

## 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 Anne Twomey, late of Milford Borough, 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 Thomas Twomey  
11781 N Beasley Rd.  
Longmont, CO 80504  
Executor  
04/12/19 • 04/19/19 • **04/26/19**

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### ADMINISTRATOR'S/ EXECUTOR'S NOTICE

Estate of Earl C. Edwards, Deceased, late of Milford Township, Pike County, Pennsylvania. Letters of Testamentary on the above estate have been granted to the undersigned.

All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Daniel J. Edwards, Executor, of 190 Kings Ridge, Court, Southern Pines, NC 28387, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.  
By: John T. Stieh, Esquire  
Attorney for Executor  
04/12/19 • 04/19/19 • **04/26/19**

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### LETTERS TESTAMENTARY

Estate of Maureen G. Cleary, late of 185 Spruce Drive, Dingmans Ferry, Pennsylvania 18328.

Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:  
John J. Cleary  
1 High oak Court  
Huntington, NY 11743  
04/12/19 • 04/19/19 • **04/26/19**

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### EXECUTOR'S NOTICE

Estate of Ronald J. Sprofera, deceased, late of Lehman Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the undersigned, all persons having any claims against or

indebted to said estate, present same, without delay to: Linda J. Sprofera, 6 Alloway Road, Parsippany, NJ 07054, Executrix, or to her attorneys, Bugaj/Fischer, PC, P.O. Box 390, 308 Ninth Street, Honesdale, Pennsylvania 18431.  
Bugaj/Fischer, PC  
PO Box 390  
308 Ninth St.  
Honesdale, PA 18431  
(570) 253-3021 - phone  
04/12/19 • 04/19/19 • **04/26/19**

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**ESTATE NOTICE**

Estate Robert Jeffrey, late of Shohola Township, Pike County, Pennsylvania.  
Letters Testamentary on the above estate having been granted to Mary Beth Rand, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.  
04/19/19 • **04/26/19**

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**ESTATE NOTICE**

ESTATE OF Sheryl Dunne, late of Delaware Township, Pike County, Pennsylvania.  
Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of

the Court of Common Pleas of Pike County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Executor:  
Philip Pascucci  
1072 Bear Drive  
Bushkill, PA 18324  
Elizabeth M. Field, Esquire  
Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360  
04/19/19 • **04/26/19**

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

Peter Pirog and Kyle Pirog as  
Executors for the Estate of  
For their Parents,  
Eugene and Virginia Pirog,  
Vs.

Mary Weberly  
Address Unknown  
her heirs, executors

administrators, successors,  
and assigns, and all persons  
claiming by, through or under  
her

1467 - Civil- 2018

**ORDER**

AND NOW this 6th day of  
March, 2019, upon consideration  
of the Plaintiff's motion for  
judgment and the fact that  
Defendant has neither answered  
the Complaint nor taken action  
to defend this matter, it is hereby  
ordered that:

1. The Defendants shall have 30

days from the date of this order in which to contest the entry of Judgment in this matter.

2. If such action is not undertaken within the thirty-day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in the land situate in the township of Delaware, County of Pike and State of Pennsylvania and described thoroughly in the Complaint No. 1467- 2018-Civil.

3. If such Action is not undertaken within the thirty-day period, the Prothonotary of Pike County, Pennsylvania, on Praecipe of the Plaintiff shall enter final judgment and the Plaintiffs is thereby authorized to record the same at the Plaintiff's own expense as a conveyance from the Defendants to Plaintiff with Recorder of Deeds for Pike County, Pennsylvania and;

4. Plaintiff is hereby ordered to serve a copy of this Order upon the Defendant by publication of same in the Pike County Legal Journal and another newspaper of general circulation in the County one time.

