

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. IX ♦ MILFORD PA ♦ NOVEMBER 03, 2017 ♦ NO. 45



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UPCOMING EVENTS:

NOVEMBER POTPOURRI CLE MEETING:

MONDAY, NOVEMBER 13, 2017 • 8:30 a.m. - 5:30 p.m.
Balch's Restaurant

WILLS FOR HEROES:

SATURDAY, NOVEMBER 18, 2017 • 9:00 a.m. - 4:00 p.m.
8:30 a.m. Registration ~ Hampton Inn at Westfall

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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POST OFFICE BOX 183 ♦ MILFORD, PA 18337 ♦ 570-296-5102



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**Submit advertisements to
ads@pikecountylegaljournal.com**

IN THIS ISSUE

EVENTS.....	4
COURT CALENDAR.....	6
LEGAL NOTICES.....	7
SHERIFF SALES.....	11
CIVIL ACTIONS.....	39
MORTGAGES & DEEDS.....	40
CLASSIFIEDS.....	49

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

*Cover illustration by Bruce Frank, a renowned local artist commissioned by the United States Military Academy at West Point. He has achieved success for his pen and ink illustrations of local and historic structures. See Bruce Frank's ad on page 4 for more details.

**MESSAGE FROM THE PIKE COUNTY BAR ASSOCIATION
PRESIDENT, ELIZABETH A. ERICKSON KAMEEN**



The Pike County Bar Association salutes America's veterans for their dedication and sacrifice. Without their commitment, patriotism, and love of country, the American way of life would be compromised. Because of their sacrifice America remains the land of the free and the home of the brave.

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 \$5 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

Judge of the Court of Common Pleas

Joseph F. Kameen, *President Judge*
 Gregory H. Chelak, *Judge*
 Harold A. Thomson, Jr., *Senior Judge, Retired*

Magisterial District Judges

Alan B. Cooper, *Esq.*
 Deborah Fischer
 Paul Menditto
 Shannon Muir, *Esq.*
 Stephen A. McBride, *Esq., Retired*
 Jay Rose, *Esq., Senior Judge, Retired* ✕
 Charles F. Lieberman, *Esq., Senior Judge, Retired*

Sheriff

Phil Bueki

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*

Commissioners

Matthew M. Osterberg, *Chairman*
 Richard A. Caridi, *Vice-Chairman*
 Steve Guccini, *Esq.*

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
 Gail Sebring
 Missi Strub

PEMA

Tim Knapp

EVENTS

November Potpourri CLE mtg

Monday, November 13, 2017
8:30am to 5:30pm
Balch's Restaurant

Wills For Heroes

Saturday, November 18, 2017
8:30am Registration
9:00am-11:00am Training
11:00am-4:00pm Volunteers needed
Hampton Inn,
122 Westfall Town Drive
Matamoras, PA

PCBA Holiday Gathering

Friday, December 1, 2017
6:00pm
Peter's Europa House
1023 Route 6
Shohola, PA



ALL
Framed Prints
\$20
or less!

For a complete catalogue of prints & prices, send a self-addressed, stamped envelope to:

Bruce Frank's
Pike County Mini Prints
P.O. Box 32
Milford, PA 18337

Pike County Mini Prints

**NOW AVAILABLE AT
REDUCED
PRICES**

Available in black & white or full color, prints are double matted and framed in either hardwood or gold in an 8"x10" frame. Hang a group of them together in your office or study for under \$100 – priced during these hard times at below wholesale to Pike County residents. *Collect all of the scenes of local historical subjects or local picturesque landscapes!*

The Pike County Bar Association presents...

Pike County Potpourri CLE

8 CLE { 5 Substance
3 Ethics

MONDAY, NOVEMBER 13, 2017

8:00am (registration) • 8:30am - 5:00pm

Breakfast served through morning • Lunch provided

No charge for PCBA Members. Non members \$150.00

register online www.pikebar.com

Balch's Seafood Restaurant

586 Route 6 & 209, Milford, Pa 18337

For location details please call (570) 296-7911

www.facebook.com/balchs



PIKE COUNTY BAR ASSOCIATION

*Elizabeth A. Erickson Kameen, Esq., President • Arthur K. Ritley, Esq., Vice President
James P. Baron, Esq., Treasurer • Kelly Gaughan, Esq., Secretary*

WWW.PIKEBAR.COM

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, NOVEMBER 6, 2017

- 09:30 AM Docket #: 335-2007
Jennifer Gordon vs. Corey Shadler
Custody Hearing -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney:

TUESDAY, NOVEMBER 7, 2017

- 09:30 AM Docket #: 1280-2017
Joseph Rivera vs. Dovie Carlisle
Mediation -
Plaintiff Attorney:
Defense Attorney:
- 10:30 AM Docket #: 1231-2017
Andrew Medeiros vs.
Danielle Whitney
Mediation -
Plaintiff Attorney:
Defense Attorney:
- 11:30 AM Docket #: 1238-2017
Charles Davis vs. Laura Labruna
Mediation -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 1162-2017
Ahmad Wilson vs.
Antoinette Thomas
Custody Conference -
Plaintiff Attorney:
Defense Attorney:

WEDNESDAY, NOVEMBER 8, 2017

- 09:30 AM Docket #: 898-2013

Jonathan McElhaney vs.

Megan McElhaney

Custody Conference -
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Thomas Mincer, Esq.

- 11:00 AM Docket #: 1318-2008
Henry Busch, Jr. vs.
Sharon Mitchell
Custody Conference -
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Thomas Farley, Esq.
- 01:30 PM Docket #: 2587-2009
Ryan Foster vs. Ashley Burd
Custody Conference -
Plaintiff Attorney: James Baron, Esq.
Defense Attorney: Matthew Galasso, Esq.

THURSDAY, NOVEMBER 9, 2017

- 01:15 PM Docket #: 151-2017
Commonwealth of PA vs.
Kaitlin Kelly
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 01:15 PM Docket #: 127-2017
Commonwealth of PA vs.
Ryan Baker
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.

FRIDAY, NOVEMBER 10, 2017

- No Events Listed



LEGAL NOTICES

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

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.

EXECUTRIX NOTICE

ESTATE OF JAMES OKEY WILLIAMS, a/k/a JAMES O. WILLIAMS, JR., late of Dingman Township, 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 MADIE D. JONES-WILLIAMS, 3701 Sunrise Lake, Milford, PA 18337, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.
10/20/17 • 10/27/17 • **11/03/17**

ESTATE NOTICE

Estate of Donald R. Seeley, Sr., deceased of Palmyra Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Bertha Seeley, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.
10/20/17 • 10/27/17 • **11/03/17**

EXECUTOR'S NOTICE

Estate of Edward MacGregor, late of Milford, Pike County, Pennsylvania. Letters Testamentary for 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: Harold MacGregor, Executor, 117 Meadow Ridge Acres Rd., Milford, Pa. 18337, or his attorney Stacey Beecher, Esquire, 106 West High St., Milford, Pa. 18337.
10/27/17 • **11/03/17** • 11/10/17

NOTICE OF GRANT OF LETTERS

Notice is hereby given that Letters Testamentary have been granted in the Estate of John Christopher Ryan, late of Lackawaxen, Pike County (died May 19, 2017), to Michael Fabozzi, Executor, John D. Lalley Esquire, 709 N. State

Street, Clarks Summit, PA 18411. All person indebted to the said Estate are required to make payment, and those having claims or demands are to present same without delay to the Executor named above.
10/27/17 • 11/03/17 • 11/10/17

