shaky with slurred speech and bloodshot eyes. Field Sobriety Tests showed impairment and a blood test confirmed the presence of Citalopram, Benzoylcegonine, Cyclobenzaprine, Carisoprodol, Meprobamate and Alprazolamin his blood.

Cory Robert Taylor, age 30, of Bushkill, PA, was sentenced to 12 months less one day to 24 months less one day in the Pike County Jail, followed by 5 years of probation and fined \$2,300.00 for 3 counts of the crime of Endangering the Welfare of Children, and the crimes of Possession of a Small Amount of Marihuana and Simple Assault. The state police responded to a domestic dispute at a residence in Lehman Township on April 10, 2019, during which Taylor exposed three children to his enragement in the use of violent behavior, which included the use of weapons endangering the children's physical and mental safety. Taylor was found in possession of Marihuana.

Delilah Lydia Santos, age 29, of Bushkill, PA, was sentenced to 12 months less 1 day to 24 months less 1 day in the Pike County Jail, followed by 5 years of probation and fined \$1,800.00 for 3 counts of the crime of Endangering the Welfare of Children and the crime of Terroristic Threats. The state police responded to a residence in Lehman Township on April 10, 2019, where Santos was involved in a domestic disturbance which included the use of weapons in the presence of three children which put their mental and physical safety at risk. Santos also threatened to kill the individual she was arguing with.

William L. Soltesz, age 69, of Bernardsville, NJ, was sentenced to 3 months to 12 months in the Pike County Jail, followed by 1 year of probation and a \$300.00 fine for the crime of Stalking. Soltesz caused emotional distress during a period of 2 years up to October 12, 2018, stalking an individual at her place of employment located in Palmyra Township, even after he was told to stop contacting her and plead guilty to Harassment in Wayne County Court.

Paul L. Rossi, age 33, of Matamoras, PA, was sentenced to 6 months to 18 months in the Pike County Jail and fined \$700.00 for the crimes of Retail Theft, Criminal Conspiracy to Commit Retail, Theft and False Identification to Law Enforcement Authorities. On August 28, 2017 and September 29, 2017, Rossi took \$575.00 and \$410.00 in merchandise from a retail store in Westfall Township without paying for it. Rossi conspired with another individual, traveling to a retail store together in Westfall Township on September 29, 2017 to take merchandise from the shelves without paying for it. The state police were dispatched to Country Club Road in Dingman Township where Rossi was acting in a suspicious manner. When questioned as to his identification, Rossi provided the trooper with false information.

Gino A. Depalma, age 32, of Gouldsboro, PA, was sentenced to 3 years to 6 years in a state correctional facility and fined \$3,000.00 for the crimes of Robbery and Contraband-Possess Controlled Substance by an Inmate. Depalma displayed what appeared to be a gun when he demanded money from a register at a business in Greene Township on April 21, 2018. Depalma was found in possession of Suboxone while an inmate in the Pike County Jail in October of 2018.

John Patrick Waugh, age 25, of Milford, PA, was sentenced to 30 days of house arrest with 6 months of probation, a fine of \$1,000.00 and a driver's license suspension of 12 months for the crime of Driving Under the Influence of a Controlled Substance. The state police stopped Waugh on May 31, 2019, after observing him drive erratically along SR 739 in Blooming Grove Township. When contact was made with Waugh, the trooper detected the smell of Marihuana, and observed him to have red eyes with dilated pupils. Waugh admitted to smoking Marihuana prior to driving. Field Sobriety Tests indicated impairment and a blood test confirmed the presence of THC in his blood.

Kyle P. Talmadge, age 30, of Milford, PA, was sentenced to 6 months to 12 months in the Pike County Jail, followed by 6 months of probation, a fine of \$700.00 and a driver's license suspension of 12 months for the crimes of Possession of a Controlled Substance, False Identification to Law Enforcement Authorities and Driving While License Suspended or Revoked. The state police stopped Talmadge on February 21, 2019, for a faulty headlight, while traveling along SR 739 in Delaware Township. Talmadge was observed to have constricted pupils, slurred, quick speech and a poor sense of balance. Talmadge provided a false name, date of birth and Social Security Number when questioned. Field Sobriety Tests showed impairment. A custodial search of the vehicle revealed Heroin. Talmadge was also found to be driving on a suspended license.

Richard Lee Shaffer, age 53, of Shohola, PA, was sentenced to 180 days of probation and fined \$600.00 for the crime of Harassment and the Summary Offense of Disorderly Conduct. Shaffer repeatedly disregarded an order to refrain from contact with a witness and sent a letter to the individual in order to intimidate or prevent the individual from contacting the police.

Patricia Helen Yurchak, age 70, of Hawley, PA, was sentenced to 9 months to 23 months in the Pike County Jail, fined \$1,000.00 and had her driver's license suspended for 12 months for the crimes of Involuntary Manslaughter and Driving

Under the Influence of Alcohol. The state police were dispatched to Surrey Drive in Blooming Grove Township on December 14, 2018, where Yurchak drove her vehicle off the roadway and struck a pole, flipping her vehicle onto its side resulting in the death of her passenger. A blood test revealed a blood alcohol content of .188%.

Donny Orlando Isaac, age 54, Bushkill, PA, was sentenced to 2 days to 6 months in the Pike County Jail and fined \$600.00 for the crimes of Harassment and Possession of Drug Paraphernalia. The state police were dispatched to a domestic dispute at a residence in Lehman Township on October 13, 2019, where Isaac shoved an individual. Isaac was found in possession of a glass pipe, cigar wrappers and a wrapper package.

Jeffrey Justin Swingle, age 20, Greentown, PA, was sentenced to 1 year of probation and fined \$200.00 for the crime of Hindering Apprehension or Prosecution. The state police responded to a residence in Greene Township on June 9, 2019, to locate a male for whom there was a warrant. Swingle denied the male was present and refused to consent to a search. During the interview of Swingle, the wanted individual jumped out the residence window.

Mamadi Jamal Bratcher-Small, age 37, of Dingmans Ferry, PA, was sentenced to 1 month to 6 months, to run concurrent to his prior sentence, in the Pike County Jail, fined \$1,500.00 and had his driver's license suspended for 12 months for the crimes of Driving Under the Influence of a Controlled Substance, Possession of a Small Amount of Marihuana and Driving While Operating Privilege is Suspended or Revoked. Bratcher-Small was stopped by the Milford Police along West Harford Street in Milford Borough on October 16, 2019, for an expired registration. Upon speaking with Bratcher-Small, the officer detected the smell of Marihuana. A consent to search revealed Marihuana and a blood test confirmed the presence of Marihuana in Bratcher-Small's body.

Sterling Johnson, age 47, of East Stroudsburg, PA, was sentenced to 24 months to 5 years in a state correctional facility, fined \$1,000.00 and a driver's license suspension of 18 months for the crime of Driving Under the Influence. Troopers observed Johnson driving erratically along Milford Road in Lehman Township on October 29, 2017. Upon making contact with Johnson, the trooper detected the smell of an alcoholic beverage and observed Johnson to have bloodshot, glassy eyes. Field Sobriety Tests indicated intoxication. Johnson refused to submit to a blood test.

Bethany Lee Decker, age 32, of Milford, PA, was sentenced to 6 months to 23 1/2 months in the Pike County Jail, followed by 12 months of probation and fined \$2,300.00 for 3 counts of the crime of Forgery and 1 count of Theft and Access Device Fraud. Decker executed three checks at a business in Blooming Grove Township between February 11, 2019 and February 14, 2019, without the account holder's permission. On June 7, 2019, Decker used an individual's credit card to make unauthorized purchases totaling \$33.35 in Milford Borough and Westfall Township. Between June 9, 2019 and June 13, 2019 at two locations in Westfall Township, Decker executed checks without the account holder's permission. On June 15, 2019 and June 21, 2019, Decker executed multiple checks without the account holder's

permission in Greene Township. On July 17, 2019, Decker took U.S. currency, checks and jewelry with a value in excess of \$2,000.00 from a residence in Greene Township without the owner's permission.