By the Court:  
/s/ Honorable  
Gregory H. Chelak

### **SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.*

### **SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 22-2019r SUR JUDGEMENT NO. 22-2019 AT THE SUIT OF Texas Capital Bank, NA vs Saul Diaz III 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 May 22, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Lot/ lots, parcel or piece of ground situate in the Township of Dingman, County of Pike and State of Pennsylvania, being Lot/Lots No. 1736, Section No. K, as shown on map entitled subdivision of Section K, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 12, Page 34. PARCEL#: 111.01-02-70 PROPERTY ADDRESS: 146 TAN OAK 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 Saul Diaz III  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$235,196.75,  
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 Saul Diaz III  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$235,196.75 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street

Philadelphia, PA 19106-1532  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
46-2019r SUR JUDGEMENT  
NO. 46-2019 AT THE SUIT  
OF Bank of America, NA  
vs Denise Bauer aka Denise  
Cooke-Bauer 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 46-2019  
Bank of America, N.A.  
v.  
Denise Bauer a/k/a Denise  
Cooke-Bauer  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 340 Frenchtown Road,  
Milford, PA 18337-9004  
Parcel No. 094.00-01-23  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$205,884.46

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 Denise Bauer aka  
Denise Cooke-Bauer  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$205,884.46,  
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 Denise  
Bauer aka Denise Cooke-Bauer  
DEFENDANTS, OWNERS

REPUTED OWNERS TO  
COLLECT \$205,884.46 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  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
79-2019r SUR JUDGEMENT  
NO. 79-2019 AT THE  
SUIT OF Ditech Financial  
LLC f/k/a Green Tree  
Servicing, LLC vs Cherrie  
Shortino 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 79-2019  
Ditech Financial LLC f/k/a

Green Tree Servicing LLC  
v.  
Cherrie Shortino  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being Lot 12,  
Block 603, Sect. 6, a/k/a 216  
Wild Acres Drive, Dingmans  
Ferry, PA 18328-4059  
Parcel No. 175.02-02-62 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$34,662.12  
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 Cherrie Shortino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$34,662.12,  
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 Cherrie  
Shortino DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$34,662.12 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  
**04/26/19**

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**SHERIFF SALE**  
**May 22, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
546-2018r SUR JUDGEMENT  
NO. 546-2018 AT THE  
SUIT OF JPMorgan Chase  
Bank, National Association  
vs Arthur Thomas and  
Renee Bookhart-Thomas  
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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of land situate  
in Lehman Township, Pike  
County, Pennsylvania, being Lot  
No. 3174, Section No. 33, as is  
more particularly set forth on the  
Plan of Lots of Development  
known as Saw Creek Estates,  
recorded in the Recorder's  
Office in and for Pike County at  
Milford, Pennsylvania, in Plot  
Book Volume 27, pages 54 and  
55.

PARCEL No. 197.03-05-16  
FOR INFORMATIONAL  
PURPOSES ONLY: Being  
known as 1109 Appleby Court,  
Bushkill, PA 18324.

BEING THE SAME  
PREMISES which Kalian at  
Poconos, LLC, a New Jersey  
Limited Liability Company,  
by Deed dated 10/29/2009  
and recorded 11/18/2009 in  
the Office of the Recorder of  
Deeds in and for the County of  
Pike, in Deed Book 2324, Page  
1297, granted and conveyed  
unto Arthur Thomas and Renee  
Bookhart-Thomas, his wife, in  
fee.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Arthur Thomas and  
Renee Bookhart-Thomas  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$273,001.65,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY  
OF Arthur Thomas and  
Renee Bookhart-Thomas  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$273,001.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, ste. 150  
King of Prussia, PA 19406  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
603-2016r SUR JUDGEMENT  
NO. 603-2016 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 Tyrone  
J. Fogle 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 603-2016  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO: MAP  
Number: 188.01-02-46 Control  
Number: 104419