EXECUTRIX NOTICE

Estate of Karen A. Proctor, late of Milford, Pike County, Pennsylvania. Letters Testamentary for 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: Nancy Conway, Executrix Estate of Karen Proctor, 10433 Nolan Dr., Rockville, MD 20850, or her attorney Stacey Beecher, Esquire, 106 West High St., Milford, Pa. 18337.
10/27/17 • 11/03/17 • 11/10/17

ESTATE NOTICE

Estate of Phyllis Joyce Smith a/k/a Phyllis Joyce Oliver, deceased, late of Lehman Township, Pike County, PA died July 6, 2017. Notice is hereby given that Letters of Administration have been granted in the above estate. All persons indebted to said estate are required to make payments, and those having claims or demands are to present the same without delay to Rashad McNeil, 1150 Cardinal Court, Bushkill, PA 18324 or his attorney, James J. Conaboy, Esquire of Abrahamsen,

Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.
10/27/17 • 11/03/17 • 11/10/17

ESTATE NOTICE

Estate of Robert Donald Oliver, deceased, late of Lehman Township, Pike County, PA died January 25, 2017. Notice is hereby given that Letters of Administration have been granted in the above estate. All persons indebted to said estate are required to make payments, and those having claims or demands are to present the same without delay to Rashad McNeil, 1150 Cardinal Court, Bushkill, PA 18324 or his attorney, James J. Conaboy, Esquire of Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.
10/27/17 • 11/03/17 • 11/10/17

ESTATE NOTICE

Estate of Marshall S Gale, late of Delaware Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Robert Banner, 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.
11/03/17 • 11/10/17 • 11/17/17

EXECUTOR'S NOTICE

ESTATE OF Priscilla E Roth, late of Dingman Township, 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 Sherry Roth-Kletzly 4400 Landfall Dr Williamsburg, Va 23185 Executrix.

11/03/17 • 11/10/17 • 11/17/17

ESTATE NOTICE

Estate of Robert J. Supplee, late of Milford, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Charles Drummond, 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.

11/03/17 • 11/10/17 • 11/17/17

In The Court of Common Pleas of Pike County, Pennsylvania

Civil Action-Law No. 1399-2015

Notice of Action in

Mortgage Foreclosure

HSBC Bank USA, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under

Robert J. Isabelle, deceased, Kim Isabelle, Known Heir of Robert J. Isabelle, deceased and Brian Isabelle, Known Heir of Robert J. Isabelle, deceased, Defendants

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert J.

Isabelle, deceased, Defendant(s), whose last known address is 211 Murphy Circle f/k/a 1766 Pine Ridge, Bushkill, PA 18324.

Your house (real estate) at: 211 Murphy Circle f/k/a 1766 Pine Ridge, Bushkill, PA 18324,

06-0-038588, is scheduled to be sold at Sheriff's Sale on December 13, 2017, at 11:00 AM, at Pike County Admin. Bldg., 506 Broad St., Milford, PA 18337, to enforce the court judgment of \$254,071.65,

obtained by HSBC Bank USA, National Association, as Trustee for Carrington

Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates (the mortgagee) against you.

- NOTICE OF OWNER'S

RIGHTS - YOU MAY BE

ABLE TO PREVENT THIS

SHERIFF'S SALE - To prevent

this Sheriff's Sale you must

take immediate action: 1. The

sale will be cancelled if you pay

back to HSBC Bank USA,

National Association, as Trustee

for Carrington Mortgage

Loan Trust, Series 2007-HE1

Asset-Backed Pass-Through

Certificates, the amount of the

judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610)278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.296.6459. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the

property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Pike County Lawyer Referral Service, PA Bar Assn., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. **PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO**

COLLECT A DEBT.
ANY INFORMATION
OBTAINED WILL BE USED
FOR THAT PURPOSE.

Christopher A. DeNardo,
Kristen D. Little, Kevin S.
Frankel, Samantha Gable,
Daniel T. Lutz, Leslie J. Rase,
Alison H. Tulio & Katherine M.
Wolf, Attys. for Plaintiff
SHAPIRO & DeNARDO,
LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800

**NOTICE OF
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF PIKE COUNTY,
PENNSYLVANIA
NO. 679-2013**

VENTURES TRUST
2013-I-H-R BY MCM
CAPITAL PARTNERS, LLC,
ITS TRUSTEE.

Vs.

JAMIE BARBONE,
RICHARD A.J.
TRIMINGHAM, DANIELLE
FRIDENBERGER and
UNKNOWN SURVIVING
HEIRS OF RICHARD
TRIMINGHAM,
DECEASED MORTGAGOR
AND REAL OWNER
NOTICE TO: UNKNOWN
SURVIVING HEIRS OF
RICHARD TRIMINGHAM,
DECEASED MORTGAGOR
AND REAL OWNER
NOTICE OF SHERIFF'S
SALE OF REAL PROPERTY
Being Premises: 114
BOULDER RD, MILFORD,

PA 18337-7281
Being in MILFORD
TOWNSHIP, County of PIKE,
Commonwealth of Pennsylvania,
096.00-01-07 -

Improvements consist of
residential property.
Sold as the property of JAMIE
BARBONÉ, RICHARD A.J.
TRIMINGHAM, DANIELLE
FRIDENBERGER and
UNKNOWN SURVIVING
HEIRS OF RICHARD
TRIMINGHAM,
DECEASED MORTGAGOR
AND REAL OWNER

Your house (real estate) at 114
BOULDER RD, MILFORD,
PA 18337-7281 is scheduled
to be sold at the Sheriff's Sale
on 12/13/2017 at 11:00 AM, at
the PIKE County Courthouse,
500 Broad Street, Milford, PA
18337, to enforce the Court
Judgment of \$449,983.83
obtained by, VENTURES
TRUST 2013-I-H-R BY MCM
CAPITAL PARTNERS,
LLC, ITS TRUSTEE. (the
mortgagee), against the above
premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

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

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
192-2017r SUR JUDGEMENT
NO. 192-2017 AT THE SUIT
OF Federal National Mortgage
Association ("Fannie Mae")
a Corporation organized and
existing under the laws of the
United States of America vs John
J. Franks, 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
November 15, 2017 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 Dingman, Pike
County, Pennsylvania, and being
known as 136 Hawthorne Drive,
Milford, Pennsylvania 18337.
**TAX MAP AND PARCEL
NUMBER: 111.03-03-10-
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$51,661.31
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: John J.
Franks, Jr.,**

McCabe, Weisberg and Conway,
P.C.
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 John J. Franks, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$51,661.31,
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 John J.
Franks, Jr. DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$51,661.31 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
390-2017r SUR JUDGEMENT
NO. 390-2017 AT THE
SUIT OF Mortgage Research
Center, LLC d/b/a Veterans
United Home Loans, A
Missouri Limited Company vs
Unknown Heirs, Successors,
Assigns, and all Persons, Firms,
or Associations Claiming
Right, Title or interest from
or under Thomas McBride,
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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF

SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 390-2017

Mortgage Research Center,
LLC d/b/a Veterans United
Home Loans, A Missouri
Limited Liability Company
v.