Lance Ulises Antonio Munoz, age 20, of Port Jervis, NY, was sentenced to a \$300.00 fine for the crime of Possession of a Small Amount of Marihuana. During a sobriety checkpoint along Pennsylvania Avenue in Matamoras, conducted by Eastern Pike Regional Police on September 28, 2019, Munoz was found in possession of Marihuana.

Samuel Steven Macias, age 22, of Bushkill, PA, was sentenced to a fine of \$300.00 for the crime of Possession of a Small Amount of Marihuana. On May 1, 2019, the state police responded to Macias' residence in Lehman Township for failure to appear for his Preliminary Hearing at the Magistrate. Macias was found on his front porch in possession of Marihuana.

Candace Nicole Saragusa, age 25, of East Stroudsburg, PA, was sentenced to a fine of \$300.00 for the crime of Disorderly Conduct. The state police responded to a residence in Lehman Township on February 26, 2019, where Saragusa failed to cooperate with the troopers, falsely stating there was no one present in the home besides herself and two small children.

Tammy Louise Fis, age 43, of Greentown, PA, was sentenced to 72 hours to 6 months in the Pike County Jail, fined \$1,000.00 and had her driver's license suspended for 12 months for the crime of Driving Under the Influence. The state police observed Fis' vehicle parked in an odd location at a gas station in Palmyra Township on January 12, 2019. Fis was found asleep behind the wheel with the vehicle running. When contact was made with Fis, an odor of an alcoholic beverage was detected. Field Sobriety Tests were conducted which showed impairment and a blood test confirmed a blood alcohol content of .218%.

## COURT CALENDAR

*The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>*

### MONDAY, MARCH 9, 2020

- 9:30 AM Docket #: 482-2019  
**Danielle Wingle vs. Richard Wingle, III**  
Divorce Master Hearing -  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney: Tammy Lee Clause, Esq*
- 1:30 PM Docket #: 1651-2019  
**Joshua Schmick vs. Nicole Strong**  
Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*

### TUESDAY, MARCH 10, 2020

- 9:30 AM Docket #: 850-2019  
**Jessica Ross vs. Patrick Ross, Jr.**  
Custody Hearing -  
*Plaintiff Attorney: Matthew Galasso, Esq*  
*Defense Attorney:*

### WEDNESDAY, MARCH 11, 2020

- 9:00 AM Docket #: 146-2019  
**Melissa Alexander vs. Joseph H. Cornellier**  
PFA Hearing -  
*Plaintiff Attorney:*  
*Defense Attorney: Thomas Sundmaker, Esq.*
- 9:00 AM Docket #: 950-2019  
**Carol Corey vs. Robert Corey**  
Hearing - Withdraw PFA  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 1:30 PM Docket #: 84-2020  
**Dakota Dunning vs. Marina McCarthy**  
Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 2:30 PM Docket #: 83-2020  
**Cory Thomson vs. Angela Horvay**  
Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*

- 3:30 PM Docket #: 257-2020  
**Dennis R. Short vs. Abbe R. Dague**  
Custody Conference -  
*Plaintiff Attorney:*  
*Defense Attorney:*

### THURSDAY, MARCH 12, 2020

- 9:30 AM Docket #: 1618-2019  
**Joseph Manazza, Jr vs. Ann Marie Manazza**  
Custody Conference -  
*Plaintiff Attorney:*  
*Defense Attorney: Tammy Lee Clause, Esq*
- 10:30 AM Docket #: 1365-2015  
**Lyndsey Watkins vs. Christopher Watkins**  
Custody Conference -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 11:30 AM Docket #: 1041-2019  
**Ashley Monahan vs. Kyle Monahan**  
Custody Conference -  
*Plaintiff Attorney: Pamela Wilson, Esq*  
*Defense Attorney: Matthew Galasso, Esq*

### FRIDAY, MARCH 13, 2020

- No Events Listed

### SATURDAY, MARCH 14, 2020

- No Events Listed





LEGAL NOTICES

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Ruth Obser, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Richard Obser, 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.

3/6/2020 • 3/13/2020 • 3/20/2020

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**ESTATE NOTICE**

Estate of Walter C. Nelson, Jr., late of Vero Beach, Indian River County, FL, died April 25, 2018, Letters of Administration granted. All persons having claims against said Estate, shall make them known, present them and all indebted to decedent shall make immediate payment to

Joseph E. Mariotti, Esquire,  
Administrator, or to Caputo &  
Mariotti, P.C., 730 Main Street.  
Moosic, PA 18507.

3/6/2020 • 3/13/2020 • 3/20/2020

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**ESTATE NOTICE**

REGISTER OF WILLS  
PIKE COUNTY, PENNSYLVANIA  
No. 52-20-00048

Estate of CLAUSS THOMAS  
KELLY

a/k/a: CLAUSS THOMAS K  
Late of: BLOOMING GROVE  
TOWNSHIP, PIKE COUNTY  
Deceased  
Social Security No. 170-34-5105

WHEREAS, on the 7th day of February, 2020 an instrument dated February 16th 2005 was admitted to probate as the last will of CLAUSS THOMAS KELLY a/k/a CLAUSS THOMAS K Late of BLOOMING GROVE TOWNSHIP, PIKE County who died on the 31st day of January 2020 and,

WHEREAS, a true copy of the will as probated is annexed hereto.

THEREFORE, I, SHARON SCHROEDER, Register of Wills in and for PIKE County, in the Commonwealth of Pennsylvania, hereby certify that I have this day granted Letters Testamentary to:

TENZI JEANINE MARIE  
who has duly qualified as

**EXECUTOR(RIX)**

and has agreed to administer the estate according to law, all of which fully appears of record in my office at PIKE COUNTY ADMINISTRATION BUILDING, MILFORD, PENNSYLVANIA.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my office on the 7th day of February 2020.

/s/Sharon Schroeder  
Register of Wills

2/28/2020 • 3/6/2020 • 3/13/2020

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**ESTATE NOTICE**

Estate of Harold F Seeney, late of Lehman, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Harold Seeney, 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.

2/28/2020 • 3/6/2020 • 3/13/2020

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**EXECUTOR NOTICE**

Estate of Sabra P. Flory  
Late of Palmyra Township, Pike County  
**EXECUTOR**  
Alan Flory  
1210 Jane Lane  
Pen Argyl, PA 18072

2/28/2020 • 3/6/2020 • 3/13/2020

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**CO-EXECUTRICES NOTICE**

Estate of ROBERT J. MOCHI  
a/k/a ROBERT MOCHI, late of Lackawaxen Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to CO-EXECUTRICES: Theres Furman, 120 Forest View Drive, Hawley, PA 18428, and Nora Mannuccia, 108 Cobbs Road, Brewster, NY 10509; **ATTORNEY for ESTATE:** Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.

2/28/2020 • 3/6/2020 • 3/13/2020

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**EXECUTOR NOTICE**

Estate of SHIZUE FUJIURA, late of Greene Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to **EXECUTOR:** Robert Fujiura, P.O. Box 656, Greentown, PA 18426; **ATTORNEY for ESTATE:** Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.