PROPERTY ADDRESS 188  
Oakenshield Drive, Tamiment,  
PA 18371  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Tyrone J. Fogle  
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 Tyrone J. Fogle  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$176,765.95,  
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 Tyrone J. Fogle DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$176,765.95 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 611-2018r SUR JUDGEMENT NO. 611-2018 AT THE SUIT OF Metropolitan Life Insurance Company c/o Bayview Loan Servicing, LLC vs The Unknown Heirs of Pedro Davilla aka Pedro Davila, deceased, Emily Calim aka Emily Gonzalez Soley in Her Capacity as Heir of Pedro Davilla, Deceased Arnaldo Gonzalez, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY  
May 22, 2019 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. 1678, Section No. 7 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 21, Page 20. Being the same premises which Arnaldo Gonzalez, Jr. by deed dated February 18, 2004 and recorded in the Office of Recorder of Deeds in and for Pike County, Pennsylvania, in Record Book Volume Page; granted and conveyed unto Arnaldo Gonzalez Jr, married man and Pedro Davila, Mortgagors hereof, in fee. BEING NO. 1678 Saw Creek Estate, Bushkill, PA 18324 PARCEL#: 196-04-04-16

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO The Unknown Heirs of Pedro Davilla aka Pedro Davila, deceased, Emily Calim aka Emily Gonzalez Soley in Her Capacity as Heir of Pedro Davilla, Deceased Arnaldo Gonzalez, Jr.

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$114,875.31,  
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 The Unknown  
Heirs of Pedro Davilla aka  
Pedro Davila, deceased, Emily  
Calim aka Emily Gonzalez  
Soley in Her Capacity as Heir  
of Pedro Davilla, Deceased  
Arnaldo Gonzalez, Jr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$114,875.31 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KL Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
825-2018r SUR JUDGEMENT  
NO. 825-2018 AT THE SUIT  
OF M&T Bank vs James E.  
Grogan and Jacqueline M.  
Grogan 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described  
as Lot Number 40, Section  
Number 15, of Sunrise Lake as  
shown on plat or map of Sunrise  
Lake Section 15, recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book  
Volume 26 at pages 37.  
ALSO KNOWN AS 3736

Sunrise Lakes, Milford, PA  
18337

Fee Simple Title Vested in  
James E. Grogan and Jacqueline  
M. Grogan his wife as Tenants  
by the Entireties by deed  
from Sunrise Ventures, Inc.,  
dated 12/14/1993, recorded  
12/30/1993, in the Pike County  
Clerk's Office in Deed Book  
830, Page 173.

Residential Real Estate

The sale is made by virtue of  
a Writ of Execution issued  
by the Prothonotary of the  
Commonwealth of Pennsylvania  
to James E. Grogan and  
Jacqueline M. Grogan as tenants  
by the entirety, Defendant and  
owners or reputed owners of  
the aforesaid real property, for  
execution upon a judgment in  
the amount of \$213,429.95 plus  
interest from 03/20/2019 and  
costs. The sale is 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 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 property of  
James E. Grogan and Jacqueline  
M. Grogan owners or reputed  
owners, to collect \$213,429.95  
plus interest and costs.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO James E. Grogan and  
Jacqueline M. Grogan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$213,429.95,  
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 E.  
Grogan and Jacqueline M.  
Grogan DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$213,429.95 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, ste. 200  
Warrington, PA 18976  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
836-2018r SUR JUDGEMENT  
NO. 836-2018 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Michael Capurso and Patricia  
Capurso 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 836-2018  
Wells Fargo Bank, N.A.  
v.  
Michael Capurso  
Patricia Capurso  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 214 Aspen Drive, Milford,  
PA 18337-7504

Parcel No. 123.02-02-24-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$174,814.48  
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 Michael Capurso  
and Patricia Capurso  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$174,814.48,  
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  
Capurso and Patricia Capurso  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$174,814.48 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  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
838-2018r SUR JUDGEMENT  
NO. 838-2018 AT THE  
SUIT OF HSBC Bank USA,  
National Association for the  
benefit for ACE Securities  
Corp. Home Equity Loan  
Trust, Series 2006-NC#,  
Asset Backed Pass-Through  
Certificates vs Jeanette  
Garcia 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

May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel, or piece of ground,  
situate in the Township of  
Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
being Lot Number 78, Section  
4, Pine Ridge, as shown on map  
of Pine Ridge, Inc., on file in  
the Recorder of Deeds Office at  
Milford, Pennsylvania, in Plat  
Book No. 10, at Page 74.  
HAVING ERECTED  
THEREON a Residential  
Dwelling.

