

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 ♦ JUNE 23, 2017 ♦ NO. 26



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UPCOMING EVENTS:

Pike County Bar Association Meeting
MONDAY, JUNE 26, 2017 • Noon ~ Apple Valley Restaurant, Milford, PA

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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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**



Please check our calendar on page 4 for upcoming events and meetings, including the Pike County Bar Association Meeting on Monday, June 26, 2017.

EP

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
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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

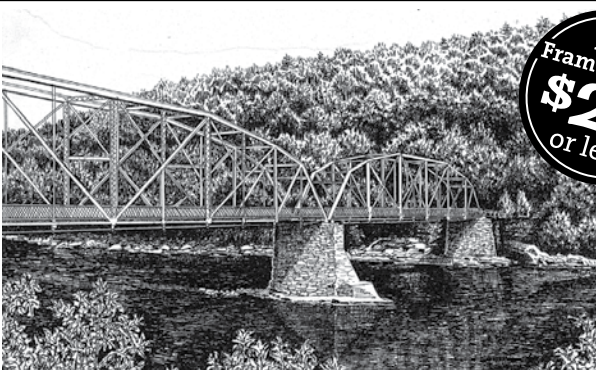
PEMA

Tim Knapp

EVENTS

Pike County Bar Association Meeting Monday, June 26, 2017
Noon
Apple Valley Restaurant
Milford, PA 18337

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



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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, JUNE 26, 2017

- 09:30 AM Docket #: 307-2016
Lorraine Carey vs. James Carey
Divorce Master Hearing -
Plaintiff Attorney: Robert Bernathy, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 01:30 PM Docket #: 477-2017
Charles Sommers, Sr vs. Elissa Kline
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 02:30 PM Docket #: 332-2011
Annabella Powdar vs. Floyd Powdar
Divorce Master
Hearing - Pre-Hearing Conference
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Robert Reno, Esq.
- 03:30 PM Docket #: 536-2013
Maria Altadonna vs. Giovanni Altadonna
Divorce Master
Hearing - Pre-Hearing Conference
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Arthur Silberblatt, Esq.

TUESDAY, JUNE 27, 2017

- 09:00 AM Docket #: 774-2015
Rahkiah Lee-Harris vs. Benhanan Harris
Hearing - Contempt
Plaintiff Attorney: Brett Riegel, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 258-2017
In Re: Certificate of Title for Sunwood Modular Home: Serial Number 3111-1357YBA
Hearing - Pet for Issuance of Title
Plaintiff Attorney: John W. Jones, Esq.
Defense Attorney:
- 09:00 AM Docket #: 1845-2013
August Metz, III vs. Susan Carol Metz
Hearing - Plaintiff Motion for Joinder of Parties

- *Plaintiff Attorney: Kelly A. Gaughan, Esq.*
Defense Attorney: Marshall E. Anders, Esq., Eric Hamill, Esq.
- 09:00 AM Docket #: 1464-2013
Nicole Koller and Derrick Koller, H/W vs. Joseph Freeta and Government Employees Insurance Company
Hearing - PA Dept of Human Svcs Pet to Intervene
Plaintiff Attorney: Charles Kannebecker, Esq.
Defense Attorney: Nicholas M. Orloff, Esq., Cynthia Banks, Esq., Kevin Higgins, Esq., Stephanie M. Luzzi, Esq.
- 09:00 AM Docket #: 549-2017
In the Matter of Petition for Change of Name of Angelica Marie Hernandez
Name Change Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 523-2017
In Re: Change of Name of Danielle Eileen Harford
Name Change Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 615-2017
In Re: Certificate of Title for 1997 Jeep Wrangler, Vin No. IJ4-FY29POVP-500327
Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 530-2017
In Re: Certificate of Title for 1973 Sunline T-1550 VIN Number 98876
Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 264-2014
Commonwealth of PA vs. Paul Burke
PCRA Evidentiary Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Todd M. Mosser, Esq.

- 09:00 AM Docket #: 667-2017
In Re: Joint Petition of J.G. Wentworth Originations, LLC and Maegan Herington
Hearing -
Plaintiff Attorney: Robert A. Maro, Esq.
Defense Attorney:
- 09:00 AM Docket #: 1845-2013
August Metz, III vs. Susan Carol Metz
Hearing - Pet Mtn Intervene for Limited Purpose Oppose Joind
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Marshall E. Anders, Esq., Eric Hamill, Esq.
- 09:00 AM Docket #: 1209-2016
Sandra Kowalczyk vs. Jessica Kowalczyk and Howard Wheat
Hearing - Motion in Limine-Standing
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 29-2017
Pike County Area Agency on Aging vs. Nina Solomakha
Hearing - Emerg Pet for Appt Guardian of Estate and Person
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: Oressa Campbell, Esq.
- 09:30 AM Docket #: 366-2014
James Bryan vs. Michelle Bryan
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 11:00 AM Docket #: 652-2013
Heather Sustack vs. Joseph Sustack, JR.
Custody Conference -
Plaintiff Attorney: Nicholas Massington, III, Esq.
Defense Attorney:
- 11:00 AM Docket #: 2015-1253 (Susq)
Adam Briggs, etal. vs. Southwestern Energy Production Company
Argument on Motion for Summary Judgment -
Plaintiff Attorney: Jeffrey Malak, Esq.
Defense Attorney: Lawrence Kelly, Esq.
- 01:30 PM Docket #: 521-2017
PNC Mortgage, A Division of PNC Bank, National Association vs. Leonid Keylin; Sheldon Lozovsky
Mortgage Diversion Conference -
Plaintiff Attorney: Rebecca A. Solarz, Esq.
Defense Attorney:
- 01:30 PM Docket #: 539-2017
Bayview Loan Servicing, LLC vs. Alfred Ryan and Francine Ryan
Mortgage Diversion Conference -
Plaintiff Attorney: Edward J. McKee, Esq.
Defense Attorney:
- 01:30 PM Docket #: 631-2017
Wells Fargo Bank, NA vs. Darlene A. Akers A/K/A Darlene A. Destafeno
Mortgage Diversion Conference -
Plaintiff Attorney: Peter Wapner, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 01:30 PM Docket #: 687-2017
Midfirst Bank vs. Sara L. Mulzet f/k/a Sara L. Gray a/k/a Sara Gray and Daniel W. Mulzet a/k/a Daniel Mulzet and The Secretary of Housing and Urban Development
Mortgage Diversion Conference -
Plaintiff Attorney: Leon P. Haller, Esq., Jill M. Wineka, Esq.
Defense Attorney:
- 01:30 PM Docket #: 469-2016
Commonwealth of PA vs. Gregory Marro
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 01:30 PM Docket #: 198-2017
Nationstar Mortgage, LLC vs. Michael Thoman and Ashley Thoman
Mortgage Diversion Conference -
Plaintiff Attorney: Kimberly A. Bonner, Esq.
Defense Attorney:
- 01:30 PM Docket #: 544-2017
Wells Fargo Bank, NA vs. Lori Emanuele
Mortgage Diversion Conference -
Plaintiff Attorney: Peter Wapner, Esq.
Defense Attorney:
- 01:30 PM Docket #: 192-2017
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.