2/21/2020 • 2/28/2020 • 3/6/2020

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**ESTATE NOTICE**

**ESTATE OF LEONARD L. BALCH, JR.** Late of Matamoras Borough, Pike County, Pennsylvania, Deceased. Letters Testamentary on the above estate having been granted the undersigned, all persons indebted to said estate are requested to make payment, and those having legal claims to present the same without

delay to Aaron B. Balch 382 N. Broadway Wind Gap, PA 18091 or Timothy A. Balch 214 Egypt Road Tafton, PA 18464 Co-Executors.

2/21/2020 • 2/28/2020 • 3/6/2020

**OTHER NOTICES**

**NOTICE**

IN THE MATTER OF  
PETITION FOR CHANGE OF  
NAME OF  
COURT OF COMMON PLEAS  
OF COUNTY, PENNSYLVANIA

114- Civil- 2019

In re: Name Change of  
B. W. M.  
A Minor Child

.....  
**NOTICE OF FILING OF  
PETITION  
FOR NAME CHANGE AND  
DATE OF HEARING**

Notice is hereby given that on January 13, 2020, the Petition of B.W.M. was filed with the court requesting a change of name on behalf of the minor child, B.W.M. The Court has fixed March 2, 2020 in the courtroom of Pike County located on Broad Street in Milford, Pennsylvania as the time and place for the hearing of said petition when and where all interested parties may appear and show cause, if any, why the request of Petitioner should not be granted.

Leatrice A. Anderson, Esquire  
Spall, Ryzewski, Anderson, Lalley

& Tunis, P.C.  
2573 Route 6  
Hawley, PA 18428  
(570) 226-6229

3/6/2020

**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 on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.*

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1136-2017r SUR JUDGEMENT NO. 1136-2017\_AT THE SUIT OF 1900 Capital Trust II, by US Bank Trust National Association, not in its Individual Capacity but Solely as Certificate Trustee vs Melissa P. Cipollaro and John C. To DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 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, Commonwealth of Pennsylvania more particularly described as follows:

Tract No 706, Section No. 11, Conashaugh Lakes, as shown on plot or map recorded in the office of the Recorder of Deeds of Pike County in Plat Book 7, page 33

Parcel #121.04-03-06 (Control: 060892)

BEING the same premises which Anthony Potulicki and Farida M. F. Gadalla, granted and conveyed unto John C. To and Melissa P. Cipollaro by deed dated April 18, 2006 and recorded in the Office of the Recorder of Deeds of Pike County on April 28, 2006 in Instrument No.200600007199.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Melissa P. Cipollaro and John C. To DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF 1.306,064.19 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\_ Melissa P. Cipollaro and John C. To DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT\_\$ 306,064.19\_PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hill Wallack LLP  
777 Township Line Rd., Ste. 250  
Yardley, PA 19067

2/21/2020 • 2/28/2020 • 3/6/2020

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**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1287-2019r SUR JUDGEMENT NO. 1287-2019\_AT THE SUIT OF Select Portfolio Servicing, Inc. vs Violeta V. Pena aka Violeta Pena DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18.2020

at 11:00 AM PREVAILING TIME  
IN THE AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

DOCKET NO: 2019-01287  
ALL THAT CERTAIN lot or  
piece of ground situate in Lehman  
Township, County of Pike, and  
Commonwealth of Pennsylvania  
TAX PARCEL NO: Map Number:  
189.04-07-49 Control No. 039691  
PROPERTY ADDRESS 1239  
Mink Trl a/k/a Lot 591, Pocono  
Mountain Lake Estates Bushkill,  
PA 18324  
IMPROVEMENTS: a Residential  
Dwelling  
SOLD AS THE PROPERTY OF:  
Violeta V. Pena a/k/a Violeta Pena  
and Epifanio S. Pena, deceased  
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 Violeta V.  
Pena aka Violeta Pena  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$62,641.08 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\_ Violeta V. Pena  
aka Violeta Pena DEFENDANTS,  
OWNERS REPUTED OWNERS  
TO COLLECT \$ 62,641.08 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053

2/21/2020 • 2/28/2020 • 3/6/2020

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**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 944-2019r SUR  
JUDGEMENT NO. \_244-  
2019\_ AT THE SUIT OF CSMC  
2018-RPL12 Trust vs Carol R.  
Thompson  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY IN THE  
PIKE COUNTY  
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township Lehman, County of Pike and Commonwealth of Pennsylvania, Being Lot Number 22, Stage 7 as shown on Map or plan of Pine Ridge on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 10, Page 126 (Previously incorrectly referenced as Plat Book Volume 10, Page 26). Parcel Number 188.04-01-45

BEING THE SAME PREMSIES which Fenton D. Lynch and Lavern P Lynch, husband and wife conveyed to Carol R. Thompson via deed dated February 21,2006 and recorded on February 27,2016 in the Pike County Recorder of Deeds office under Book 2161 and Page 346.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol R. Thompson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 299.860.67 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\_ Carol R. Thompson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 299.860.67 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Richard M. Squire & Assoc. 1 Jenkintown Station, Ste. 104 115 West Avenue Jenkintown, PA 19046

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1764-2015r SUR JUDGEMENT NO. 1764-2015\_\_ AT THE SUIT OF U.S. Bank, NA s/b/m/t U.S. Bank, N.A.,

N.D. vs. Stephan W. Gaichin and Deborah A. Galt-Gaichin  
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 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 No. 152, Section No. 2 as shown on map entitled subdivision of Section A, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 10 at page 135.

Parcel No.: 123.02-01-63

BEING known and numbered as 161 Pitch Pine Drive, Milford, PA 18337

Being the same property conveyed to Deborah A. Galt-Gaichin who acquired title by virtue of a deed from Stephan W. Gaichin and Deborah A. Galt-Gaichin, husband and wife, dated December 3, 2016, recorded July 12, 2017, at Instrument Number 201700005867, and recorded in Book 2528, Page 201, Office of the Recorder of Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO\_Stephan W. Gaichin and Deborah A. Galt-Gaichin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF 5 312.311.93 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephan W. Gaichin and Deborah A. Galt-Gaichin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$312.311.93 PLUS COSTS AND INTEREST AS AFORESAID.  
Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley, Deas Kochalski, LLC  
POB 165028  
Columbus, OH 43216-5028

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1423-2019r SUR JUDGEMENT NO. \_1423-2019\_ AT THE SUIT OF Quicken Loans, Inc. vs Jessica Rosen and Jason Rosen DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18.2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF Dingmans Feny COUNTY OF Pike STATE OF PA, DESCRIBED AS: LOT 6ABCD, BLOCK W-501, AS SET FORTH ON A PLAN OF LOTS WILD ACRES, SECTION 5, DELAWARE TOWNSHIP, PIKE COUNTY; PENNSYLVANIA, DATED MARCH 1968, BY JOHN B. AICHER, MONROE ENGINEERING, INC, STROUDSBURG, PENNSYLVANIA, A ND FILED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR PIKE COUNTY, PENNSYLVANIA IN PLAT

BOOK 6, PAGE 198 ON AUGUST 16,1968.