BEING KNOWN AND  
NUMBERED AS 4284 Pine  
Ridge Drive, Bushkill, PA  
18324.

ALSO BEING KNOWN  
AND NUMBERED AS 1949  
Pine Ridge Drive, Bushkill, PA  
18324.

ALSO BEING KNOWN  
AND NUMBERED AS 1661  
Pine Ridge Drive, Bushkill, PA  
18324.

ALSO BEING KNOWN  
AND NUMBERED AS Lot  
78, Section 6, Pine Ridge Drive,  
Bushkill, PA 18324.

Fee Simple Title Vested  
Jeannette Garcia, an individual,  
by deed from, Federal National  
Mortgage Association a/k/a  
Fannie Mae, dated 06/04/2002,  
recorded 06/13/2002, in the Pike  
County Recorder of deeds in  
Deed Book 1931, Page 742, as  
Instrument No. 200200009073.  
Control No. 040536  
Map No. 183.03-01-26

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeanette Garcia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$269,888.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jeanette Garcia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$269,888.35 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**04/26/19**

---

**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 875-2018r SUR JUDGEMENT NO. 875-2018 AT THE SUIT OF Homebridge Financial Services, Inc. vs Sabrina A. Kwiatek 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 May 22, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as follows, to wit:  
Being Lot 3 Block 27, Section 3 Gold Key Estates as shown on Plat or map of Gold Key Estates as shown on plat or map of Gold Key Estates Subdivision recorded

in the Office for the Recorder of Deeds of Pike County in Play Book 6 Page 1.

**BEING THE SAME**

PREMISES which James Gibbs, by Indenture bearing date the 30th day of

April, 2004 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike on the 2nd day of April, 2001 in Record Book Volume 2043 at Page 1760, granted and conveyed unto Sabrina Kwiatek.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sabrina A. Kwiatek DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,768.45, 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 Sabrina A. Kwiatek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,768.45 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**04/26/19**

---

**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 905-2018r SUR JUDGEMENT NO. 905-2018 AT THE SUIT OF U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-NC1, Asset-Backed Pass-Through Certificates Series 2006-NC1 vs Norman Taylor aka Norman C. Taylor, Jr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

All that certain lot or lots,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being  
lot or lots No. 759, Section  
No. 13, 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 18, Page 70.  
Parcel No.: 192.04-03-53  
BEING known and numbered  
as 759 Regent Street, AKA 184  
Regent Street, Bushkill, PA  
18324

Being the same property  
conveyed to Norman Taylor,  
married man who acquired title  
by virtue of a deed from Harmon  
Homes, Inc., dated March  
15, 2004, recorded March 18,  
2004, at Instrument Number  
200400004522, and recorded in  
Book 2036, Page 1426, Office  
of the Recorder of Deeds, Pike  
County, Pennsylvania.  
Exhibit "A"

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Norman Taylor aka  
Norman C. Taylor, Jr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$233,547.57,  
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 Norman  
Taylor aka Norman C. Taylor,  
Jr DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$233,547.57 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA



Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43116-5028  
**04/26/19**

**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
983-2018r SUR JUDGEMENT  
NO. 983-2018 AT THE SUIT  
OF Ditech Financial LLC vs  
Emily E. Fox aka Emily Fox, in  
her capacity as Administratrix  
and Heir of the Estate of Laura  
Fox aka Laura A. Fox aka  
Laura Aline Fox aka Laura Fox,  
Unknown Heirs, successors,  
assigns, and all persons, firms,  
or associations claiming right,  
Title or interest from or under  
Laura Fox aka Laura A. Fox aka  
Laura Aline Fox aka Laura Fox,  
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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 983-2018  
Ditech Financial LLC  
v.