Mortgage Diversion Conference -
Plaintiff Attorney: Margaret Gairo, Esq.
Defense Attorney: Eric L. Hamill, Esq.

- 01:30 PM Docket #: 1638-2016
Bank of America, NA vs. Barry Cohen
 Mortgage Diversion Conference -
Plaintiff Attorney: J. Eric Kishbaugh, Esq.
Defense Attorney: Thomas Farley, Esq.

WEDNESDAY, JUNE 28, 2017

- 09:00 AM Docket #: 353-2017
Christina Dolan vs. Paul Dolan
 PFA Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 154-2017
Joyce Ann Aponte vs. Heriberto Aponte, Jr.
 PFA Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 45 & 48-2016
In Re: CP
 Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM Docket #: 117-2008
In Re: AMJ
 Expungement Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 66-2016
In Re: J.H.
 Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 15-2016
In Re: KA
 Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 2-2017
John Fernandez, on behalf of C.F., a minor vs. Diane Fernandez
 Hearing - Modification of Final PFA Order
Plaintiff Attorney: Christine Rechner, Esq.

- 09:00 AM Docket #: 695-2017
Roseann Mosley vs. Brian Mosley
 Hearing - No Temp PFA - Hearing Only
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 24-2016
In Re: DH
 Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:00 AM Docket #: 1651-2015
Lauren Snook vs. Jason Snook
 Hearing - Withdraw PFA
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 1243-2016
Leon Just, Jr. vs. Lori Just
 Hearing - Pet Sp Relief as to Personal Property
Plaintiff Attorney: Matthew J. Galasso, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 09:00 AM Docket #: 14-2017
In Re: AM
 Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 34-2017
In Re: JW
 Adjudication -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:30 AM Docket #: 1263-2013
Giovanna Vasquez vs. John Vasquez
 Custody Conference -
Plaintiff Attorney: John Klemeyer, Esq.
Defense Attorney:
- 11:00 AM Docket #: 664-2013
William & Mary Jane Hodge vs. Robert Mohring, et al.
 Pre-Trial Conference -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Joseph Rydzewski, Esq.
- 11:00 AM Docket #: 167-2017
Phillip Koch vs. Christine Reddington
 Custody Conference - Review
Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney: James Baron, Esq.
- 01:30 PM Docket #: 131-2017

- Commonwealth of PA vs. Ashlie Ann Eckert**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 38-2017
- Commonwealth of PA vs. Natalia Mezzardi**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:30 PM Docket #: 43-2017
- Commonwealth of PA vs. David R. Lukan**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Kelly A. Gaughan, Esq.
- 01:30 PM Docket #: 185-2017
- Commonwealth of PA vs. David M. Pillar**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:30 PM Docket #: 741-2016
- Commonwealth of PA vs. Vladimer Tsola**
ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 01:30 PM Docket #: 99-2017
- Commonwealth of PA vs. Cole Thomas Foshmire**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 76-2017
- Commonwealth of PA vs. Sharief Omar Ford**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 01:30 PM Docket #: 106-2017
- Commonwealth of PA vs. Alejandra Mabel Doucette-Brayer**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 85-2017
- Commonwealth of PA vs. Evan A. Salazar**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
- *Defense Attorney: Lindsey Collins, Esq.*
01:30 PM Docket #: 725-2016
- Commonwealth of PA vs. John C. McLean**
ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 01:30 PM Docket #: 105-2017
- Commonwealth of PA vs. Christopher J. Irving**
ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 01:30 PM Docket #: 62-2017
- Commonwealth of PA vs. Larry Ginsberg**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:30 PM Docket #: 104-2017
- Commonwealth of PA vs. Sean Edward Salkoskas**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 655-2016
- Commonwealth of PA vs. Laura Arnoul**
ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:30 PM Docket #: 198-2017
- Commonwealth of PA vs. Jonah Matthew Mazzucco**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Kelly A. Gaughan, Esq.
- 01:30 PM Docket #: 199-2017
- Commonwealth of PA vs. Craig Andrew Ciarrocchi**
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:30 PM Docket #: 625-2017
- Herman Frederick vs. Suzanne Frederick**
Custody Conference -
Plaintiff Attorney: Amanda Chesar, Esq.
Defense Attorney:
- 01:30 PM Docket #: 232-2017
- Commonwealth of PA vs. Glenn Allen Ebnetor**

- Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 01:30 PM Docket #: 229-2017
Commonwealth of PA vs.
Gerald J. Hawley
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 230-2017
Commonwealth of PA vs.
James W. Huether
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:30 PM Docket #: 157-2017
Commonwealth of PA vs.
Steve Gonzalez
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 94-2010
John Warchol and Kristen Tresca vs. Pocono Mountain Lake Forest Property Owners Association, et al.
 Settlement Conference -
Plaintiff Attorney: Stewart I. Rosenblum, Esq.
Defense Attorney: Kevin M. Kelly, Esq., Christian Weed, Esq.
- 01:30 PM Docket #: 141-2017
Commonwealth of PA vs.
Gail Gougeon
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 01:30 PM Docket #: 231-2017
Commonwealth of PA vs.
Ryan Joseph OMalley
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Ventrella, Esq.
- 1:30 PM Docket #: 81-2017
Commonwealth of PA vs.
William Innella
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- THURSDAY, JUNE 29, 2017**
- 08:59 AM Docket #:
Call of the July 2017 Trial List
 Other -
- Plaintiff Attorney:*
Defense Attorney:
- 09:00 AM Docket #: 392-2016
Commonwealth of PA vs.
Kevin ORourke
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 119-2016 MD
Commonwealth of PA vs.
Karen Murphy
 Indirect Criminal Contempt
 Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 368 & 549-2015
Commonwealth of PA vs.
Crystal Candelario-Presto
 Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 211-2017
Commonwealth of PA vs.
Christina L. Uhelsky
 CAPS -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 152-2016
Commonwealth of PA vs.
Kimani A. Barkley
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 345-2016
Commonwealth of PA vs.
Kathleen Pysner-Garavaglia
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Cbesar, Esq.
- 10:00 AM Docket #: 696-2015
Commonwealth of PA vs.
Gerald Rozsay
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 362-2015
Commonwealth of PA vs.
Kathleen Johnston
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 357-2013 &

215-2014

Commonwealth of PA vs.