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Thomas McBride, Deceased
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 1167 Pocono Mountain
Lake Drive, Bushkill, PA 18324
Parcel No.189.04-01-65
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$123,389.16
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
Mortgage Research Center,
LLC d/b/a Veterans United
Home Loans, A Missouri
Limited Company vs Unknown
Heirs, Successors, Assigns,
and all Persons, Firms, or
Associations Claiming Right,
Title or interest from or under
Thomas McBride, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$123,389.16,
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 Mortgage
Research Center, LLC d/b/a
Veterans United Home Loans,
A Missouri Limited Company
vs Unknown Heirs, Successors,
Assigns, and all Persons, Firms,
or Associations Claiming Right,
Title or interest from or under
Thomas McBride, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$123,389.16 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
451-2015r SUR JUDGEMENT
NO. 451-2015 AT THE
SUIT OF Hemlock Farms
Community Association vs
Stephen J. Dunko and Stephen
Jacob Dunko 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

Description of Property
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
13, Block LXXX, Hemlock
Farms Community, Stage LIV,
as shown on plat of Hemlock

Farms Community, Hemlock Hills, Stage LIV, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 7, Page 17, on the 7th day of March, 1969.

Tax Map Identification No. 120.02-02-58.

BEING the same premises which Stephen J. Dunko, unmarried widower, by his Deed dated the 25th day of May, 1988, and recorded in Pike County Deed Book 1240 at Page 209, granted and conveyed unto Stephen J. Dunko and Stephen Jacob Dunko, as joint tenants with: right of survivorship. TOGETHER WITH all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as more fully set forth in Deed Book Volume 216, Page 302, and on the recorded subdivision plans.

Having erected thereon a residential building.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephen J. Dunko and Stephen Jacob Dunko DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$46,526.56, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen J. Dunko and Stephen Jacob Dunko DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$46,526.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Levy, Stieh, Gaughan & Baron
Rtes 6 & 209
PO Box D
Milford, PA 18337
10/20/17 · 10/27/17 · 11/03/17

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 520-2014r SUR JUDGEMENT NO. 520-2014 AT THE SUIT OF Richard Steinberg and Ronald Steinberg vs Victoria's Management Group, LLC 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 November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DESCRIPTION OF PROPERTY TO BE SOLD

An improved parcel with a further description of: ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lot Number 34, Block 9, Section 1, as shown on a map or plan of Woodledge on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 8 page 77 Map Number 016.01-03-25 / Control Number 05-0-022822 BEING THE SAME PREMISES which VICTORIA'S MANAGEMENT GROUP

LLC, by indenture bearing the date 22nd day of January, 2007 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 23rd day of January, 2007 in Record Book Volume 2215, page 1839, granted and conveyed unto RICKY K. DEMERS, in fee. ALSO BEING THE SAME PREMISES which RICKY K. DEMERS, a married man, by his certain deed dated June 5, 2007 and intended to be simultaneously recorded herewith in the Office for the Recording of Deeds in and for the County of Pike, Pennsylvania, granted and conveyed unto VICTORIA'S MANAGEMENT GROUP, LLC a New York Limited Liability Company, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Victoria's Management Group, LLC DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$328,475.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Victoria's Management Group, LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$328,475.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Barna Law
831 Court Street
Honesdale, PA 18431
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 595-2017r SUR JUDGEMENT NO. 595-2017 AT THE SUIT OF Bank of America, NA vs Lynda Wyatt 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 November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 595-2017
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: MAP Number: 182.02-05-26 Control Number: 039091
PROPERTY ADDRESS 425 Mallard Lane a/k/a 424 Pocono Ranch Lands, Bushkill, PA 18324
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Lynda Wyatt
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 Lynda Wyatt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$170,880.71, 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 Lynda Wyatt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,880.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
10/20/17 · 10/27/17 · 11/03/17

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 609-2017r SUR JUDGEMENT NO. 609-2017 AT THE SUIT OF Citimortgage, Inc. vs Alfred N. Brown 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 November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 609-2017
CitiMortgage, Inc.
v.
Alfred N. Brown
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 128 Kittatinny Dr a/k/a, 1359 Pine Ridge, Bushkill, PA 18324-8158
Map Number 194.03-0181
Control Number 038621
Premises Being: 128 Kittatinny Drive a/k/a 1359 Pine Ridge, Bushkill
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$18,058.81
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 Alfred N. Brown DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$18,058.81, 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 Alfred N. Brown DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$18,058.81 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 678-2017r SUR JUDGEMENT NO. 678-2017 AT THE SUIT OF Citizens Bank, NA f/k/a RBS Citizens, NA vs. Marie L. Van Cleaf & Gregory R. Van Cleaf 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 November 15, 2017 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 Lehman Township, Pike County, Pennsylvania, and being known as 6186 Decker Road f/k/a 928 Decker Road, Bushkill, Pennsylvania 18324.
TAX MAP AND PARCEL

NUMBER: 192.04-04-65-
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$114,946.33
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Marie L. Van
Cleafand Gregory R. Van Cleaf
McCabe, Weisberg and Conway,
P.C.
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 Marie L. Van Cleaf
& Gregory R. Van Cleaf
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$114,946.33,
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 Marie L. Van
Cleaf & Gregory R. Van Cleaf
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$114,946.33 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
PC
123 South Broad Street, Ste
1400
Philadelphia, PA 19109
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
697-2017r SURJUDGEMENT
NO. 697-2017 AT THE
SUIT OF Federal National
Mortgage Association
("Fannie Mae") vs. Joseph C.
Dicandia 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2017-00697

ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION ("FANNIE
MAE")

PROPERTY BEING
KNOWN AS:

All THAT CERTAIN lot
or piece of land situate in the
Township of Middle Smithfield,
County of Monroe and State
of Pennsylvania and in the
Township of Lehman, County of
Pike and State of Pennsylvania,
bounded and described as
follows:

BEING shown and designated
as Lot NO. 222 on a certain
map or plan of lots entitled,
'Subdivision of Winona Lakes,
Section 18, (revised), Stony
Hollow Village, recorded in Plot
Book Volume 25, Page 71 in the
Recorder's Office, Stroudsburg,
Monroe County, Pennsylvania
and in Plot Book Volume 12,
Page 111 in the Recorder's
Office, Milford, Pike County,
Pennsylvania.

BEING THE SAME
PREMISES which EAST
STROUDSBURG SAVINGS
ASSOCIATION, by deed
dated 10/30/95 and recorded

in the Recorder's Office in and
for Pike County, Pennsylvania,
in Record Book Volume 1121,
Page 099 on 11/3/95, and
recorded in the Recorder's Office
in and for Monroe County,
Pennsylvania in Record Book
Volume 2054, Page 8433 on
10/16/98, conveyed unto JOAN
FITZGERALD, Grantor
hereof, in fee.

BEING KNOWN AS: 3583
Acorn Circle, F/K/A RR 6 Box
6901, East Stroudsburg, PA
18301, AKA 187 Whitetail
Road, Henryville, PA 18332
IMPROVEMENTS

THEREON CONSIST OF:

Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph C.
Dicandia

PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): 199.02-01-54

Property is being sold subject
to a separate foreclosure action
with the Monroe County Court
of Common Pleas at Docket
2017-03910.

ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esq /
No 52634

Heather Riloff, Esq / No 309906

Tyler J. Wilk, Esq / No 322247

649 South Ave, Ste 7

Secane, PA 19018

(610) 328-2887

Attorneys for Plaintiff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph C. Dicandia
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,095.16,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph C.
Dicandia DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$148,095.16 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Martha E. Von Rosenstiel PC
649 South Ave, Ste 7
Secane, PA 19018
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
698-2017r SUR JUDGEMENT
NO. 698-2017 AT THE SUIT
OF Branch Banking & Trust
Company vs Christopher Keith
O'Brien 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 698-2017
Branch Banking & Trust
Company
v.
Christopher Keith O'Brien
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 104 Kassandra Lane, a/k/a
108 Kassandra Lane, Shohola,
PA 18458-3411
Parcel No. 077.00-01-01.003-

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$277,032.98
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
Christopher Keith O'Brien
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$277,032.98,
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
Christopher Keith O'Brien
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$277,032.98 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
715-2017r SUR JUDGEMENT
NO. 715-2017 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Robert
H. Murray aka Robert H.
Murray, 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

All That certain lot, piece or

parcel of land, situate in the Township of Lehman, County of Pike and state of Pennsylvania, more particularly described as follows:

Lot(s) 70 Stage VII Pine Ridge, as shown on Plat of Pine Ridge Inc., Stage VII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 10 at Page 26 on June 20, 1973.

Parcel#: 188-04-04-10,
06-0-040051

Address: 1064 Pine Ridge, Bush kill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert H. Murray aka Robert H. Murray, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$359,871.84, 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 H. Murray aka Robert H. Murray, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$359,871.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 744-2017r SUR JUDGEMENT NO. 744-2017 AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Vanessa De Danzine aka Vanessa Dedanzine 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 744-2017
Ditech Financial LLC f/k/a
Green Tree Servicing LLC
v.
Vanessa De Danzine a/k/a
Vanessa Dedanzine
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 270 Ranch Lands,
Bushkill, PA 18324
Parcel No. 175.03-01-31
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$170,696.69
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 Vanessa De Danzine
aka Vanessa Dedanzine
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,696.69,

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 Vanessa De
Danzine aka Vanessa Dedanzine
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,696.69 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd. Ste 1400
Philadelphia, PA 19103
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 825-2016r SUR
JUDGEMENT NO. 825-2016
AT THE SUIT OF Nationstar
Mortgage LLC vs Doreen
J. Nester 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

ALL THAT CERTAIN lot
or parcel of land situate in the
Township of Lackawaxen,
County of Pike, and
Commonwealth of Pennsylvania,
being Lot No. 344, Section
6, on a Subdivision Plan of
Development (consisting of 17
sections) entitled Falling Waters
at Masthope, prepared by
Edward C. Hess Associates, Inc.,
and recorded in the Recorder's
Office in and for Pike County,
at Milford, Pennsylvania, in
Plat Book Vol. 16, pages 18-34,
inclusive.
CONTAINING 25,880 square
feet, more or less.
Parcel No. 013.04-03-46
BEING THE SAME
PREMISES which Joseph P.
Scarry and Mary P. Scarry,
Trustees of the Scarry, Living
Trust, by Deed dated August 24,
2007 and recorded September

4, 2007 in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2248, Page 64, granted and
conveyed unto Doreen J. Nester.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Doreen J. Nester
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$117,916.30,
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 Doreen
J. Nester DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$117,916.30 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, ste. 150
King of Prussia, PA 19406
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
843-2017r SUR JUDGEMENT
NO. 843-2017 AT THE SUIT
OF Federal National Mortgage
Association (“Fannie Mae”) vs
Edward T. Sisco and Robert
L. Compton and Stephanie C.
Compton 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.

843-2017-Civil
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN piece
or parcel of land situated in
Greene Township, Pike County,
Pennsylvania bounded and
described as follows:
BEGINNING at a point in
the center of Township road
372 (Saw Mill road), being the
northeasterly corner of lands of
Mark Giblin, et al (Deed book
1120, page 50) and running;
thence North 89 degrees 20
minutes 34 seconds West 430.02
feet along the northerly line of
said Giblin passing a #4 rebar set
at 25 feet to a #4 rebar set, being
the common corner of Lot 1 and
Lot 4; thence North 03 degrees
34 minutes 14 seconds East
314.90 feet along the easterly
line of Lot 4 to a #4 rebar set,
being the common corner of Lot
1 and Lot2; thence North 88
degrees 32 minutes 19 seconds
East 416.29 feet along the
southerly line of Lot 2 passing
a #4 rebar set at 391.29 feet to
a point in the center of T-372;
thence South 01 degree 00
minute 10 seconds West 329.88
feet along the center of T-372
to the point of BEGINNING.
CONTAINING 3.13 acres
more or less.
BEING LOT 1 in the M
AND O Properties subdivision
prepared by Christopher Knash,
P.L. S. dated April 26, 2000

and recorded in the Pike County Book 1852 at Page 150.
BEING KNOWN AS: 280 Saw Mill Road Greentown, PA 18426
IMPROVEMENTS THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward T. Sisco and Robert L. Compton and Stephanie C. Compton
PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PIN #128.00-01-05, CONTROL#: 04-0-110877

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward T. Sisco and Robert L. Compton and Stephanie C. Compton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,868.69, 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 Edward T. Sisco and Robert L. Compton and Stephanie C. Compton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,868.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Ave., Ste. 7
Secane, PA 19018
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 900-2016r SUR JUDGEMENT NO. 900-2016 AT THE SUIT OF Nationwide Advantage Mortgage Company vs Helen Webb, in her capacity as Heir at Law of Donna L. Webb, Deceased and Unknown Heirs,

Successors, Assigns and All Persons, Firms or Association Claiming Right, Title or interest from or under Donna L. Webb, 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 November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2016-00900 ISSUED TO PLAINTIFF: NATIONWIDE ADVANTAGE MORTGAGE COMPANY PROPERTY BEING KNOWN AS: ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lot 22, Block 8, Section 5, as shown on map entitled 'Sunnylands Inc. or Sunrise Lake' on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book 7, Page 223. TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions,

conditions, reservations and restrictions as of record. PARCEL IDENTIFICATION NO: 122.01-07-22, CONTROL#: 03-0-019843 BEING KNOWN AS: 3527 Sunrise Lake a/k/a 128 Sunset Drive Milford, PA 18337 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Helen Webb, in her capacity as Heir at Law of Donna L. Webb, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Donna L. Webb, Deceased PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 03-0-019843 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C. Martha E. Von Rosenstiel, Esq / No 52634 Heather Riloff, Esq / No 309906 Tyler J. Wilk, Esq / No 322247 649 South Ave, Ste 7 Secane, PA 19018 (610) 328-2887 Attorneys for Plaintiff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Helen Webb, in her capacity as Heir at Law of Donna L. Webb, Deceased and Unknown

Heirs, Successors, Assigns and All Persons, Firms or Association Claiming Right, Title or interest from or under Donna L. Webb, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$41,621.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Helen Webb, in her capacity as Heir at Law of Donna L. Webb, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Association Claiming Right, Title or interest from or under Donna L. Webb, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$41,621.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, PC
649 South Ave., Ste. 7
Secane, PA 19018
10/20/17 · 10/27/17 · 11/03/17

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 916-2017 SUR JUDGEMENT NO. 916-2017 AT THE SUIT OF ESSA Bank & Trust vs Estate of Armando Beniamino, deceased, John P. Beniamino, and Armond Beniamino 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 November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lehman, County of Pike, and State of Pennsylvania, being

more particularly described as follows:
 BEGINNING at an iron pipe on the Westerly right-of-way line of Fawn Lane, said iron pipe being also the most Southeasterly corner of Lot 65 as shown on a map entitled "Pine Ridge, Stage 2" dated May 1968 and recorded in Plat Book Vol. 6, page 14 7; thence along said Fawn Lane South twenty-six degrees twenty-nine minutes West 100.00 feet to an iron pipe; thence along Lot 67 North sixty-three degrees thirty-one minutes West 150.00 feet to an iron pip, thence long Lot 43 and 44 North twenty-six degrees twenty-nine minutes East 100.00 feet to an iron pipe; thence along said Lot 65 South sixty-three degrees thirty-one minutes East 150.00 feet to the place of BEGINNING. BEING Lot No. 66, Stage 2, Pine Ridge. CONTAINING 15,000 square feet.