BEING the same premises that Patricia A. Purcaro, a single woman conveyed to Jessica Rosen and Jason Rosen, wife and husband via Deed dated April 13,2018 and recorded in the Pike County Recorder of Deeds on April18, 2018 under Instrument Number 201800002768 in Book 2548 and on Page 993.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jessica Rosen and Jason Rosen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$83.938.81 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 Jessica Rosen and Jason Rosen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,938.81 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
1 Jenkintown Station Ste. 104  
115 West Avenue  
Jenkintown, PA 19046

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1216-2018r SUR JUDGEMENT NO. 1216-2018\_\_\_AT THE SUIT OF PHH Mortgage Corporation vs John J. Martin,  
Esq. solely as Executor of the Estate of William W. Sherrick, II, Rhonda S. Meals, as Real Property Owner and Kurt E. Sherrick, as Real Property 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 March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of ground, situate, lying and being in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 35, Stage IV, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 4, recorded on July 19, 1969, by the Pike County Recorder of Deeds in Plat Book Volume 7, at Page 107, and as described in accordance with "Survey of Lands of James Brennan, Pine Ridge, Lot 35, Section 4", as prepared by George Fetch, Jr., Registered Surveyor, on October 4, 1988, and being more particularly bounded and described as follows, to-wit;

BEGINNING at an iron pin along the 50' right-of-way, Davis Circle, said point being a common corner of the subject lot and Lot 49; thence along said Lot 49 and also along Lot 48, S. 31 degrees 30 minutes 00 seconds E. 166.83 feet to an iron pin, said point also being the most northerly corner of Lot 36; thence along said Lot 36, S. 57 degrees 38 minutes 00 seconds W. 261.51 feet to an iron pin along the 50' right-of-way, Davis Circle; thence along said Davis Circle on a curve to the right having a radius of 160.43 feet an arc length of 101.16 feet to an iron pin; thence by the same along a curve to the right having a radius of 309.67 feet, an arc length of 151.81 feet to an iron pin marking the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

BEING KNOWN AND  
NUMBERED AS 113 Davis Circle  
f/k/a 1143 Davis Circle, Bushkill,  
PA 18324.

BEING Control No. 039500.

BEING Map No. 193.04-03-33.

BEING THE SAME PREMISES  
AS Gregg Artzt and Jennifer Artzt,  
by Deed dated October 5, 2009, and  
recorded on October 6, 2009, by the  
Pike County Recorder of Deeds in  
Book 2321, at Page 293, granted  
and conveyed unto William W.  
Sherrick, II, an Individual.

AND THE SAID William W.  
Sherrick, II, departed this life on  
November 13, 2018, leaving a last  
Will and Testament.

AND THE SAID Last Will and  
Testament having been probated by  
the Pike County Register of Wills  
on December 13, 2018, as Case No.  
52-18-00374.

WHEREBY ON December  
13,2018, John J. Martin, Esquire,  
was granted Letters Testamentary  
and appointed as the Administrator  
D.B.N.C.T.A. of the Estate of  
William W. Sherrick, II, Deceased.

WHEREBY TITLE TO THE  
AFORMENTIONED PREMISES  
VESTED WITH Rhonda S. Meals  
and Kurt E. Sherrick, as Tenants in  
Common, by bequest of the said  
probated Will and Testament.

Residential Real Estate

The sale is made by virtue of a Writ

of Execution issued by the  
Prothonotary of the Commonwealth  
of Pennsylvania to John J. Martin,  
Esquire, solely as Executor of the  
Estate of William W. Sherrick, II,  
Rhonda S. Meals, as Real Property  
Owner, and Kurt E. Sherrick, as  
Real Property Owner, Defendant(s)  
and owner(s) or reputed owner(s) of  
the aforesaid real property, for  
execution upon a judgment in the  
amount of \$124,248.45 plus interest  
from January 3, 2020 and costs. The  
sale is made subject to all past due  
and current real estate taxes unless  
otherwise announced at sale.

Notice to all patties and claimants is  
hereby given that a Schedule of  
Distribution will be filed by the  
Sheriff thirty (30) days after the  
date of the sale and that distribution  
will be made in accordance with  
that schedule unless exceptions are  
filed thereto within ten (10) days  
thereafter.

SEIZED and taken into execution  
as the propety of Rhonda S. Meals  
and Kurt E. Sherrick, owners or  
reputed owners, to collect  
\$124,248.45, plus interest and costs.  
PHILIP BUEKI,  
Sheriff Pike County  
James G. Buck, Esquire  
Stem & Eisenberg, PC  
The Shops at Valley Square  
1581 Main Street, Suite 200  
Warrington, PA 18976  
Phone: (215) 572-8111

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

PENNSYLVANIA TO John J. Martin, Esq. solely as Executor of the Estate of William W. Sherrick, II, Rhonda S. Meals, as Real Property Owner and Kurt E. Sherrick, as Real Property Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$124,248.45 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 J. Martin, Esq. solely as Executor of the Estate of William W. Sherrick, II, Rhonda S. Meals, as Real Property Owner and Kurt E. Sherrick, as Real Property Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124,248.45 PLUS COSTS AND INTEREST AS AFORESAID.  
Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1393-2019r SUR JUDGEMENT NO. 1393-2019\_AT THE SUIT OF M & T Bank vs Mayra A. Melendez aka Mayra Melendez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18,2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or tract of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being known as Lot No.1049, as shown on a certain plan entitled Final Plan Subdivision of Lands of Saw Creek Estates, Section-15, as recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plot Book 15, Page 14.

BEING KNOWN AS: 396  
CANTERBURY ROAD,  
BUSHKILL, PA 18324

PROPERTY ID NUMBER:  
192.02-02-67

BEING THE SAME PREMISES WHICH WILLIAM KOWAL AND PATRICIA KOWAL, HUSBAND AND WIFE BY DEED DATED 10/19/2017 AND RECORDED 10/26/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2536 AT PAGE 567, GRANTED AND CONVEYED UNTO MAYRA MELENDEZ, A MARRIED WOMAN.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mayra A. Melendez aka Mayra Melendez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,743.07 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 85,743.07 \_PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street, Ste. 5000  
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

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**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 403-2019r SUR JUDGEMENT NO. 403-2019\_\_AT THE SUIT OF Citizens Bank, NA s/b/m Citizens Bank of Pennsylvania vs Theresa Lehman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in the center line of the public road that leads from Milford to Sawkill Pond, known as Legislative Route No. 51025, said point being located South 83° East, 224.5 feet from a stone corner, the Northerlymost corner of lands of Ross Weaver; thence South 83° East along the lands of New Jersey YMCA Camps, formerly Saybolt, 1,176 feet to a found stone corner; thence South 18° 5' West, 47.4 feet to a found stone corner; thence cutting the lands of Guy L. Terhune South 66° 5' West, 888 feet passing an iron pipe on line on the Easterly side of the aforesaid public road to a point in the center line of said road; thence along the center line of public road North 29° 50' West, 341 feet, North 35° 10' West, 309 feet to the point of BEGINNING.

CONTAINING 7.21 acres, more or less.

EXCEPTING thereout and therefrom.

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

BEGINNING at a point in the center line of Legislative Route No. 51025 that runs from Milford to Route No. 6, the said point of beginning being the Northerlymost corner of premises herein described, and a common corner of lands of New Jersey YMCA Camps; thence running along the lands of New

Jersey YMCA Camps South 81° 17' 44" East, 424.21 feet to an iron bar corner; thence running along Lot No. 2 South 5° 10' 30" West, 138.36 feet to an iron bar corner; thence along same cutting across a driveway North 84°, 87.21 feet to an iron bar corner of a driveway South 59° 23' West, 96.75 feet to a point in the center of Legislative Route No. 51025; thence running along the center of said route North 34° 5' 30" West, 225.14 feet to the place and point of BEGINNING.

BEING Lot No. 1.

CONTAINING 1.093 acres, more or less.

BEING THE SAME PREMISES which Louis A. Trapp, Jr., Executor of the Estate Doris M. Luhrs, Deceased, by deed of distribution dated 05-23-91 and recorded 02-20-92 in the Office of the County Clerk in and for the County of Pike in Deed Book 505, page 69, granted and conveyed unto Arthur Lehman and Theresa Lehman, husband and wife.