Ericka Gigi

Contempt Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Christian E. Weed, Esq.

- 10:00 AM Docket #: 328-2015

Commonwealth of PA vs.

Christopher Fuller

Contempt Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Robert Reno, Esq.

- 10:00 AM Docket #: 550-2015

Commonwealth of PA vs.

Amanda Williams

Contempt Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Christian E. Weed, Esq.

- 10:00 AM Docket #: 259-2015

Commonwealth of PA vs.

Danielle Lynn Crouthamel

Expungement Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney:

- 10:00 AM Docket #: 13-2017 MD

Commonwealth of PA vs.

Andrew J. Jorgenson

Expungement Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Robert Reno, Esq.

- 10:00 AM Docket #: 14-2017 MD

Commonwealth of PA vs.

Andrew J. Jorgenson

Expungement Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Robert Reno, Esq.

- 10:00 AM Docket #: 527-2015

Commonwealth of PA vs.

Abraham Gutierrez

Contempt Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Christian E. Weed, Esq.

- 10:00 AM Docket #: 363-2016

Commonwealth of PA vs.

Joseph Brown

Plea - State Intention

Plaintiff Attorney: District Attorney

Defense Attorney: Steven Kellis, Esq.

- 10:00 AM Docket #: 315-2016

Commonwealth of PA vs.

Keith Beckhorn

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Brett J. Riegel, Esq.

- 10:00 AM Docket #: 615-2015

Commonwealth of PA vs.

Perry Green

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Brett J. Riegel, Esq.

- 10:00 AM Docket #: 31-2017

Commonwealth of PA vs.

Lukasz Drozdewski

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Brett J. Riegel, Esq.

- 10:00 AM Docket #: 714-2016

Commonwealth of PA vs.

Christopher Fox

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Ashley Zimmerman, Esq.

- 10:00 AM Docket #: 549-2016

Commonwealth of PA vs.

Richard Izso

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Ashley Zimmerman, Esq.

- 10:00 AM Docket #: 51-2017

Commonwealth of PA vs.

Michael Lyons

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Ashley Zimmerman, Esq.

- 10:00 AM Docket #: 218-2016

Commonwealth of PA vs.

James Cathcart

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Thomas Farley, Esq.

- 10:00 AM Docket #: 67-2017

Commonwealth of PA vs.

William Jamros

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: David Lampman, Esq.

- 10:00 AM Docket #: 161-2014

Commonwealth of PA vs.

John Macmanus

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Thomas Mincer, Esq.

- 10:00 AM Docket #: 718-2016

Commonwealth of PA vs.

Joseph Lisco

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Thomas Sundmaker, Esq.

- 10:00 AM Docket #: 163-2015

Commonwealth of PA vs.

Lindsey Nellums

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Christian E. Weed, Esq.

- 10:00 AM Docket #: 311-2015

Commonwealth of PA vs.

Suellen Spangenberg

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Christian E. Weed, Esq.

- 10:00 AM Docket #: 557-2015, 255 & 414-2016

Commonwealth of PA vs.

Mark Gates

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Jason Ohliger, Esq.,

Michael Weinstein, Esq.,

Christian Weed, Esq.

- 10:00 AM Docket #: 383-2015

Commonwealth of PA vs.

Aaron Zeoli

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Michael Weinstein, Esq.

- 10:00 AM Docket #: 377-2016

Commonwealth of PA vs.

William Swendsen

Plea - State Intention

Plaintiff Attorney: District Attorney

Defense Attorney:

- 10:00 AM Docket #: 618-2016

Commonwealth of PA vs.

Shane Patrick Devuyst

Hearing - Termination of ARD

Plaintiff Attorney: District Attorney

Defense Attorney: Robert Bernathy, Esq.

- 10:00 AM Docket #: 48-2016

Commonwealth of PA vs.

Rebecca Stone

Hearing - Def Mtn for Recon/

Modify Sentence

Plaintiff Attorney: District Attorney

Defense Attorney: Christian E. Weed, Esq.

- 10:00 AM Docket #: 284-2016

Commonwealth of PA vs.

Jason E. Daniels

Plea - State Intention

Plaintiff Attorney: District Attorney

Defense Attorney:

- 10:00 AM Docket #: 217-2016

Commonwealth of PA vs.

Pablo Garcia

Hearing - Motion to Revoke/

Increase Bail

Plaintiff Attorney: District Attorney

Defense Attorney: Michael Weinstein, Esq.

- 10:00 AM Docket #: 197-2017

Commonwealth of PA vs.

Allan C. Vogel

CAPS -

Plaintiff Attorney: District Attorney

Defense Attorney:

- 10:00 AM Docket #: 52-2017 MD

Commonwealth of PA vs.

Pablo Garcia

Indirect Criminal Contempt

Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney:

- 10:00 AM Docket #: 56-2017 MD

Commonwealth of PA vs.

Alexander P. Webb, Jr.

Expungement Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Christian E. Weed, Esq.

- 10:00 AM Docket #: 684-2016

Commonwealth of PA vs.

Jonathan Swift

Plea -

Plaintiff Attorney: District Attorney

Defense Attorney: Thomas Mincer, Esq.

- 10:00 AM Docket #: 545-2016

Commonwealth of PA vs.

Ashton Akbar Joseph

Plea - & Sentencing

Plaintiff Attorney: District Attorney

Defense Attorney: James Baron, Esq.

- 10:00 AM Docket #: 524-2016

Commonwealth of PA vs.

Carl Lewis

Plea - & Sentencing

Plaintiff Attorney: District Attorney

Defense Attorney: James Baron, Esq.

- 10:00 AM Docket #: 444-2015

Commonwealth of PA vs.