BEING the same premises which George Lean and Mary Z. Lenar, his wife by Deed dated August 14, 1985, and recorded on August 15, 1985 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Record Book 992, Page 106, granted and conveyed unto Armando Beniamino and Carol Ann Beniamino, his wife.
 Tax ID/Assessment No.: 06-0-194.03-02-25
 Pin/Control No.: 194.03-02-25
 Property is improved.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Estate of Armando Beniamino, deceased, John P. Beniamino, and Armond Beniamino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$46,653.93, 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 Estate of Armando Beniamino, deceased, John P. Beniamino, and Armond Beniamino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$46,653.93 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman, Williams, Mishkin et
al
712 Monroe St. POB 511
Stroudsburg, PA 18360-0511
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1292-2016r SUR
JUDGEMENT NO. 1292-2016
AT THE SUIT OF Freedom
Mortgage Corporation vs.
Jon Wilding & Jennifer
Wilding 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1292-2016
Freedom Mortgage Corporation
v.
Jon Wilding
Jennifer Wilding

owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 114
Robin Way, Lackawaxen, PA
18435-7806
Parcel No. 014.03-01-84 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$116,887.80
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
Jon Wilding & Jennifer Wilding
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$119,999.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jon Wilding & Jennifer Wilding DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$119,999.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd. Ste 1400
Philadelphia, PA 19103
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1402-2016r SUR JUDGEMENT NO. 1402-2016 AT THE SUIT OF Nationstar Mortgage, LLC vs Samantha Cerone, Administratrix of the Estate of Samuel Cerone, 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 November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT 29, BLOCK W-906, as shown on map entitled subdivision of SECTION 9- WILD ACRES, Delaware Township, Pike County, Pennsylvania, filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 8, Page 106.

AND LOT 30ABCD, BLOCK W-906, as set forth on a Plan of Lots - WILD ACRES, SECTION 9, Delaware Township, Pike County, Pennsylvania, dated March 1970, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 8, Page 106, rerecorded November 17, 1970.

The above described premises are more particularly described in accordance with a survey by Sincavage Associates, dated April 18, 1986, DWG. No. P868 as follows:

BEGINNING at an axle point on the southerly right of way of Wild Acres Drive, said

point being in common with Lot 31; thence along lands in common with Lot 31, on a bearing of South 49 degrees 46 minutes 12 seconds East, a distance of 150.00 feet to an iron pin in common with Lot 4; thence along lands partly in common with Lot 4 and partly in common with Lot 5, on a bearing of South 36 degrees 51 minutes 30 seconds West, a distance of 65.93 feet to an iron pin in common with Lot 29; thence along lands in common with Lot 29, on a bearing of North 58 degrees 41 minutes 01 seconds West, a distance of 153.75 feet to an iron pin on the southerly right of way of Wild Acres Drive, thence along the right of way, on a curve to the right, whose radius is 578.51 feet. an arc distance of 90.00 feet to the point of BEGINNING. TOGETHER WITH all rights, rights of way and privileges, AND UNDER AND SUBJECT TO all the covenants, restrictions, reservations, easements, exceptions and conditions as may be found in the chain of title of the premises herein conveyed.

LOTS 29 and 30ABCD, Block W-906, Section 9, Wild Acres Lakes were combined to be known and designated as LOT 29A by virtue of a map entitled "Lot Improvement Subdivision, Delaware Township, Pike County, Pennsylvania," dated July 29, 2004 and prepared by Pasquale R. Addio, L. S., P.R. Addio, Inc., Drawing No. 04-250, approved by the Board

of Supervisors of Delaware Township and recorded in the Pike County Recorder of Deeds Office on October 7, 2004, in Plat Book 40, Page 138.

THE TWO LOTS described herein are hereby irrevocably joined together as one lot or building site. The lots may not be sold separately or further subdivided without the prior approval of Delaware Township and Wild Acres Lakes Property and Homeowners Association. The lot joinder described herein shall constitute a covenant running with the land.

BEING THE SAME PREMISES which Samuel Cerone, by Deed Dated 3/7/2005 and Recorded 3/17/2005, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2099, Page 439, Instrument# 200500004431, granted and conveyed unto Samuel Cerone. AND the said Samuel Cerone, hereby departed this life on or about November 3, 2015.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Samantha Cerone, Administratrix of the Estate of Samuel Cerone, Deceased DEFENDANT'S, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$122,532.43,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Samantha
Cerone, Administratrix of
the Estate of Samuel Cerone,
Deceased DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$122,532.43 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1426-2016r
SUR JUDGEMENT NO.
1426-2016 AT THE SUIT
OF Caliber Home Loans, Inc
vs William Cox aka William
P. Cox 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1426-2016-CIVIL
Caliber Home Loans, Inc.
v.
William Cox a/k/a William P.
Cox
owner(s) of property situate in
the BARRETT TOWNSHIP,
PIKE County, Pennsylvania,
being 113 Crest Hill Road,
Canadensis, PA 18325
Parcel No. 154.02-01-41-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$113,666.33
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 William Cox aka William P. Cox DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$113,666.33, 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 Cox aka William P. Cox DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,666.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1734-2015r SUR JUDGEMENT NO. 1734-2015 AT THE SUIT OF Wilmington Savings Fund Society FSB d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust vs. Cheryl Pigford, as Administratrix of the Estate of Allen B. Pigford aka Allen Pigford, 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 November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1734-2015
ALL THAT CERTAIN lot

or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO:

03-0-107055

PROPERTY ADDRESS 215
Wild Meadow Drive, Milford,
PA 18337

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Allen Pigford, 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 Cheryl Pigford, as
Administratrix of the Estate
of Allen B. Pigford aka

Allen Pigford, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$88,690.64,
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 Cheryl
Pigford, as Administratrix of
the Estate of Allen B. Pigford
aka Allen Pigford, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$88,690.64 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Associates LLC
1 E. Stow Road
Marlton, NJ 08053
10/20/17 · 10/27/17 · **11/03/17**

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1899-2014r SUR
JUDGEMENT NO. 1899-2014
AT THE SUIT OF LSF9
Master Participation Trust vs
Cheryl A. Clark and Gerald
E. Clark 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
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or
piece of ground, situate in the
Township of Greene, County
of Pike and Commonwealth of
Pennsylvania, as shown on a map
recorded in Plot Book Volume
13 Page 35 at Pike County
Recorder's Office, Milford,
Pennsylvania.

Being Lot No. 15 Pine Hill
Developments.