ALSO BEING THE SAME PREMISES which Louis A. Trapp, Jr., Executor of the Estate Doris M. Luhrs, Deceased, by corrective deed dated 04-03-92 and recorded 05-08-92 in the Office of the County Clerk in and for the County of Pike in Deed Book 541, page 43, granted and conveyed unto Arthur Lehman and Theresa Lehman, husband and wife.

BEING the same premises which Theresa Lehman, by Deed dated November 14, 2007 recorded November 27, 2007, in the Office

for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2258, Page 627, conveyed unto Theresa Lehman.

BEING known as 425 Sawkill Road, Milford, PA 18337

TAX PARCEL: #111.00-01-03

IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO\_Theresa Lehman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$86,378.78 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. Theresa Lehman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,378.78 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Gregory Javardian LLC 1310 Industrial Blvd First Floor, Ste, 101 Southmpton, PA 18966

2/21/2020 • 2/28/2020 • 3/6/2020

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**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION N01320-2019r SUR JUDGEMENT NO. \_1320-2019\_ AT THE SUIT OF JPMorgan Chase Bank, National Association vs Catherine LaChance DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All those certain Lots of ground situate in the Township of Shohola, County of Pike, and Commonwealth of Pennsylvania, being Lots 16A, 17, 19, and 21, Block 3, Unit 1, of Sagamore Estates, on file in the Recorder's office in Milford, Pennsylvania in Plat Book

3, Page 73. Lots 16A, 17, 19, and 21, Block 3, Unit One are now known as Lot 16B, Block 3, Unit 1, of Sagamore Estates as recorded in Plat Book 3, Page 73, as surveyed by P.R. Addio, Registered Land Surveyor.

Beginning at an iron pin corner, situated on the Northern most side rights of way of Algonquin Road and being a most common corner with Lot No. 14, and further being located N-74-21-00W, 499 feet more or less from the intersection of the above said road R.O.W., with the Westerly most side R.O.W. of Navajo Road the following to wit:

Thence, along Algonquin Road right of way N-74-21-00-W, 80.00 feet to an iron pin corner. Thence, leaving said road and running along Lot No. 20A, N9-15-39-00-E, 120.000 feet to an iron pin corner, thence, along same N-74-21-00-W, 115.00 feet to an iron pin corner, thence along the Easterly side right of way of undeveloped road, N-22-45-00-E 120.93 feet to a point for corner situated on the Southern most side of the way of Navajo Road, thence along, Navajo Road right of way, S-74-21-00-E, 180.00 feet to a point for corner, thence along said Lots No. 15 and 14, S-15-39-00-W, 240.00 feet to a point of beginning.  
Containing 0.736 acres more or less.

UNDER AND SUBJECT to covenants, charges, reservation, conditions, restrictions and requirements which shall run with the land as stated in the above recorded deed.

Lots described hereon are hereby joined together as one lot, and any further subdivision of said lot must comply with the ordinances of Shohola Township. Lots 16A, 17, 19, and 21 in Section 1, Block 3 in Sagamore Estates shall be jointed together and become a part of Lot 16B, and cannot be subdivided conveyed or sold separately or apart therefrom without prior township approval.

PARCEL NO. 12-0-005179  
FOR INFORMATIONAL PURPOSES ONLY: Being known as 104 Josephine Lane, Shohola, PA 18458

BEING THE SAME PREMISES WHICH Catherine La Chance by Deed dated February 25, 1997 and recorded February 25, 1997 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Book 1320, Page 272 granted and conveyed unto Catherine La Chance in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine LaChance DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$51,839.42 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\_ Catherine LaChance DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 51,839.42 PLUS COSTS AND INTEREST AS AFORESAID.  
Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

2/21/2020 • 2/28/2020 • 3/6/2020

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**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 885-2017r SUR JUDGEMENT NO.\_885-2017\_AT THE SUIT OF Wells Fargo Bank, NA vs Thomas A. Martin and Pauline Martin DEFENDANTS, I WILL EXPOSE

TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2017-00885

Wells Fargo Bank, NA  
v.  
Thomas A. Martin Pauline Martin  
owner(s) of property situate in the  
DELAWARE TOWNSHIP, PIKE  
County, Pennsylvania, being

126 Roundhill Road, Dingmans  
Ferry, PA 18328  
Parcel No. 168.04.09-81  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$167,831.98

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 Thomas A. Martin and Pauline Martin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE



AMOUNT OF \$187,144.98 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\_ Thomas A. Martin and Pauline Martin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,144.98 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., STe. 1400  
Philadelphia, PA 19103

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

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 f/k/a 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 March 18, 2020 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) DA YS 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, PA 19454

2/21/2020 • 2/28/2020 • 3/6/2020

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**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1025-2019r SUR JUDGEMENT NO\_1025-2019\_AT THE SUIT OF PHH Mortgage Corporation vs Robert Lasky Known Surviving Heir of Mildred E. Lazarus, and Unknown Surviving Heirs of Mildred E. Lazarus  
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN lots, pieces or parcels of land, situate, lying and being in the Township of Blooming Grove, County of Pike, and State of Pennsylvania, more particularly described as:

Lot 10, Block 11, Hemlock Farms Community, Hemlock Hills, State XLII, as shown on Plat of Hemlock Farms Community, Hemlock Hills, Stage XLII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 4, page 155. March 20, 1964.

Lot 11, Block 2, Hemlock Farms Community, Stage 42, as shown on Plat of Hemlock Farms Community,

Hemlock Hills. Stage 42, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 4, page 155. March 20, 1964.

Map and Parcel ID: 120.03-05-54

Being known as: 104 Summer Hill Road, Hawley, Pennsylvania 18428.

Title to said premises is vested in Mildred E. Lazarus and Stephen K. Lazarus by deed from Ralph Venice and Viola Venice, husband and wife, dated April 27, 1984 and recorded May 3, 1984 in Deed Book 919, Page 44. The said Mildred E. Lazarus died on February 13, 2019 without a will or appointment of an Administrator, thereby vesting title in Robert Lasky Known Surviving Heir of Mildred E. Lazarus and Unknown Surviving Heirs of Mildred E. Lazarus 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 Robert Lasky Known Surviving Heir of Mildred E. Lazarus, and Unknown Surviving Heirs of Mildred E. Lazarus  
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,972.53 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE

TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF\_ Robert Lasky Known Surviving Heir of Mildred E. Lazarus, and Unknown Surviving Heirs of Mildred E. Lazarus DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,972.53 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste 1400  
Philadelphia, PA 19109

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1534-2019 r SUR JUDGEMENT NO.\_1534-2019\_AT THE SUIT OF CSMC 2018-RPLI Trust vs Nancy J. Scarnecchia

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18,2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or piece of ground situate in County of Pike, Commonwealth of Pennsylvania.