Tonia Lucas

Plea - & Sentencing

- Plaintiff Attorney: District Attorney*
Defense Attorney: Michael Weinstein, Esq.

 - 10:00 AM Docket #: 538-2015
Commonwealth of PA vs.
Frederick Peter Harber
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 665-2016
Commonwealth of PA vs.
Tyler McDaniel
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 69-2017
Commonwealth of PA vs.
Amanda Lyn Reese
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 281-2016
Commonwealth of PA vs.
Janel M. Miller
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 678-2016
Commonwealth of PA vs.
Jerome Guy Johnson
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 571-2016
Commonwealth of PA vs.
Mary M. Davis
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 82-2017
Commonwealth of PA vs.
John F. Walsh
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 10:00 AM Docket #: 63-2017
Commonwealth of PA vs.
Keith M. Woegens
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 617-2016
Commonwealth of PA vs.
- Lawrence Tirado**
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.

 - 10:00 AM Docket #: 168-2017
Commonwealth of PA vs.
Clarence Snyder
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 77-2017
Commonwealth of PA vs.
Joseph John Santora
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 430-2016
Commonwealth of PA vs.
Kristopher Robinson
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 64-2017
Commonwealth of PA vs.
Ellijah Mendoza
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 280-2016
Commonwealth of PA vs.
Lisa Ann Coffee
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 39-2017
Commonwealth of PA vs.
Nathaniel Ori Rendon
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 368 & 549-2015
Commonwealth of PA vs.
Crystal Candelario
 Hearing - Def Mtn for Recon/
 Modify Sent Nunc Pro Tunc
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 145-2017
Commonwealth of PA vs.
Robert Zahorchak
 Arraignment & Plea -
Plaintiff Attorney: District Attorney

- *Defense Attorney: Thomas Mincer, Esq.*
10:00 AM Docket #: 245-2016
Commonwealth of PA vs. Andrea Smith
Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Ashley Zimmerman, Esq.
- 10:00 AM Docket #: 100-2017
Commonwealth of PA vs. Terrence John ODonnell
Hearing - Bail Revocation
Plaintiff Attorney: District Attorney
Defense Attorney: Mark Moulton, Esq.
- 10:00 AM Docket #: 514-2010
Commonwealth of PA vs. Brian Acala
Bench Warrant Return -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 87-2016
Commonwealth of PA vs. Jeanette Hughes
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:00 PM Docket #: 147-2017
Commonwealth of PA vs. Terese Dalessio
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 83-2017
Commonwealth of PA vs. Scott Pontier
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 169-2017
Commonwealth of PA vs. Deidre Walker
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 134-2017
Commonwealth of PA vs. Ronald McManus
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 166-2017
Commonwealth of PA vs. Nicholas Huffman
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 569-2016
Commonwealth of PA vs. Hector Cruz
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 160-2017
Commonwealth of PA vs. Tyrik Gales
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 128-2017
Commonwealth of PA vs. Stephen Delucca
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 127-2017
Commonwealth of PA vs. Ryan Baker
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:00 PM Docket #: 703-2016
Commonwealth of PA vs. Malcom Jackson
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:30 PM Docket #: 245-2016
Commonwealth of PA vs. Andrea Smith
Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Ashley Zimmerman, Esq.
- 01:30 PM Docket #: 153-2016
Commonwealth of PA vs. Louise Duffy
Violation Hearing - Intermediate Punishment Violation
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 650-2016
Commonwealth of PA vs. Dylan Thomas Engels
Violation Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.

- 01:30 PM Docket #: 179 & 696-2016
Commonwealth of PA vs. Faith Hope Chapman
Violation Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq., Jason Ohliger, Esq.
- 01:30 PM Docket #: 343-2016
Commonwealth of PA vs. John James Peterson
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Peter J. Quigley, Esq.
- 01:30 PM Docket #: 528-2016
Commonwealth of PA vs. Samantha Ann Marie Olson
Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Brandon Reish, Esq.

FRIDAY, JUNE 30, 2017

- 09:00 AM Docket #: 40074-2017
Bessie Nakak vs. Elias J. Akaran, Jr.
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40071-2017
John Martel vs. Amy L. Barnes
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40237-2011
Catherine T. Stellato vs. John C. Fox
Violation of Probation -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40309-2016
Carissa Belgio vs. Adam A. Donald
Violation of Probation -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40420-2011
Sunshine Overturf vs. William L. Elswick
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40145-2016
Pike County Children & Youth vs. Tracy M. Kulp
Support Contempt Hearing -

- Plaintiff Attorney:*
Defense Attorney:
- 09:00 AM Docket #: 40098-2012
Elaine Barrow vs. Todd J. Smith
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40218-2012
Lee-Ann Novak vs. Kenneth M. Vandermark
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40299-2016
Miranda Barassi vs. Kevin Bradley, Jr.
Violation of Probation -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40118-2009
Angela M. Martucci vs. Gregory J. Martucci
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 1926-2012
Jamie Conklin vs. Joseph Findley
Hearing - Def Emerg Pet for Spec Relief
Plaintiff Attorney:
Defense Attorney: Kimberly Martin, Esq.
- 09:00 AM Docket #: 40326-2014
Jennifer Smith vs. Craig Dick
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40166-2016
Angelica Michael vs. Joseph V. Basile
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40117-2016
Virginia Davis vs. Rodney L. Davis
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 82-1994
Teresa Degroat vs. Gerald Degroat
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:

- 10:00 AM Docket #: 40202-2008
Jennifer Gould vs. Joseph R. Gould
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40044-2011
Shelby Anderson vs. Abrahan H. Gutierrez
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40258-2015
Morgan Rae Frye vs. Joshua M. Hernandez
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40080-2017
Christina Nash vs. Robert Jackson
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40077-2017
Noris Cruz vs. Rhandol M. Lara
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40080-2006
Robyn Ficken vs. John B. McCarthy, Jr.
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40288-2011
Dawn E. Defeo vs. Gerald C. McGoldrick
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40099-2015
Debra Byrnes vs. Jim M. Miozzi
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40242-2016
Pike County Children & Youth vs. John Phillips
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40140-2012
Rachel M. Scarpa vs. William D. Reeve
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40337-2015
William F. Siek vs. Stacey M. Siek
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40068-2017
Patricia ONeill vs. John Sugrue
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40134-2016
Wanda Kyzer vs. Ashley M. Taylor
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40029-2017
Joy Byrne vs. Kenneth Way
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 40009-2016
Amy Turner vs. Anthony V. Zerilli
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 40357-2014
Amelia Battipaglia vs. Robert A. Ramos
De Novo Support Hearing -
Plaintiff Attorney: Matthew J. Galasso, Esq.
Defense Attorney: Jason Leon, Esq.
- 01:30 PM Docket #: 40031-2017
Nivea Perez vs. Arndray Gay
De Novo Support Hearing -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 405-2011
Larisa Logan n/k/a Larisa Yusko vs. Michael Logan
Hearing - Pl Emergency Mtn for Sp Relief in Custody
Plaintiff Attorney: Ronald M. Bugaj, Esq.
Defense Attorney: Tammy Lee Clause, Esq.
- 01:30 PM Docket #: 40316-2016
Joy Patire vs. Troy Morgan
De Novo Support Hearing -
Plaintiff Attorney:
Defense Attorney:

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.