Emily E. Fox a/k/a Emily  
Fox, in Her Capacity as  
Administratrix and Heir of  
The Estate of Laura Fox a/k/a  
Laura A. Fox a/k/a Laura Aline  
Fox a/k/a Laura Fox Unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or Under  
Laura Fox a/k/a Laura A. Fox  
a/k/a Laura Aline  
Fox a/k/a Laura Fox, Deceased  
owner(s) of property situate in  
the WESTFALL TOWNSHIP,  
PIKE County, Pennsylvania,  
being 134 Mountain Avenue,  
Matamoras, PA 18336-2203  
Parcel No. 082.20-01-05  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$139,710.29  
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  
Emily E. Fox aka Emily Fox, in  
her capacity as Administratrix  
and Heir of the Estate of  
Laura Fox aka Laura A. Fox  
aka Laura Aline Fox aka  
Laura Fox, Unknown Heirs,  
successors, assigns, and all  
persons, firms, or associations  
claiming right, Title or interest  
from or under Laura Fox aka  
Laura A. Fox aka Laura Aline  
Fox aka Laura Fox, Deceased  
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,710.29, 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 Emily E. Fox aka Emily Fox, in her capacity as Administratrix and Heir of the Estate of Laura Fox aka Laura A. Fox aka Laura Aline Fox aka Laura Fox, Unknown Heirs, successors, assigns, and all persons, firms, or associations claiming right, Title or interest from or under Laura Fox aka Laura A. Fox aka Laura Aline Fox aka Laura Fox, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,710.29 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  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1015-2017r SUR JUDGEMENT NO. 1015-2017 AT THE SUIT OF Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-B vs Robert Petrowski 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 May 22, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL NO.: 168.03-06-35/  
CONTROL NO.: 063402  
ALL that certain piece, parcel or tract of land situate, lying

and being in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

Lot 33, Block W-1902, as set forth on a Plat of Lots, Wild Acres, Section 19, Delaware Township, Pike County, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 16, Page 55, on June 16, 1978, TAX MAP NO. 168.03-06-35 BEING the same premises which Deutsche Bank National Trust Company as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11, by its agent Homeward Residential Inc FKA, American Home Mortgage Servicing Inc., pursuant to a Power of Attorney recorded in POA Book 2311 Page 1132 on 06-22-09, by Deed dated 06-19-12 and recorded 07-02-12 in the Office of the Recorder of Deeds In and for the County of Pike in Record Book 2392 Page 1852, granted and conveyed unto Jesse Tashlik and Stan Tashlik. Fee Simple Title Vested in Robert Petrowski by deed from Jesse Tashlik, single and Stan Tashlik, married, dated 5/10/2013, recorded 5/10/2013, in the Pike County Recorder of deeds in Deed Book 2419, Page 1222, as Instrument No. 201300004576.

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Petrowski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$122,402.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Petrowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,402.68 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF PIKE COUNTY,

PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, ste. 200  
Warrington, PA 18976  
**04/26/19**

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**SHERIFF SALE**  
**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1131-2018r  
SUR JUDGEMENT NO.  
1131-2018 AT THE SUIT  
OF Newrez LLC d/b/a  
Shellpoint Mortgage Servicing  
vs Joanne M. Pereira aka Joanne  
Pereira 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

RAS Citron, LLC  
Robert Crawley, Esq. ID No.  
319712  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
rcrawley@rasnj.com  
Attorneys for Plaintiff  
NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE  
SERVICING  
Plaintiff

v.  
JOANNE M. PEREIRA  
A/K/A JOANNE PEREIRA  
Defendant(s)  
COURT OF COMMON  
PLEAS  
PIKE COUNTY  
NO: 1131-2018  
MORTGAGE  
FORECLOSURE  
SHORT LEGAL  
DESCRIPTION  
ALL THOSE CERTAIN  
LOTS OR PIECES OF  
GROUND SITUATE IN  
DINGMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS:  
171 FLATBROOK WAY  
MILFORD, PA 18337  
BEING PARCEL NUMBER:  
121.04-05-05  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY  
RAS Citron, LLC  
Attorneys for Plaintiff  
Robert Crawley, Esq. ID No.  
319712