Parcel No.: 127.00-01-47
BEING known and numbered
as 131 Daffodil Drive f/k/a 215
Balsam Drive, Newfoundland,
PA 18445

BEING the same property
conveyed to Gerald E. Clark
and Cheryl A. Clark, his wife
who acquired title by virtue of
a deed from Gerald E. Clark
and Cheryl A. Clark, his wife,
dated December 17, 1999,
recorded December 28, 1999, at
Document ID 0016520, Book
1830, Page 925, Pike County,
Pennsylvania records.
Exhibit "A"

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

THE COMMONWEALTH
OF PENNSYLVANIA TO
Cheryl A. Clark and Gerald
E. Clark DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$85,783.19,
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 Cheryl A.
Clark and Gerald E. Clark
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$85,783.19 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Manely Deas Kochalski, LLC
PO Box 165028

Columbus, OH 43216-5028
10/20/17 · 10/27/17 · 11/03/17

CIVIL ACTIONS FILED

*From October 19, 2017 to October 25, 2017
Accuracy of the entries is not guaranteed.*

CONTRACT – DEBT COLLECTION: CREDIT CARD

Discover Bank v. Donna Mathews	No. 01319-2017	10/25/17
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CONTRACT - OTHER

Lane Construction Corporation v. Team Henry Enterprises LLC	No. 01316-2017	10/24/17
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REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

Wells Fargo Bank NA v. Mirna M. Rivera	No. 01303-2017	10/19/17
Panatte LLC v. Ernesto Margaro and Ernest J. Margaro	No. 01306-2017	10/19/17
PHH Mortgage Corporation v. Brian F. Hicks, Lynn A. Hicks, and Lynn Ann Hicks	No. 01307-2017	10/20/17
Pennymac Loan Services LLC v. Erasmo Rodriguez	No. 01308-2017	10/20/17
Nationstar Mortgage LLC and Mr Cooper v. Ulyana Sorokopoud Cubeta, Andrei Golovatch, and Liuodmila Zdorenko	No. 01309-2017	10/23/17
Ditech Financial LLC v. Echainna Thomas and A. Glenn Thomas	No. 01310-2017	10/23/17
HSBC Bank USA National Association v. Vasile Badaluta, Lenuta Borz, and Unknown Heirs	No. 01311-2017	10/23/17
Wells Fargo Bank National Association v. Gary Cullen, Gary B. Cullen, and Ronald Masiello	No. 01313-2017	10/23/17
Reverse Mortgage Solutions, Inc. v. Michael Caggiano and Estate of Diane Caggiano	No. 01322-2017	10/25/17

MARRIAGE LICENSE FILINGS

Judith Patricia Connelly and Robert John Butler, Jr.	No. 00231-2017	10/19/17
Mary Violet Drake and Thomas Patrick Davidson	No. 00232-2017	10/20/17
Sara Ann Barker and David Zachary Saska	No. 00233-2017	10/23/17
Heather Lee Deluca and Eduardo Americo Demedeiros	No. 00234-2017	10/23/17
Alicia Marie Valenti and Nicholas Daniel Dipalma	No. 00235-2017	10/23/17
Reinalyn Banaban Espinosa and Andrii Ivanchuk	No. 00236-2017	10/23/17
Valerie Jean Martin and Douglas Harle King	No. 00237-2017	10/24/17

DIVORCES FILED

Jeffery A. Hildebrant v. Nancy Heller	No. 01317-2017	10/24/17
Beth A. Del Toro v. Irving Del Toro	No. 01323-2017	10/25/17

DIVORCES GRANTED

Fred A. Elders v. Terri Ann Elders	No. 1347-2014	10/23/17
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FEDERAL TAX LIEN

Internal Revenue Service v. Mountain Abstract Incorporated (\$9,512.52)	No. 45659-2017	10/24/17
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JUDGEMENT

Department of Justice v. George Martynuk and Rosemary Martynuk (\$394,759.92)	No. 45643-2017	10/19/17
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PROTECTION FROM ABUSE

Kim Pabon v. Joseph Messina	No. 01304-2017	10/19/17
Kim Pabon, On Behalf Of G.M. (a minor) v. Joseph Messina	No. 01305-2017	10/19/17

MORTGAGES AND DEEDS

*Recorded from October 19, 2017 to October 25, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Nicely, Scott Hearn-Nicely, Julie Nicely, Julie Hearn	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	110,000	Gold Key Lake Estates Dingman Township
Cherot, Sylvia J.	Bank of America NA	100,000	Fawn Lake Forest Lackawaxen Township
Bayliss, Shawn R. Bayliss, Beth A. Bayliss, Shawn R., Agent	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	203,736	Dingman Township
Toner, Amanda Toner, Mark	MERS Mortgage Electronic Registration System, Inc. Family First Funding LLC	135,745	Gold Key Lake Dingman Township
Santini, Peter Daniel	MERS Mortgage Electronic Registration System, Inc. Family First Funding LLC	103,098	Birchwood Lakes Delaware Township
Murphy, John F. Murphy, Yulanda	MERS Mortgage Electronic Registration System, Inc. Suntrust Mortgage, Inc.	110,000	Raymondskill Valley Estates Dingman Township

Donofrio, Paul A. Donofrio, Lacey	Pennsylvania Housing Finance Agency	10,500	Wehinger Estates Lands Matamoros Township
Inserra, Justin Inserra, Kelly	MERS Mortgage Electronic Registration System, Inc. First Choice Loan Services, Inc.	275,000	Simons Map Palmyra Township
Hart, Edward Hart, Jean	Honesdale National Bank	25,000	Tanglwood Lakes Blooming Grove Township
Antonio, Josephine	Honesdale National Bank	35,000	Lackawaxen Township
Rothman, Mark Rothman, Doreen	Wells Fargo Bank NA	140,000	Hemlock Farms Blooming Grove Township
Dantuono, Michael John Dantuono, Theresa A.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	141,500	Dingman Township
Holbert, David R.	Honesdale National Bank	300,000	Holbert Lands Lackawaxen Township
Aukeman, Jesse L. Alonso, Jessica P. Aukeman, Jesse L., Agent	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	192,000	Sunrise Lake Dingman Township
Kyle, Jeanette Borris, Jeanette K.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	68,527	Mountain Spring Map Milford Township
Devereaux, Katherine Trapp, Arlen C.	Tower Federal Credit Union	87,776	Shohola Township
Lowell, Darren	Lowell, Linda NBT Bank NA	264,000	Moglia Lands Milford Township
Anthony, Donald E. Anthony, Magda L.	MERS Mortgage Electronic Registration System, Inc. Branch Banking & Trust Company	145,000	Marcel Lake Estates Delaware Township
Jocar Investments LLC	Dime Bank	28,000	Sunrise Lake Dingman Township
Lloyd, Corey	Wayne Bank	108,900	Palmyra Township
Gallagher, Robert J. Gallagher, Michelle L.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	217,125	Westcolang Park Division Lackawaxen Township

Stark, John J. Stark, John	Fulton Bank of New Jersey	40,000	Dingman Township
Gancarcik, Andrew	Lakeland Bank	50,000	Delaware Township
Wilbert, Bruce B. Wilbert, Ruth L.	Lakeland Bank	65,200	Delaware Township
Petrowski, Brian Lee Petrowski, Diane Lee	Irish, Sandra K.	130,000	White Sands Springs Palmyra Township
Gleason, Victor J. Ling, Karen D.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	88,000	Cherry Shores Division Lackawaxen Township
Valent, Robert M., Jr. Valent, Theresa	MERS Mortgage Electronic Registration System, Inc. American Neighborhood Mtg. Acceptance Co. LLC	167,887	Palmyra Township
Shields, Joshua	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	123,717	Falling Waters at Masthope Lackawaxen Township
May, Nicholas James May, Joanne Lauren	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	96,000	Town of Milford Map Milford Borough
Aikens, George Aikens, Josefina	MERS Mortgage Electronic Registration System, Inc. Congressional Bank	140,500	Wild Acres Delaware Township
Bell, James Bell, Janet	Dime Bank	116,000	Tanglwood Lakes Blooming Grove Township
Orwin, Elaine Orwin, Timothy	Dime Bank	63,000	Oak Hills Division Lackawaxen Township
Varagnolo, Ronald A.	MERS Mortgage Electronic Registration System, Inc. Residential Mortgage Services, Inc.	116,300	Hinkel Lands Shohola Township
Solch, John Michael, Jr. Solch, Shirley Ann	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	86,000	Milford Township