ESTATE NOTICE

Estate of Alexander Vasquez, late of Lehman Township, Pike County, Pennsylvania, deceased. LETTERS OF ADMINISTRATION, CTA 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 their 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. Luis A. Vasquez, Administrator, CTA
PO Box 214

Cuddebackville, PA 12729
NEWMAN, WILLIAMS,
MISHKIN,
CORVELEYN, WOLFE &
FARERI, P.C.
By: David L. Horvath, Esq.
712 Monroe Street
PO Box 511
Stroudsburg, PA 18360-0511
06/16/17 • 06/23/17 • 06/30/17

PUBLIC NOTICE ESTATE NOTICE

Estate of John B. Hartwell, late of Lehman Township, Pike County, Commonwealth of Pennsylvania, deceased. 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 her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant. Susanne H. Rollins
59 Oyster Cove Road
South Yarmouth, MA 02654
06/16/17 • 06/23/17 • 06/30/17

EXECUTOR'S NOTICE

Estate of Lawrence Brodhead, Deceased, late of Blooming Grove 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: Sarah Brodhead, Executor, of 2790 Hemlock Farms, Lords Valley, PA 18428, or to the Attorneys for the Estate, Levy, Stieh, Gaughan & Baron, P.C., P.O. Box D, Milford, PA 18337. James P. Baron, Esquire Attorney for Executor
06/16/17 • 06/23/17 • 06/30/17

EXECUTRIX NOTICE

Estate of Elizabeth Cavanaugh, deceased, late of 429 Sunset Forest Dr., Hawley PA 18428. 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 the same, without delay to: Linda Christine Schlinger, 429 Sunset Forest Dr., Hawley PA 18428, Executrix.
06/23/17 • 06/30/17 • 07/07/17

ESTATE NOTICE

Estate of Garnell Hambrick deceased of Greene Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Gingernell Dinor, 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.
06/23/17 • 06/30/17 • 07/07/17

ESTATE NOTICE

Estate of Michael A. Ronan, late of Hawley, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Sheryl Ronan, 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.
06/23/17 • 06/30/17 • 07/07/17

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

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 74-2017r SUR JUDGEMENT NO. 74-2017 AT THE SUIT OF Saw Creek Estates

Community Association, Inc. vs
Kizzy Torres 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

COURT OF COMMON
PLEAS OF THE SIXTIETH
JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA - PIKE
COUNTY
CIVIL ACTION
SAW CREEK ESTATES
COMMUNITY
ASSOCIATION, INC.,
Plaintiff

v.
KIZZY TORRES,
Defendant
NO. 74 CIVIL 2017
PROPERTY DESCRIPTION
ALL THAT CERTAIN lot,
parcel or piece of land situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot No. 166, Section 23, 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 13, Page 40.
(Previously incorrectly recited as
Plot Book Volume 12, Page 40)

BEING THE SAME
PREMISES which M.D.
Everett by deed dated August
22, 2008 and recorded August
27, 2008 in Pike County in Deed
Book Volume 2287, Page 1071
conveyed unto Kizzy Torres, in
fee.
MAP NO. 192.03-04-31
PIN #06-0-039998
a/k/a 5944 Decker Road,
Saw Creek Estates, Lehman
Township, Pennsylvania

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kizzy Torres
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$19,275.61,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kizzy Torres DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$19,275.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Young & Haros
802 Main Street
Stroudsburg, PA 18360
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE
July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 94-2017r SUR JUDGEMENT NO. 94-2017 AT THE SUIT OF Midfirst Bank vs Joseph J. Meyer, JR. and The Secretary of Housing and Urban Development 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT LEGAL FOR ADVERTISING:
ALL THAT CERTAIN tract of land in the Borough of Matamoras, County of Pike, Pennsylvania, Being Lot No. 240 on Charles St. John's Map of an Addition to the Village of Matamoras. HAVING THEREON ERECTED A DWELLING KNOWN AS: 307 Avenue H, Matamoras, PA 18336.
MAP #083.10-01-66
CONTROL# 07-0-007440
Pike County Deed Book 2222, page 1770.
TO BE SOLD AS THE PROPERTY OF JOSEPH J. MEYER, JR. UNDER PIKE COUNTY JUDGMENT NO. 94-2017.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph J. Meyer, JR. and The Secretary of Housing and Urban Development DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,797.14, 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 J.
Meyer, JR. and The Secretary
of Housing and Urban
Development DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$135,797.14 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
96-2017r SUR JUDGEMENT

NO. 96-2017 AT THE SUIT
OF Midfirst Bank vs Donald
Ziolkowski 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN
parcel and tract of land situate
and being in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
BEING Lot 342, Section 4,
as shown on a map entitled
Subdivision of Section 4,
Pocono Mountain Water Forest
Corporation, on file in the
Recorder's Office at Milford,
Pennsylvania, in Plot Book
No. 10, Page 51. HAVING
THEREON erected a dwelling
known as 218 Lakewood Drive
(Lot 342, Section 4) f/k/a RRI,
Box 86, R52, Dingmans Ferry,
PA 18328.