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Joanne M. Pereira aka Joanne  
Pereira DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$133,883.77,  
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 Joanne M.  
Pereira aka Joanne Pereira  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$133,883.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
RAS Citron, LLC  
133 Gaither Drive, Ste. F  
Mt. Laurel, NJ 08054  
**04/26/19**

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**SHERIFF SALE**  
**May 22, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1144-2018r

SUR JUDGEMENT NO.  
1144-2018 AT THE SUIT  
OF U.S. Bank, NA as trustee,  
on behalf of the holders of  
the JP Morgan Mortgage  
Acquisition Trust 2006-CH2  
Asset Backed Pass-Through  
Certificates, Series 2006-CH2  
vs William Jasinski and Melissa  
Jasinski 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 01144-2018  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO: MAP  
Number: 189.01-03-26, Control  
Number: 041787  
PROPERTY ADDRESS 2125  
Cherry Blossom Lane a/k/a 140  
Cherry Blossom, Bushkill, PA  
18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: William Jasinski  
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 William Jasinski and Melissa Jasinski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$113,413.63, 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 William Jasinski and Melissa Jasinski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,413.63 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1250-2018r SUR JUDGEMENT NO. 1250-2018 AT THE SUIT OF Pingora Loan Servicing LLC vs Shane Santelli 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 May 22, 2019 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 Lehman, Pike County, Pennsylvania, and being known as 280 Oakenshield Drive, Tamiment, Pennsylvania 18371.

TAX MAP AND PARCEL NUMBER: 188.01-02-68/06-0-104 383  
THE IMPROVEMENTS

THEREON ARE: Residential Dwelling  
REAL DEBT: \$100,735.21  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Shane Santelli 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 Shane Santelli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,735.21, 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 Shane Santelli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,735.21 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste,  
1400  
Philadelphia, PA 19109  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1312-2018r SUR JUDGEMENT NO. 1312-2018 AT THE SUIT OF REO Trust 2017-RPL1 vs Majorie J. Huhn 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 May 22, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

REAL PROPERTY SHORT  
DESCRIPTION FORM  
(To Be Used for Advertising  
Only)

By virtue of a Writ of Execution  
No. 1312-2018

REO TRUST 2017-RPL1

v.

MARJORIE J. HUHNS

owner of property situate in  
DELAWARE TOWNSHIP,  
Pike County, Pennsylvania,  
being 109 Yvonne Lane,  
DINGMANS FERRY PA  
18328

Parcel No. 148.04-05-15-002  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$156,390.52

Attorneys for Plaintiff

Romano, Garubo & Argentieri,  
LLC

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Majorie J. Huhn  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$156,390.52,  
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 Majorie  
J. Huhn DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$156,390.52 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Romano Garubo & Argentieri  
52 Newton Avenue  
PO Box 456  
Woodbury, NJ 08096  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1343-2018r SUR  
JUDGEMENT NO. 1343-2018  
AT THE SUIT OF NBT  
Bank, f/k/a Pennstar Bank, a  
division of NBT Bank, NA vs



Frank C. Yanik, a/k/a Frank Yanik 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 May 22, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

By virtue of a writ of execution case number 1343-Civil-2018 NBT BANK, NA, f/k/a PENNSTAR BANK, a division of NBT BANK, NA vs. FRANK C. YANIK, a/k/a FRANK YANIK, owner of the property located at 215 Lennon Road, Greentown, Pennsylvania 18426, which is identified by Tax Parcel No. 086.01-05-50 and Control No. 10-0-060636. Improvements thereon: residential dwelling  
Attorney: Nicholas D. Gregory, Esquire