Lot Number 31, Stage VI, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VI, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10 at Page 74 on March 28, 1973. Lehman Township

BEING KNOWN AS: 216 MURPHY CIRCLE AKA 1318 PINE RIDGE, BUSHKILL, PA 18324  
PROPERTY ID NUMBER: 189-03-01-07

BEING THE SAME PREMISES WHICH NANCY J. DONOVAN, N/K/A NANCY J. SCARNECCHIA, SINGLE WOMAN BY DEED DATED 4/30/1998 AND RECORDED 5/5/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1521 AT PAGE 227, GRANTED AND CONVEYED UNTO NANCY J. SCARNECCHIA, SINGLE WOMAN.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nancy J. Scarnecchia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,625.36 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\_ Nancy J. Scarnecchia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 100,625.36 PLUS COSTS AND INTEREST AS AFORESAID.  
Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 824-2018r SUR JUDGEMENT NO.\_ 824-2018 \_AT THE SUIT OF U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3 vs Thomas C. Hamm DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3339 BLUEBIRD DIRVE A/K/A 195 BLUEBIRD DRIVE BUSHKILL (LEHMAN), PA 18324

BEING PARCEL NUMBER: 06-0-040381

IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas C. Hamm DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$198,241.86 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 Thomas C. Hamm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$198,241.86 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
RAS Citron, LLC  
133 Gaither Drive, Ste. F  
Mt. Laurel, NJ 08054

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1183-2019r SUR JUDGEMENT NO. 1183-2019\_AT THE SUIT OF Wells Fargo Bank, NA, as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFCI, Asset-Backed Pass-Through Certificates vs Edward Ayala DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 3229, Section No. 34 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 26, Page III and 166.

Being the same property conveyed to Edward Ayala and Margaret Ayala, husband and wife, by Special Warranty Deed dated October 23, 2002, of record in Book 1950,

Page 1827, in the Office of the Recorder of Deeds of Pike County, Pennsylvania.

BEING KNOWN AS: 104  
CRANBORNE COURT A/K/A  
3229 CRANBORNE COURT,  
BUSHKILL, PA 18324

PROPERTY ID NUMBER: 06-0-  
106217

BEING THE SAME PREMISES  
WHICH LOUIS CAPONE AND  
GALE CAPONE, HUSBAND  
AND WIFE BY DEED DATED  
10/23/2002 AND RECORDED  
10/25/2002 IN THE OFFICE OF  
THE RECORDER OF DEEDS  
IN DEED BOOK 1950 AT PAGE  
1827, GRANTED AND  
CONVEYED UNTO EDWARD  
AYALA AND MARGARET  
AYALA (DECEASED),  
HUSBAND AND WIFE.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY THE  
PROTHONOTARY OF THE  
COMMONWEALTH OF  
PENNSYLVANIA TO \_Edward  
Ayala  
DEFENDANTS, OWNER, OR  
REPUTED OWNERS OF THE  
AFORESAID REAL PROPERTY  
FOR EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$338,477.09 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 Ayala  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$ 338,477.09 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

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**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 879-2019r SUR  
JUDGEMENT NO.\_ 879-2019\_  
AT THE SUIT OF Bank of  
America, NA vs Bernadette Farrell  
Ouellette and Gilman R. Ouellette  
DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY IN THE  
PIKE COUNTY  
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SITUATED IN COUNTY OF PIKE, STATE OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF BLOOMING GROVE, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT 25, BLOCK LIII, HEMLOCK FARMS COMMUNITY, STAGE VIII, AS SHOWN ON PLAT OF HEMLOCK FARMS COMMUNITY, LAUREL RIDGE, STAGE VIII, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PIKE COUNTY, IN PLAT BOOK 5, PAGE 134, ON THE 3RD DAY OF SEPTEMBER, 1966.

BEING KNOWN AS: 3102 HEMLOCK FARMS, LORDS VALLEY, PA 18428

PROPERTY ID NUMBER:  
107.04-03-54

BEING THE SAME PREMISES WHICH GILMAN R. OUELLETTE AND BERNADETTE FARRELL

OUELLETTE, HUSBAND AND WIFE BY DEED DATED 11/15/2014 AND RECORDED 7/15/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2474 AT PAGE 307, GRANTED AND CONVEYED UNTO GILMAN R. OUELLETTE AND BERNADETTE FARRELL OUELLETTE, HUSBAND AND WIFE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bernadette Farrell Ouellette and Gilman R. Ouellette DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 252.732.75 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN



EXECUTION AS THE  
PROPERTY OF Bernadette Farrell  
Ouellette and Gilman R. Ouellette  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$252,732.75 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

Kerry Welsh, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE  
MARCH 18, 2020**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED OUT OF  
THE COURT OF COMMON  
PLEAS, PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION NO  
1604-2019r SUR JUDGEMENT  
NO. 1604-20 19\_ AT THE SUIT  
OF The Money Store vs Steven  
Schultz DEFENDANTS, I WILL  
EXPOSE TO SALE OF PUBLIC  
VENDUE OR OUTCRY IN THE  
PIKE COUNTY  
ADMINISTRATION BUILDING,  
506 BROAD STREET, MILFORD,  
PA 18337 ON WEDNESDAY  
March 18, 2020 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1604-2019-CV

The Money Source Inc.  
v.  
Steven Schultz

Owner(s) of property situate in the  
BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
813 Hillview Place, a/k/a 813 North  
Hillview Place, Lords Valley, PA  
18428  
Parcel No. 107.02-05-19  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$125,658.09

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 Steven  
Schultz DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$125,658.09  
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\_ Steven Schultz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125.658.09 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

2/21/2020 • 2/28/2020 • 3/6/2020

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## Pike County Bar Association



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**CIVIL ACTIONS FILED**


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*From February 20, 2020 to February 27, 2020  
Accuracy of the entries is not guaranteed.*

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**CONTRACT — BUYER PLAINTIFF**

2020-00271	Cavalry SPV I LLC Labruna Laura	Plaintiff Defendant	2/20/2020
2020-00275	Cavalry SPV I LLC Simpson Sandra	Plaintiff Defendant	2/21/2020

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

2020-00268	Discover Bank Schreppel Glen W	Plaintiff Defendant	2/20/2020
2020-00289	LVNV Funding LLC Zazzarino Mary L	Plaintiff Defendant	2/24/2020
2020-00299	Barclays Bank Delaware Adler Charlie	Plaintiff Defendant	2/26/2020
2020-00301	American Express National Bank Nacinovich Regina Nacinovich Regina M	Plaintiff Defendant Defendant	2/26/2020
2020-00302	Citibank NA Walski Robert	Plaintiff Defendant	2/26/2020

**CONTRACT — DEBT COLLECTION: OTHER**

2020-00269	Community Bank NA Vanderhoff Kristie Marie	Plaintiff Defendant	2/20/2020
2020-00288	Discover Bank Dean William	Plaintiff Defendant	2/24/2020
2020-00290	Hudson Heritage Credit Union Panasiuk George Panasiuk GERALYN	Plaintiff Defendant Defendant	2/24/2020

**CONTRACT — OTHER**

2020-00267	GARC Companies Limited Liability Company	Plaintiff	2/20/2020
2020-00267	Great American Roofing Company	Plaintiff	2/20/2020
2020-00267	Ellrodt John	Defendant	2/20/2020
2020-00267	Ellrodt Lisa Rosen	Defendant	2/20/2020
2020-00267	Rosen Ellrodt Lisa	Defendant	2/20/2020
2020-00267	Rosen Sondra	Defendant	2/20/2020

**CUSTODY**

2020-00279	Conroy Andrew Hornish Leah	Plaintiff Defendant	2/21/2020
2020-00286	Rowe Sherry Rowe Matthew Randall Mandy	Plaintiff Defendant Defendant	2/24/2020
2020-00287	Duva Tiffany Rosado Justin	Plaintiff Defendant	2/24/2020
2020-00295	Fitzpatrick Justin Fitzpatrick Heather	Plaintiff Defendant	2/24/2020

**DIVORCES FILED**

2020-00277	Rice Graham White Judy	Plaintiff Defendant	2/21/2020
2020-00294	Potter Sheryl Potter Gergory	Plaintiff Defendant	2/24/2020
2020-00298	Peyton Antoinette G Peyton Joseph J	Plaintiff Defendant	2/26/2020