MAP# 136.01-01-49

CONTROL# 03-0-019709

Reference Pike County Deed
Book 1244, Page 248

TO BE SOLD AS THE
PROPERTY OF DONALD
ZIOLKOWSKI UNDER PIKE
COUNTY

JUDGMENT NO. 96-2017

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Donald Ziolkowski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$109,878.65, 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 Donald Ziolkowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$109,878.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102-2392
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 157-2017r SUR JUDGEMENT NO. 157-2017 AT THE SUIT OF CIT Bank, NA vs Albert Santos, Known Surviving Heir of Eduardo C. Santos and Unknown Surviving Heirs of Eduardo C. Santos 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 July 19, 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 115 Indian Run Road, Milford, Pennsylvania 18337. Map Number: 134.02-02-52 Control Number: 03-0-064242

THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$181,877.88
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Albert
Santos, Known Surviving Heir
of Eduardo C. Santos and
Unknown Surviving Heirs of
Eduardo C. Santos
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 Albert Santos, Known
Surviving Heir of Eduardo C.
Santos and Unknown Surviving
Heirs of Eduardo C. Santos
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,877.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Albert
Santos, Known Surviving
Heir of Eduardo C. Santos
and Unknown Surviving
Heirs of Eduardo C. Santos
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$181,877.88 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
190-2016r SUR JUDGEMENT
NO. 190-2016 AT THE
SUIT OF PNC Bank, NA vs
Cynthia L. Roberts, Obadiah
Roberts and Richard H.
Roberts 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF
LAND SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE, AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
LOT 798, SECTION 13,
SAW 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 18, PAGE 70.
PARCEL ID NO:

192.04-01-44 CONTROL#
075429

BEING KNOWN AS: 798
Decker Road N/K/A 6271
Decker Road, Bushkill, PA
18324

PROPERTY ID NO.:
192.04-01-44

TITLE TO SAID PREMISES
IS VESTED IN RICHARD H.
ROBERTS AND CYNTHIA
ROBERTS, HUSBAND
AND WIFE, AS TENANTS
BY THE ENTIRETIES BY
DEED FROM CAMILLE D.
WEINER AND DIANA S.

DUMLAO AND GLORIA D.
MIGUEL AND RACQUEL
D. FALLIS DATED
03/28/2003 RECORDED
04/28/2003 IN DEED BOOK
1979 PAGE 43.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Cynthia L. Roberts, Obadiah
Roberts and Richard H. Roberts
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$97,425.06,
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 Cynthia
L. Roberts, Obadiah Roberts
and Richard H. Roberts
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$97,425.06 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
190-2017r SUR JUDGEMENT
NO. 190-2017 AT THE
SUIT OF Wells Fargo Bank
NA vs Michael Redmond,
in his capacity as Executor of
The Estate of Janina K. Burns,
Liesl Sytsma, in her capacity
as Devisee of The estate of
Janina k. Burns, Jennifer
Burns-Katafigiotis aka Jennifer
Katafigiotis, in her capacity as
Devisee of The Estate of Janina
K. Burns 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

July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 190-2017

Wells Fargo Bank, N.A.

v.

Michael Redmond, in His
Capacity as Executor of The
Estate of Janina K. Burns Liesl
Sytsma, in Her Capacity as
Devisee of The Estate of Janina
K. Burns Jennifer Burns-Katafi-
giotis a/k./a Jennifer Katafigiotis,
in Her Capacity as Devisee of
The Estate of Janina K. Burns
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 110 Milford Estates Drive,
Milford, PA 18337-7796
Parcel No. 112.00-03-27.025-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$209,514.39
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 Redmond, in his
capacity as Executor of The
Estate of Janina K. Burns,
Liesl Sytsma, in her capacity as
Devisee of The estate of Janina
k. Burns, Jennifer Burns-Kata-
figiotis aka Jennifer Katafigiotis,

in her capacity as Devisee of The Estate of Janina K. Burns DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,514.39, 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 Redmond, in his capacity as Executor of The Estate of Janina K. Burns, Liesl Sytsma, in her capacity as Devisee of The estate of Janina k. Burns, Jennifer Burns-Katafigiotis aka Jennifer Katafigiotis, in her capacity as Devisee of The Estate of Janina K. Burns DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,514.39 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
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 241-2017r SUR JUDGEMENT NO. 241-2017 AT THE SUIT OF Bank of America, NA, as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs Luigi Montante a/k/a Louis Montante 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 241-2017

Bank of America, N.A., as
Successor by Merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP

v.

Luigi Montante a/k/a Louis
Montante

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 111 Bear Court, Bushkill,
PA 18324

Parcel No. 193.02-01-61.001
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$186,013.07

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 Luigi Montante
a/k/a Louis Montante
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$186,013.07,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Luigi
Montante a/k/a Louis Montante
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$186,013.07 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

06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 254-2017r
SUR JUDGEMENT NO.
254-2017 AT THE SUIT OF
Wells Fargo Bank, NA vs Elisa
C. Reilly 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 254-2017
Wells Fargo Bank, N.A.

v.

Elisa C. Reilly
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 5137 Hemlock Lane, a/k/a
Lot 720, Lehman'S Pointe a/k/a
720 Hemlock Lane, Tamiment,
PA 18371-9439

Parcel No. 187-04-03-07 .020
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$211,033.22

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 Elisa C. Reilly
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$211,033.22,
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 Elisa C. Reilly
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$211,033.22 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 268-2017r
SUR JUDGEMENT NO.
268-2017 AT THE SUIT OF
Citizens Savings Bank vs Linda
R. Fiore 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows:
LOT No. 274, Stage VI, Pine
Ridge, as shown on Plat of Pine
Ridge, Inc., Stage VI, recorded
in the office of the Recorder of
Deeds of Pike County in Plat
Book Volume 10 at page 73
(previously recited incorrectly as
Plot Book Volume 10 at page
74) on March 28, 1973.
Being the same premises
conveyed by Joseph A.
Constantino and Maria
Constantino, husband and wife,

to Thomas L. Fiore and Linda
R. Fiore, husband and wife, by
Deed dated March 27, 1995 and
recorded on May 17, 1995 in
Pike County Record Book 1037
page 218.