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frank C. Yanik, a/k/a Frank Yanik DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$7,484.86, 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 Frank C. Yanik, a/k/a Frank Yanik DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$7,484.86 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory & Assoc.  
307 Erie Street  
Honesdale, PA 18431  
**04/26/19**

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**SHERIFF SALE**  
**May 22, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1380-2018r SUR  
JUDGEMENT NO. 1380-2018  
AT THE SUIT OF U.S.  
Bank National Association  
vs Modibo Mangassouba  
and Djeneba Mangassouba  
Koumare 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

All that Certain lot, parcel  
or piece of land situate in the  
Township of Lehman, County  
of Pike, and Commonwealth  
of Pennsylvania, known as Lot  
No. 29, Falling Creek Estates, as  
shown on a plan of lots recorded  
in the Office of the Recorder of  
Deeds, in and for the County of  
Pike, in Plot Book Volume 42,  
Page 21.  
Parcel No.: 196.04-03-70.029-  
BEING known and numbered as  
29 Peace Falls Road, AKA 122  
Peace Falls Road, Bushkill, AKA  
East Stroudsburg, PA 18324  
Being the same property  
conveyed to Modibo  
Mangassouba and Djeneba  
Mangassouba Koumare, husband  
and wife who acquired title,  
as tenants by the entirety, by

virtue of a deed from Falling  
Creek, LLC, dated June  
23, 2010, recorded June 28,  
2010, at Instrument Number  
201000005416, and recorded in  
Book 2339, Page 2089, Office of  
the Recorder of Deeds, Pike  
County, Pennsylvania.  
Exhibit "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Modibo Mangassouba and  
Djeneba Mangassouba Koumare  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$289,291.69,  
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 Modibo  
Mangassouba and Djeneba  
Mangassouba Koumare  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$289,291.69 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43116-5028  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1436-2018r SUR  
JUDGEMENT NO. 1436-2018  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York as Trustee  
for Registered Holders of  
CWABS, Inc. Asset-Backed  
Certificates, Series 2005-14 c/o  
Carrington Mortgage Services,  
LLC vs Sandra Allen aka Sandra  
J. Allen 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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,  
to wit:

Lots 22ABCD, Block W-1303  
as set forth on the Plan of  
Lots - Wild Acres, Section  
13, Delaware Township,  
Pike County, Pennsylvania,  
dated September 1971 by  
Joseph D. Sincavage, Monroe,  
Engineering, Inc., Stroudsburt,  
Pennsylvania, and filled in the  
Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania, in Map Book  
Volume 9, Page 87 on December  
14, 1971.

PARCEL ID: 168.-04-02-44  
PROPERTY ADDRESS: 372  
Wild Acres Drive f/k/a RR 1  
Box 1160, 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  
Sandra Allen aka Sandra J. Allen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$83,188.99,  
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 Sandra  
Allen aka Sandra J. Allen  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$83,188.99 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19103-1532  
**04/26/19**

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**SHERIFF SALE**  
**May 22, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1444-2018r SUR  
JUDGEMENT NO. 1444-2018  
AT THE SUIT OF The Bank of  
New York Mellon fka The Bank  
of New York as Trustee for First  
Horizon Alternative Mortgage  
Securities Trust 2005-FA10 vs  
Jainal Abedin 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 2018-01444  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Matamoras Borough, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO: Map  
Number: 083.14-03-11, Control  
Number: 007405  
PROPERTY ADDRESS 601  
Avenue 0, Matamoras a/k/a  
Matatmoras, PA 18336  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Jainal Abedin  
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 Jainal Abedin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$131,670.74, 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 Jainal Abedin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$131,670.74 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**04/26/19**

---

**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1465-2018r SUR JUDGEMENT NO. 1465-2018 AT THE SUIT OF Carrington Mortgage Services, LLC vs Brian Alveari and Kathleen Alveari 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 May 22, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot, piece, or parcel of land, situate, lying and being in the Township of Blooming Grove, County of Pike, and Commonwealth of Pennsylvania, more particularly described as Lot I, Block VI, Hemlock Farms Community, Hemlock Hills, Stage XXXVIII, recorded in the Office of the Recorder of Deeds of Pike