**FEDERAL TAX LIEN**

2020-45218	Internal Revenue Service Newton Richard Ryan Newton M Newton M Ryan	Plaintiff Defendant Defendant Defendant	2/20/2020
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**MARRIAGE LICENSE FILINGS**

2020-00020	Carafello Candace Claire Marvin Roger Patrick Jr		2/21/2020
2020-00021	Scarpone Elizabeth Marie Cammarota Daniel Anthony		2/21/2020 2/24/2020
2020-00022	Sito Angela Lynne Nargi Brian William		2/24/2020
2020-00023	Kukota Anfisa Delgado Luis Paul		2/24/2020
2020-00024	Herrick Dana Nichole Gaines Derek Richard		2/26/2020

**MISCELLANEOUS — OTHER**

2020-00292	Primus Veronica Ja, Minor	Plaintiff Plaintiff	2/24/2020
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**PROTECTION FROM ABUSE**

2020-00274	Hill Evan Clark Tabbatha	Plaintiff Defendant	2/21/2020
2020-00285	Horner Catherine, On Behalf Of Ayers Zoey, Minor Ayers Zachary	Plaintiff Plaintiff Defendant	2/24/2020

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

2020-00270	Wells Fargo Bank NA	Plaintiff	2/20/2020
	Wells Fargo Home Mortgage Inc	Plaintiff	
	Jackson Raymond Leonard	Defendant	
	Jackson Deborah	Defendant	
	Jackson Edward	Defendant	
	Jackson Richard	Defendant	
	Jackson Drema Unknown Heirs	Defendant	
	Jackson Drema T Unknown Heirs	Defendant	
2020-00272	Nationstar Mortgage LLC	Plaintiff	2/20/2020
	Garcia Belinda	Defendant	
2020-00276	US Bank Trust National Association	Plaintiff	2/21/2020
	Thoren Velsor Jamie	Defendant	
	Velsor Jamie	Defendant	
	Velsor Timothy F	Defendant	
2020-00291	Nationstar Mortgage LLC	Plaintiff	2/24/2020
	Mr Cooper	Plaintiff	
	Moore Rebecca	Defendant	

**WRIT OF SUMMONS CIVIL**

2020-00273	Kannebecker Charles	Plaintiff	2/20/2020
	Bank Of New York Mellon	Defendant	
	Bank Of New York	Defendant	
	Vylla Settlement Services LLC	Defendant	
	Vylla Title LLC	Defendant	
2020-00293	Tindle Debra	Plaintiff	2/24/2020
	Tindle Louis J	Plaintiff	
	Sol Enterprises	Plaintiff	
2020-00300	Buczkowski John	Plaintiff	2/26/2020
	Native American Environmental Technologies LLC	Defendant	
	Burke Thomas H Estate Of	Defendant	



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**MORTGAGES AND DEEDS**


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*Recorded from February 20, 2020 to February 26, 2020  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>AMOUNT</b>	<b>LOCATION</b>
Fraggetta Joseph A Jr Fraggetta Janeal	MERS Mortgage Electronic Registration System Inc Loandepot.Com LLC	217984.00	Dingman Twp
McCoy Downey Natasha Downey Natasha McCoy	MERS Mortgage Electronic Registration System Inc Summit Mortgage Corporation	98875.00	Delaware Twp
Wright Charles A III Lamancuso James J	Santander Bank NA	25000.00	Lehman Twp
Arango Brian	Mortgage Electronic Registration System Inc		
MERS	Freedom Mortgage Corporation	177128.00	Shohola Twp
Power Ashley Power Jeffrey	MERS Mortgage Electronic Registration System Inc Guaranteed Rate Inc	235700.00	Lackawaxen Twp
Eichenbaum Stuart H Eichenbaum Barbara P	MERS Mortgage Electronic Registration System Inc Intercontinental Capital Group Inc Fellowship Home Loans	156000.00	Blooming Grove Twp
Yanik Frank C	American Advisors Group MERS Mortgage Electronic Registration System Inc	345000.00	Palmyra Twp
Yanik Frank C	Commissioner Of Housing & Urban Development	345000.00	Palmyra Twp
Adu-Amanfoh Sandy Orzora Amanfoh Sandy Orzora Adu	MERS Mortgage Electronic Registration System Inc		
Adu Amanfoh Sandy Orzora Adu-Amanfoh William Amanfoh William Adu Adu Amanfoh William	United Wholesale Mortgage	135500.00	Lehman Twp

Keystone Investments Fund 1 LLC	Gobroski Richard S	43300.00	Delaware Twp
Wilson Ahmad	MERS Mortgage Electronic Registration System Inc Home Point Financial Corporation	152056.00	Lehman Twp
Mitchell Mary	MERS Mortgage Electronic Registration System Inc Residential Home Funding Corporation	156000.00	Westfall Twp
Prignon Marilyn L Herbert Marilyn L Dingmans New Life Christian Fellowship Inc	Dellarocco Genaro J	225000.00	Dingman Twp
Taylor William Taylor Pamela R	MERS Mortgage Electronic Registration System Inc Royal United Mortgage LLC	99000.00	Lehman Twp
Siegel Yvonne	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	148500.00	Matamoras Borough
Rodriguez Adam C	MERS Mortgage Electronic Registration System Inc Lakeview Loan Servicing LLC	180504.00	Dingman Twp
Maxwell Barry C	MERS Mortgage Electronic Registration System Inc Ark-La-Tex Financial Services LLC Benchmark Mortgage	122828.00	Dingman Twp
Millstein Jeffrey David Millstein Allison	MERS Mortgage Electronic Registration System Inc Ark-La-Tex Financial Services LLC Benchmark Mortgage	186000.00	Milford Twp
Marschke James L	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	101200.00	Dingman Twp

Sanborn Nicole	MERS Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC	192999.00	Delaware Twp
Dingman Michael R	MERS Mortgage Electronic Registration System Inc Loandepot.Com LLC	89500.00	Delaware Twp
Woods Joe E Woods Tressie R	MERS Mortgage Electronic Registration System Inc USAA Federal Savings Bank	155400.00	Lehman Twp
Stuehl Denise A	Dime Bank	105000.00	Blooming Grove Twp
Rosol John Rosol Joanne	MERS Mortgage Electronic Registration System Inc BNC National Bank	285000.00	Shohola Twp
Sheehan Katelyn	MERS Mortgage Electronic Registration System Inc Freedom Mortgage Corporation	166650.00	Dingman Twp
McCracken Brian K McCracken Meredith R	MERS Mortgage Electronic Registration System Inc Freedom Mortgage Corporation	318357.00	Dingman Twp
Yata Hannah Arboleda Jean Pierre	MERS Mortgage Electronic Registration System Inc US Mortgageline	78300.00	Blooming Grove Twp
Arbodela Jean Pierre Yata Hannah	Tower Federal Credit Union	28100.00	Blooming Grove Twp
Shabazz Blacktoba E Shabazz Joette	MERS Mortgage Electronic Registration System Inc Mortgage Research Center LLC Veterans United Home Loans	163336.00	Delaware Twp
Baker Thomas M	MERS Mortgage Electronic Registration System Inc Freedom Mortgage Corporation	152802.00	Greene Twp
Reinisch Joan M	Wells Fargo Bank NA	120000.00	Blooming Grove Twp
Baker Linda L	Velocity Commercial Capital LLC		Lehman Twp