Menjivar, Fernando Davila-Menjivar, Patrizia Menjivar, Patrizia Davila	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	99,515	Pocono Ranchlands Lehman Township
Belson, Elyse A.	Wells Fargo Bank NA	149,600	Tinkwig Mountain Lake Forest Lackawaxen Township
Underwood, Jerrell	MERS Mortgage Electronic Registration System, Inc. George Mason Mortgage LLC	140,650	Pocono Ranchlands Lehman Township
Lefberg, Brett A. Lefberg, Denise K.	MERS Mortgage Electronic Registration System, Inc. TD Bank NA	140,000	PMWL Dingman Township
Jaghab, Lupe	MERS Mortgage Electronic Registration System, Inc. TIAA FSB	155,200	The Glen at Tamiment Lehman Township
Panetta, Amy Panetta, Amy Ann	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	124,542	Sunrise Lake Dingman Township
Robinson, Ritch Robinson, Mary L.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	303,200	Mill Creek Woods Map Dingman Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Nicely, Scott Hearn-Nicely, Julie Nicely, Julie Hearn	Rosky, Dianne	182,500	Gold Key Lake Estates Dingman Township
Elmore Group LLC	Wells Fargo Bank NA, Tr. Banc of America Alternative Loan Tr. 2005-12 Mortgage Pass Thru Certs. Series 2005-12 Nationstar Mortgage LLC, Agent	17,500	Foster Lands Lehman Township

Horak, Frederick W. Vincent, Eileen Horak, James	Horak, Jean	1.00	Westcolang Park Division Lackawaxen Township
Ranzinger, Richard John, Tr. Krause, Ranzinger, Helen, Tr. Ranzinger, Helen Krause, Tr. Helen Krause Ranzinger Rev. Trust 09/06/2017 Richard John Ranzinger Rev. Trust 09/06/2017	Ranzinger, Richard J. Ranzinger, Helen K.	1.00	Blue Stone Mountain Club Lackawaxen Township
Salber, Patricia	Swoyer-Salber, Patricia D., Exrx. Salber, Patricia D. Swoyer, Exrx. Salber, James M., Est.	1.00	Salber Estates Lands Delaware Township
Cortright, Brian David Cortright, Odell Lucretia Odell, Lucretia Cortright	Cortright, David Cortright, Mary Rita	1.00	St. Johns Map Westfall Township
Dekeles, James	Dekeles, John Dekeles, Makrina	1.00	Sagamore Estates Shohola Township
Stubenvoll, Edward	Wells Fargo Bank NA Wachovia Bank NA	48,000	Gold Key Estates Dingman Township
Bayliss, Beth A. Bayliss, Shawn R.	Demartin, Andrew J. Demartin, Laura P.	207,500	Dingman Township
Toner, Amanda Toner, Mark	Sider, David Sider, Sandra	138,250	Gold Key Lake Dingman Township
Fontanez, Augustine Medina, Mercedes	Keller, Evelyn Keller, Joseph, Est.	3,000	Lake Adventure Dingman Township
Santini, Peter Daniel	Willette, Charles E., III. Peloso, Pamela J. Willette, Charles E., Est. Willette, Charles E., Jr., Est.	105,000	Birchwood Lakes Delaware Township
Inserra, Justin Inserra, Kelly	Cannon, Allen L. Cannon, Carole A.	275,000	Simons Map Palmyra Township
Zielinski, Dorota Zielinski, Cezary	Fannie Mae Federal National Mortgage Association Servicelink LLC, Agent	48,000	Lake Wallenpaupack Estates Greene Township
Torres, Hernando Alvear, Gloria I.	Torres, Hernando Alvear, Gloria I.	1.00	Lehman Township
Tuite, Patricia M. McCabe, Patricia J. McCabe, Francis J.	Guzzo, Albert D.	1.00	Lake Adventure Dingman Township

Pappas, Antonia Ninetta, Tr. Antonia Ninetta Pappas Liv. Trust 11/28/2011	Pappas, Antonia Ninetta Pappas, A. Ninetta Pappas, John A., Est.	1.00	Martin/Lennon Lands Palmyra Township
Catalano, Patricia Guja, Gary Guja, Patricia J. Veit, Raymond T. Veit, Dow E.	Catalano, Patricia Catalano, Patricia, Admr. Guja, Doris R., Est. Guja, Doris Ruth, Est. Guja, Gary Guja, Gary, Admr. Veit, Raymond T. Veit, Raymond T., Exr. Genovese, Judith, Est. Veit, Dow E. Guja, Kip E., Exr. Guja, Hoawrd F., Est. Guja, Patricia J. Guja, Geoffrey, Est.	1.00	Lackawaxen Township
Eagle Village POA	Shipman, Virginia C., Est. Shipman, Stephanie, per Rep.	1,307	Eagle Village at Tamiment Lehman Township
Greene, Jeffrey	Neumann, Ruth Neumann, Harold, Est.	222,000	Penn Wood Development Palmyra Township
Oppedisano, Sam Oppedisano, Janet	Coiro, Andre Coiro, Frances Coiro, Fran	31,000	Woodloch Springs Lackawaxen Township
Aukeman, Jesse L. Alonso, Jessica P.	Forsyth, Lee Macaluso, Gerise	240,000	Sunrise Lake Dingman Township
Greene, Kimberly S.	Greene, Lee H. Greene, Kimberly S.	1.00	PMLE Delaware Township
Keating, William L.	Keating, John	1.00	Collaugh Warrantee Delaware Township
Grdich, James	Christiana Trust, Tr. Wilmington Savings Fund Society FSB, Tr. Stanwich Mortgage Loan Trust Series 2013-7 Rushmore Loan Management Services LLC, Agent	68,000	Sunrise Lake Dingman Township
Anthony, Donald E. Anthony, Magda L.	Amato, Donna E. Amato, Joseph S., Jr.	145,000	Marcel Lake Estates Delaware Township
Collazo-Matos, Paulina Matos, Paulina Collazo	Matos, Henrique	1.00	Saw Creek Estates Lehman Township