TOGETHER with all
rights and privileges and
UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.
TOGETHER with all and
singular the improvements,
ways, streets, alleys,
driveways, passages, waters,
water-courses, rights, liberties,
privileges, hereditaments and
appurtenances, whatsoever unto
the hereby granted premises
belonging, or in any wise
appertaining, and the reversions
and remainders, rents, issues and
profits thereof; and the estate,
right, title, interest, property,
claim and demand whatsoever,
of the said Grantor(s), as well
as law as in equity, or otherwise
howsoever, of, in and to the
same and every part thereof.
CONTROL/ ACCOUNT
NUMBER: 06-0-038730
MAP NUMBER: 193.02-04-27
Improvements thereon: Single
Dwelling

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Linda R. Fiore
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$69,187.50, 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 Linda R. Fiore DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$69,187.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kreder Brook Hailstone
220 Penn Avenue, Ste. 200
Scranton, PA 18503
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 290-2017r SUR JUDGEMENT NO. 290-2017 AT THE SUIT OF Wells Fargo Bank, NA vs William M. Devine and Denise M. Devine and Patricia Devine 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 290-2017 Wells Fargo Bank, N.A. v. William M. Devine Patricia Devine Denise M. Devine owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 336 Surrey Drive, Hawley, PA 18428 Parcel No. 107.03-02-08 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$171,106.47 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 M. Devine and Denise M. Devine and Patricia Devine DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,106.47, 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 William M. Devine and Denise M. Devine and Patricia Devine DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$171,106.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 345-2017r SUR JUDGEMENT NO. 345-2017 AT THE SUIT OF Pacific Union Financial, LLC vs Jessica Zizza 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 July 19, 2017 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 Lehman, County of Pike and Commonwealth of Pennsylvania,

more particularly bounded and described as follows:

BEGINNING at a point in Township Road 305 (Sugar Mountain Road); thence by lands of Herbert C. Brauer, Et Ux, South 37 degrees 01 minutes 26 seconds West. 267.95 feet to a point; thence by lands of Edward W. Dickison North 64 degrees 47 minutes 06 seconds West 430.50 feet to a point; thence by lands of Wesley Dickison, Et Ux, and along the center of a right-of-way 50 feet in width, North 30 degrees 24 minutes 49 seconds East 210.02 feet to a point, thence by and along same, North 42 degrees 09 minutes 49 seconds East 116.24 feet to a point; thence by and along the same, North 42 degrees 06 minutes 00 seconds East 155.42 feet to a point in said Township Road 305; thence in and along said Township Road 305, on a curve to the left having a radius of 890.53 feet an arc length of 399.37 feet (chord being South 35 degrees 24 minutes 12 seconds East 396.03 feet) to a point; thence in and along the same, South 48 degrees 15 minutes 03 seconds East 44.02 feet to the place of BEGINNING.

THIS description was prepared by Frank J. Smith, Jr., Registered Surveyor, from a map filed in Plot Book 19, Page 16, made by George Fetch, Jr., R.S.
TAX MAP NO. 197.03-01-31
107 MINTER DR
BUSHKILL, PA 18324

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jessica Zizza DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$149,549.56, 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 Jessica Zizza DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$149,549.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
348-2014r SUR JUDGEMENT
NO. 248-2014 AT THE
SUIT OF MaryBeth Fragola,
Executrix of The Estate of
Guy S. Fragola, Deceased
vs Paula Fragola and Linda
Freeman 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT A

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

Lot 11, on a Subdivision Plan
entitled "BLUE STONE
RIDGE SUB-DIVISION"
dated October 17, 1990,

surveyed and drawn by Pasquale
R. Addio, Registered Surveyor,
Milford, Pennsylvania, Drawing
No. F-300-88-90, and recorded
in the Office of the Recorder
of Deeds, Pike County,
Pennsylvania on January 3, 1991,
in Plat Book 28, at page 164,
reference being had thereto for a
more complete description of the
premises conveyed herein.
BEING the same premises
granted and conveyed by
Bluestone Ridge Associates, Inc.
by deed dated January 4, 2002
and recorded in Pike County
Record Book Volume 1923 at
page 346, granted and conveyed
to Guy S. Fragola and Paula J.
Fragola.
The said Guy S. Fragola died
on December 1, 2013 and
by operation of the law title
became vested in the said Paula
J. Fragola as surviving tenant by
the entirety. Paul J. Fragola is
also known as Paula Fragola.
Located on said premises is a
dwelling house.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Paula Fragola and Linda
Freeman DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$13,084.64,
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 Paula
Fragola and Linda Freeman
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$13,084.64 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Bugaj and Fischer
PO Box 390
Honesdale, PA 18431
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE
July 19, 2017

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

TO EXECUTION NO
372-2012r SUR JUDGEMENT
NO. 372-2012 AT THE SUIT
OF Wilmington Savings Fund
Society, FSB dba Christiana
Trust as Trustee for HLSS
Mortgage Master Trust for
The Benefit of the Holders of
the Series 2014-1 Certificates
Issued by HLSS Mortgage
Master Trust to the use of
Assignee to GMAC Mortgage,
LLC vs Lisa Decker and Jay
Decker DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN
pieces, parcels and tract of
land, Situate lyin and being in
the Township of Delaware,
County of Pike and State of
Pennsylvania.
LOTS NO. 17ABC 185ABC,
BLOCK B-108, SECTION
15, Birchwood Lakes, Delaware
Township, Pike County,
Pennsylvania, dated August
1966 by John B. Alcher, Monroe
Engineering Inc., Stroudsburg,
Pennsylvania, and filed in
the Office for Recording of
Deeds in and for Pike County,
Pennsylvania in Plat Book 5 page
136 on September 15, 1966.
Premises being 111 Doolan

Road, Dingmans Ferry, PA
18328
Parcel No. 149 .02-02-41
BEING the same premises
which Jimmy C. Boyd and
Joann M. Boyd by Deed dated
02/24/2005 and recorded
03/08/2005 in the Office of the
Recorder of Deeds in and for
Pike County in Deed Book:
2097 Page 1676, granted and
conveyed unto Lisa Decker and
Jay Decker

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Lisa Decker and Jay Decker
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$140,302.21,
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
Lisa Decker and Jay Decker
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$140,302.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
387-2017r SUR JUDGEMENT
NO. 387-2017 AT THE SUIT
OF Nationstar Mortgage, LLC
vs Ernestina Perez and Yesenia
Telmar 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
July 19, 2017 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 Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: Lot 29, block XXVIII, Hemlock Farms Community, stage XCII, as shown on plat of Hemlock Farms Community, Elm Ridge, stage XCII, recorded in the office of the recorder of deeds of Pike County, in plat book 8, page 192, on the 17th day of June, 1971.

Together with all rights and privileges and under and subject to the covenants, exceptions, conditions, reservations and restrictions as of record.