Demaio Michael	JPMorgan Chase Bank NA		
Demaio Jennifer			Dingman Twp
Moggio Donald	MERS		
Moggio Nancy	Mortgage Electronic Registration System Inc Quicken Loans Inc	150000.00	Lackawaxen Twp
Flint Jeffrey	MERS		
Flint Susan	Mortgage Electronic Registration System Inc Guaranteed Rate Inc	144000.00	Blooming Grove Twp
Barsh Robert	MERS		
	Mortgage Electronic Registration System Inc Quicken Loans Inc	154364.00	Palmyra Twp
Pa Real Estate Two LLC	Fulton Bank NA	4124000.00	Blooming Grove Twp
Delgiorio Joseph P	JPMorgan Chase Bank NA		
Delgiorio Luann		233450.00	Lackawaxen Twp
Harris Gillian	Navy Federal Credit Union	112575.00	Lehman Twp
Hotaling Lawrence P	JPMorgan Chase Bank NA		
Hotaling Kathleen J			
Baker John			
Baker Patricia		262500.00	Lackawaxen Twp
Hopper Susan	Secretary Of Housing & Urban Development	16614.41	Dingman Twp
Schmalzle Mary Ann	Dime Bank		
Schmalzle William		68600.00	Blooming Grove Twp
Dellavecchia William D	Dime Bank		
Dellavecchia Stephanie A		30000.00	Dingman Twp
Pa Real Estate Two LLC	Fulton Bank NA	1715000.00	Blooming Grove Twp
Jorgenson John F	Unity Bank		
Jorgenson Dawn M		488000.00	Milford Borough

## DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Richard Thomas C	Defreitas Ligia Berrios Patricia S	12000.00	Dingman Twp
Cohen Aronin Gloria Aronin Gloria Cohen	Aronin Heidi Tr Aronin Douglas Tr Aronin Scott Tr Gloria Cohen Aronin Irrev Trust 03/19/2018	1.00	Blooming Grove Twp

Cohen Aronin Gloria Aronin Gloria Cohen	Aronin Heidi Tr Aronin Douglas Tr Aronin Scott Tr Gloria Cohen Aronin Irrev Trust 03/19/2018	1.00	Blooming Grove Twp
Habitat For Humanity Of Pike County Inc	McCoy Downey Natasha Downey Natasha McCoy	100700.00	Delaware Twp
Federal Home Loan Mortgage Corporation Title365 Company Agent	Krakoviak Jacek	12900.00	Delaware Twp
Fluhr George J Fluhr George J A	Fluhr George J A Fluhr Thomas A	1.00	Shohola Twp
Fluhr George J A Fluhr George J	Fluhr George J Fluhr Joseph P	1.00	Shohola Twp
Fluhr George J Fluhr George J A	Fluhr George J Fluhr Thomas A	1.00	Shohola Twp
Fluhr George J	Fluhr George J Fluhr George C Fluhr Thomas A Fluhr Joseph P Majda Mary Cherico Anne	1.00	Shohola Twp
Barbieri Salvatore	Gutnick Creamer Gail Creamer Gail Gutnick	37775.30	Greene Twp
McLendon John McLendon Ellavese	Eagle Village POA	1519.06	Lehman Twp
Coppolo Charles J Coppolo Donna M	Coppolo Charles J Coppolo Donna M	1.00	Shohola Twp
Struble James	Kortze Albert R Kortze Kim W	26500.00	Greene Twp
Fiumara Vito D Fiumara Susan L	Mooney Douglas E Mooney Karen R	124000.00	Lackawaxen Twp
Secretary Of Veterans Affairs	Bruno Louis Sr Bruno Joan	90000.00	Lehman Twp
Tirado Rafael Tirado Barbara Tirado Richard	Adu Amanfoh Sandy Orzora Amanfoh Sandy Orzora Adu Adu Amanfoh William Amanfoh William Adu	138000.00	Lehman Twp
Fannie Mae	Keystone Investments Fund 1 LLC		
Federal National Mortgage Association Servicelink LLC Agent		46500.00	Delaware Twp

Kruger Robert	Mitchell Mary		
Kruger Susan		195000.00	Westfall Twp
Secretary Of Housing & Urban Development	Wells Fargo Bank NA	1.00	Dingman Twp
Dellert Marilyn V	Willis Karin A		
	Dellert Justin C	1.00	Shohola Twp
Kahn Mitchell	Brick Thomas	124000.00	Lehman Twp
McAllister Sarah J	Cardona Garcia Jhon Howard		
	Garcia Jhon Howard Cardona		
	Fernandez Rincon Yexica Natalia		
	Rincon Yexica Natalia Fernandez	5400.00	Dingman Twp
Rosa-Diaz Jose	Maxwell Barry C		
Diaz Jose Rosa			
Rosa Diaz Jose			
Montana Maritza		121600.00	Dingman Twp
Connolly Stephen	Millstein Jeffrey David		
Connolly Deanne E			
	Millstein Allison	186000.00	Milford Twp
Walters Kristen M Exrx	Martin Toni Lu		
Zak Beverly E Est			
Zak Beverly Est		100000.00	Dingman Twp
Patton John C II	Ramirez Noe		
Cochran Rhonda S	Ramirez Margarita		
	Ramirez Noel	105000.00	Greene Twp
MTGLQ Investors LP	Sanborn Nicole		
Rushmore Loan Management Services LLC Agent		199999.00	Delaware Twp
Kinney William Lee	Curzio Daniel M		
Kinney Marguerite E	Curzio Bonnie J	1.00	Palmyra Twp
Jaffray Susan Z	Angerome Antonino V		
Vincenty Kim M Agent	Angerome Nancy Ann	52000.00	Palmyra Twp
Slingerland Douglas	Slingerland Douglas A Tr		
Slingerland Douglas A	Douglas A Slingerland Trust 09/12/2019	1.00	Lehman Twp
Butler Krantz-Durham Pamela Per Rep	Durham Frances Katherine		
Krantz-Durham Pamela			
Butler Per Rep	Durham Christian Frank		
Durham Pamela Butler			
Krantz Per Rep			
Krantz Durham Pamela			
Butler Per Rep			
Durham George Best		1.00	Shohola Twp

US REO Fund 10 LLC	New Vision Trust		
	Roth Tiffany Cherry Ira Benf	23217.15	Delaware Twp
Woods Kevin F	Woods Joe E		
	Woods Tressie R	1.00	Lehman Twp
Picard Daniel R	Eagle Village POA		
Picard Linda F		1519.06	Lehman Twp
Wedin Ednamarie T	Keystone Investments		
	Fund 1 LLC	73000.00	Delaware Twp
2019 Castle LLC	Miccio Louis		
Two Zero One Nine			
Castle LLC		37650.00	Lehman Twp
Kaulfers Richard A	Moggio Donald P		
	Moggio Nancy R	170000.00	Lackawaxen Twp
Elonis Richard Jr	Flint Susan		
Bentley Jane	Flint Jeffrey	180000.00	Blooming Grove Twp
Equity Trust Company Cusd	Loguericio John		
Koronkiewicz James Ira Benf	Loguerico Maryann	15000.00	Dingman Twp
Godshall Alan B	Godshall Alan B		
Kapsak Sharon L			
Kapsak Jan E		1.00	Palmyra Twp
McGrath John	McGrath John	1.00	Blooming Grove Twp
Pogroszewski Agata	Harris Gillian	118500.00	Lehman Twp
Kowal Maciej	Martin Matthew		
Kowal Jerzy	Martin Patricia		
	Malzahn Clinton		
	Malzahn Regina	77500.00	Shohola Twp
Pike County Tax Claim			
Bureau Tr	Dasilva Jose Carlos		
Ferrara Joseph P		1250.00	Lehman Twp
Fannie Mae	Rozalski Marek Fran Ciszek		
Federal National			
Mortgage Association	Rozalska Barbara		
KML Law Group PC Agent		49000.00	Lehman Twp



# Pike County Bar Association

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