Leonardi, Christopher	Haines, Gerald J. Haines, Joyce C.	19,000	Lackawaxen Township
Russo, Ronald Russo, Kimberly	Liguori, Pasquale Liguori, Mary Ann M.	117,500	Falling Waters at Masthope Lackawaxen Township
Lloyd, Cory	Scartelli, Ralph E. Scartelli, Robin M.	121,000	Palmyra Township
Morozovych, Vitalii	Bank of New York Mellon, Tr. Bank of New York, Tr. Cwabs, Inc. Asset Backed Certs. Series 2006-20 New Penn Financial LLC, Agent Shellpoint Mortgage Servicing, Agent	26,000	Saw Creek Estates Lehman Township
Drobnjak, Predrag Drobnjak, Jadranka	Breitweiser, Tiffany	133,000	White Beauty View Palmyra Township
Gilliland, Don J. St. James, Leo R., Jr.	Gilliland, Don J.	1.00	Lackawaxen Township
Gordon, Thomas Gordon, Jeanne	Warring, Cynthia A. Warring, Gerald G.	7,500	Greene Township
Gallagher, Robert J. Gallagher, Michelle L.	Lowell, Dinah Lowell, Ogden, Est.	289,500	Westcolang Park Division Lackawaxen Township
Tradewinds Development Group LLC	US Bank NA, Tr. Structured Asset Investment Loan Trust Mortgage Pass Thru Certs. Series 2006-2 Ocwen Loan Servicing LLC, Agent	27,087	Gold Key Lake Estates Dingman Township
Lagrasso, Alice	Lagrasso, Alice, Exrx. Hand, Mark N., Est.	1.00	Pine Ridge Lehman Township
Gleason, Victor J. Ling, Karen D.	Dellosso, Henry Dellosso, Nancy	110,000	Cherry Shores Division Lackawaxen Township
Valent, Robert M., Jr. Valent, Theresa	Graybill, Audrey Graybill, Robert, Est.	265,000	Palmyra Township
Hara Corporation	Tax Claim Bureau of Monroe County, Tr.	1.00	Lehman Township
Bushkill Group, Inc.	Ha Ra Corporation	1.00	Lehman Township
Resorts Group, Inc.	Bushkill Group, Inc.	1.00	Lehman Township

Shields, Joshua	Skarulis, Sergey Skarulis, Olga Rudaya, Olga	126,000	Falling Waters at Masthope Lackawaxen Township
May, Nicholas James May, Joanne Lauren	Ryle, Rodney K. Ryle, Cathy L.	1.00	Town of Milford Map Milford Borough
Zofia Properties LLC	McEvoy, Margaret A. McEvoy, Vincent P., Est.	110,000	St. Johns Map Matamoras Borough
Lucatorto, Robert	Lucatorto, Karen Lemole, Karen Lucatorto, Robert	1.00	Lake Adventure Dingman Township
Fischer, Robert W. Fischer, Jeffrey P.	Fischer, Robert Fischer, Mary	1.00	Greene Township
Ayaya, Felix Ayala, Yanet	Solivan, Hector Manuel Solivan, Luz Maria	3,000	Lake Adventure Dingman Township
Grossman, Leonard D. Grossman, Maria C.	Ahner, Lois C., Tr. Dale E. Ahner Revocable Liv. Trust 12/20/2017 Lois C. Ahner Revocable Liv. Trust 12/20/2007 Ahner, Dale W., Est.	6,000	Shohola Falls Trails End Shohola Township
Briceno, Jeimy	Glantz, Steven Glantz, Susan	190,000	Saw Creek Estates Lehman Township
Bell, James Bell, Janet	O'Boyle, Louis	145,000	Tanglwood Lakes Blooming Grove Township
Orwin, Elaine Orwin, Timothy	Kreitz, James B. Kreitz, Christanne D.	88,000	Oak Hills Division Lackawaxen Township
Gordon, Leslie Roscio, Suzanne	Alice G. Liebowitz Trust Agreement 04/30/96 Liebowitz, Alice G., Tr.	132,000	Hemlock Farms Blooming Grove Township
Varagnolo, Ronald A.	Repecki, Michael M.	127,000	Hinkel Lands Shohola Township
Solch, John Michael, Jr. Solch, Shirley Ann	Cronin, Charles J. Cronin, Jean M.	125,000	Milford Township
Jensen, Deborah Jensen, Todd M.	Jensen, Virginia M., Est. Jensen, Deborah, Exrx. Jensen, Walter WM., Est.	1.00	Palmyra Township
Jensen, Deborah	Jensen, Deborah Jensen, Todd M.	1.00	Palmyra Township
Vansant, Jimmie Vansant, Jayne	VP Diamond Homes LLC	122,000	Saw Creek Estates Lehman Township
McCarthy, Denis Brennan, Sheila	Casabona, Mary Grace, Exrx. Samek, Richard Michael, Est. Samek, Richard M., Est.	135,000	St. John Map Matamoras Borough

McGaughey, William H. T., Jr. Cyd, McGaughey Sheila McGaughey, Sheila Cyd McGaughey, William H. T.	McGaughey, William H. T., Jr.	1.00	Milford Borough
Sacchi, Luca Sacchi, Tina	G A Homes, Inc. GA Homes, Inc.	289,900	Falling Waters at Masthope Lackawaxen Township
Belson, Elyse A.	Bayview Loan Servicing LLC	187,000	Tink-Wig Mountain Lake Forest Lackawaxen Township
Spinucci, Christopher Spinucci, Scott	Evans, Diane, Exrx. Spinucci, Marie Elena, Est.	1.00	Palmyra Township
Underwood, Jerrell	Fannie Mae Federal National Mortgage Association KML Law Group PC, Agent	145,000	Pocono Ranchlands Lehman Township
Jaghab, Lupe	Kis, John	194,000	The Glen at Tamiment Lehman Township
Hall, Teresa M. Santitoro, Robert G. Santitoro, James F. Santitoro, Michael J.	Santitoro, Gerald Santitoro, Mary	1.00	Mel-Chris Map Blooming Grove Township
My Fathers House of Worship	Milford Christian Fellowship, Inc. New Life Christian Fellowship	1.00	Lackawaxen Township
Curtis, Jeffrey S. Curtis, Evan B.	Curtis, Jeffrey S. Curtis, Theodosia S.	1.00	Greene Township
Robinson, Ritch Robinson, Mary L.	Giff, Sarah E. Nachman, Richard A., Est.	379,000	Mill Creek Woods Map Dingman Township
Li, Yuebin	Retherford, John Retherford, Susan	139,000	Hemlock Farms Blooming Grove Township
Kenthack, Kyle A. Kenthack, Kimberly A.	Kenthack, Kyle A. Kenthack, Kimberly A.	1.00	Conshaugh Lakes Dingman Township

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POSITION: ADMINISTRATIVE ASSISTANT

Seeking a detail-oriented, organized person to perform a variety of clerical and organizational tasks working remotely from a personal computer.

Hours: Variable, approximately 2-6 hrs weekly

Wage: \$16.00/hr

Duties:

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3. Social media assistance
4. Gather information and compiles reports as requested
5. Perform related job duties as required

Skills: Attention to detail. Good communication skills. Ability to work with a diverse group of board members and volunteers in-person, and via phone and via email.

Experience with data entry and social media applications preferred. Must sign a confidentiality agreement before starting.

To Apply: Please send letter of interest and resume to Jenni Hamill at jennihamill@greaterpike.org



PIKE COUNTY
BAR ASSOCIATION



WILLS FOR HEROES

VOLUNTEER SIGN UP

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2 CLE { 1 Substantive
 { 1 Ethics

SATURDAY, NOVEMBER 18, 2017

8:30am (registration) • 9am - 4pm

Breakfast & lunch provided

CLE Training 9 am to 11 am

"First time" Wills for Heroes attorneys must attend the 2 hour CLE
for brief training along with "hot docs" training

Volunteer's needed from 11 am to 4 pm*

*last appointment will be set for 3pm

Spend a day giving to first responders and veterans.

Volunteers are notified first for bar table seating opportunities at future events.

Experts will be there to answer any questions that may arise throughout
the day. There are many roles to fill including notary, witness, attorney, etc.

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The Pike County Bar Association presents ...



2017 PIKE COUNTY  BAR ASSOCIATION

HOLIDAY GATHERING

FRIDAY, DECEMBER 1, 2017 AT 6PM

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