County in Plat BK 06 PG 108  
on the 24th day of November,  
1967.  
BEING Parcel ID 120.01-05-83  
(Control: 01-0-037272)  
BEING KNOWN for  
informational purposes only as  
100 Cliff Drive, Hawley, PA  
BEING THE SAME  
PREMISES which was  
conveyed to Brian M. Alveari  
and Kathleen A. Alveari,  
husband and wife, by Deed of  
Mary Fieldler, agent under a  
Power of Attorney for Mary  
G. Walker, dated 05/13/2010  
and recorded 05/28/2010 as  
Instrument 201000004459  
BK 2337 PG 1754 in the Pike  
County Recorder of Deeds  
Office, in fee.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Brian Alveari and Kathleen  
Alveari DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$98,700.87,  
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 Brian  
Alveari and Kathleen Alveari  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$98,700.87 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
115 West Avenue  
Jenkintown, PA 19046  
**04/26/19**

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**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1483-2017r SUR  
JUDGEMENT NO. 1483-2017  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York as Successor  
in interest to JPMorgan Chase  
Bank, National Association

fka The Chase Manhattan Bank, as Trustee of C-Bass Mortgage Loan Asset-Backed Certificates, Series 2001-CB3 vs Ernest C. Reyes aka Ernest Reyes 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 May 22, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

RAS Citron, LLC  
Robert Crawley, Esq. ID No. 319712  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906  
rcrawley@rasnj.com  
Attorneys for Plaintiff  
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A THE CHASE MANHATTAN BANK, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2001-CB3  
Plaintiff  
v.  
ERNEST C. REYES A/K/A ERNEST REYES  
Defendant(s)  
COURT OF COMMON

PLEAS  
PIKE COUNTY  
NO: 1483-2017  
MORTGAGE  
FORECLOSURE  
SHORT LEGAL  
DESCRIPTION  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS:  
320 CREWE COURT  
F/K/A LOT 320 PHASE 2 SECTION 1 THE FALLS AT SAW CREEK EAST STROUDSBURG (LEHMAN TOWNSHIP), PA 18301  
BEING PARCEL NUMBER: 196.02-07-02  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY  
RAS Citron, LLC  
Attorneys for Plaintiff  
Robert Crawley, Esq. ID No. 319712

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ernest C. Reyes aka Ernest Reyes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$36,081.47, 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 Ernest  
C. Reyes aka Ernest Reyes  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$36,081.47 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
RAS Citron, LLC  
133 Gaither Drive, Ste. F  
Mt. Laurel, NJ 08054  
**04/26/19**

---

**SHERIFF SALE**

**May 22, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO

EXECUTION NO 1804-2015r  
SUR JUDGEMENT NO.  
1804-2015 AT THE SUIT  
OF Ditech Financial LLC  
f/k/a Green Tree Servicing  
LLC vs Sharon E. Goerke and  
Gary J. Waszcyszak aka Gary  
Waszcyszak 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  
May 22, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot situate in the Borough of  
Matamoras, County of Pike and  
State of Pennsylvania, being  
Lot 1, as designated on that  
certain map entitled "Subdivision  
of Lands for Richard V.  
Gassmann", by Victor E.  
Orben, Registered Surveyor,  
dated 9/30/88. Drawing No.  
FF-380-B, and recorded with  
the recorder of Deeds of Pike  
County, Pennsylvania in Map  
Book Volume 26, page 112. ·  
TAX ID#: 083.14-02-28  
(Control #07-0-007337)  
BEING KNOWN AS: 125 10th  
Street, Matamoras, PA 18336

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



TO Sharon E. Goerke  
and Gary J. Waszcyszak  
aka Gary Waszcyszak  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$112,056.74,  
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 E.  
Goerke and Gary J. Waszcyszak  
aka Gary Waszcyszak  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$112,056.7 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**04/26/19**

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