Being the same property conveyed to Ernestina Perez, as sole owner by deed from Sheila V. Ferguson, an individual, and Annette L. Vecchio, an individual recorded 05/18/2007 in deed book 2232 page 791, in the office of the recorder of deeds of Pike County, Pennsylvania.

Tax ID# 119.02-02-60

BEING THE SAME

PREMISES which Ernestina Perez, as sole owner, by Deed Dated 2/24/2014 and Recorded 3/14/2014, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2443, Page 1824, Instrument # 201400001902, granted and conveyed unto Ernestina Perez, an unmarried person and Yesenia Telmar, an unmarried person.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ernestina Perez and Yesenia Telmar DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$286,090.65, 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 Ernestina Perez and Yesenia Telmar DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$286,090.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
430-2013r SUR JUDGEMENT
NO. 430-2013 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank of
New York, as trustee for the
Certificateholders CWABS,
Inc., Asset-Backed Certificates,
Series 2005-SD2 vs Benigno
Rodriguez 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 430-2013
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:

06-0-038595
PROPERTY ADDRESS Lot
14 Pine Ridge, Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Benigno Rodriguez
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 Benigno Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,010.90,
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 Benigno Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,010.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
06/23/17 · 06/30/17 · 07/07/17

**SHERIFF SALE
July 19, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 600-2013r SUR JUDGEMENT NO. 600-2013 AT THE SUIT OF Bank of America, NA vs Matthew Terraciano and Robin L. Terraciano 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING shown and designated as Lot No. 234 on a certain map or plan of lots entitled "Subdivision of Winona Lakes, Section 18 (revised), Stony Hollow Village, American Landmark Corporation, Owner and Developer, Middle Smithfield Township, Monroe County and Lehman Township, Pike County, Pennsylvania, dated February 17, 1975, prepared by Edward C. Hess Associates, Scale being 1" = 100' recorded March 7, 1975, in Plot Book Volume 25, Page 71 in the Recorder's Office, Stroudsburg, Monroe County, Pennsylvania and recorded march 13, 1975, in Plot Book Volume 12, Page 111 in the Recorder's Office, Milford, Pike County, Pennsylvania.

BEING Lot No. 234 on the above mentioned plan.

PARCEL NUMBER(s):
06-0-03823

PREMISES: 234 Acorn Circle,
East Stroudsburg, PA, 18301

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Matthew Terraciano and Robin L. Terraciano DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$102,765.31,
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 Matthew
Terraciano and Robin L.
Terraciano DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$102,765.31 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
790-2016r SUR JUDGEMENT
NO. 790-2016 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee for
Morgan Stanley ABS Capital I
Inc. Trust 2006-HE4, Mortgage
Pass-Through Certificates,
Series 2006-HE4 vs Paul F.
Cronin 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot, piece, parcel
or 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 1078, Section E,
Pocono Mountain Woodland
Lakes, as shown on a plan of
Lots recorded in the Office of
the Recorder of Deeds in and for
the County of Pike in Plan Book
Volume 11, page 44.

Together with all and singular

the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property claim and demand whatsoever of the said Grantor, as well at law as in equity, of in and in the same.

Parcel No.: 111.03-05-40

Control No.: 020805

BEING known and numbered as 120 Spicebush Lane, Milford, PA 18337

BEING the same property conveyed to Paul F. Cronin, unmarried who acquired title by virtue of a deed from Daniel J. Cronin, widower, dated December 12, 2005, recorded December 16, 2005, at Instrument Number 2150, and recorded in Book 2150, Page 368, 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 Paul F. Cronin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$271,458.62, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Paul F. Cronin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$271,458.62 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE
July 19, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 974-2015r SUR JUDGEMENT NO. 974-2015 AT THE SUIT OF Bank of America, NA vs John Egan aka John F. Egan and Antonia Egan 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 July 19, 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 Lackawaxen, Pike County, Pennsylvania, and being known as 235 Forest Ridge Drive, Hawley, Pennsylvania 18428.

Map Number: 013.01-02-83
Control Number: 05-0-023547
THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$186,493.40
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: John Egan a/k/a John F. Egan and Antonia Egan 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 Egan aka John F. Egan and Antonia Egan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,493.40, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Egan aka John F. Egan and Antonia Egan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,493.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1231-2016r
SUR JUDGEMENT NO.
1231-2016 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Santy
Colon, Administratrix of
the Estate of Lee R. Colon,
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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFTERNOON OF SAID
DATE:

ALL THOSE CERTAIN lots
or pieces of land situate in the
Township of Lehman, County
of Pike and Commonwealth
of Pennsylvania, bounded and
described as follows:

PARCEL ONE:

BEGINNING at a point on the

Northeasterly line of Deer Run,
a common corner of Lot No. 278
and Lot No. 279 as shown on
a Plan titled of lands Benjamin
Foster, Lehman Township, Pike
County, Section Two” prepared
by Edward C. Hess Associates,
October 17, 1969, and recorded
in Plan Book Vol. 7, Page 156,
October 17, 1969, on file in
the Office of the Recorders of
Deeds, Milford, Pennsylvania,
from which an iron pin marking
the Southwesterly corner of
Parcel No. 1 of lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, LMTD., by Deed
dated November 27, 1971 and
recorded in the aforementioned
Office in the Deed Book Vol.
258, Page 824, bears South 28
degrees 55 minutes 54 seconds
East distance 8183.05 feet, also
from which the stone corner
marking the Northeasterly
corner of Parcel No. 7 of the
above mentioned lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, LMTD., bears
South 12 degrees 09 minutes 29
second East distant 6469.36 feet;
Thence by Lot No. 278 North 31
degrees 48 minutes 11 seconds
East 78.62 feet to a point;
thence by Lot No. 280 South 51
degrees 36 minutes 52 seconds
East 195.00 feet to a point
on the Northwesterly line of
Mallard Lane; thence along the
Northwesterly line of Mallard
Lane South 35 degrees 23
minutes 08 seconds West 60.00
feet to a point, the intersection
of the Northwesterly line of
Mallard Lane of Deer Run
North 57 degrees 06 minutes 27

seconds West 190.00 feet to the place of beginning.

CONTAINING 13,310 square feet, more or less.

BEING Lot No. 279 on the above mentioned Plan.

PARCEL TWO:

BEGINNING at a point on the Northwesterly line of Mallard Lane, a common corner of Lot No. 279 and Lot No, 280 as shown on a Plan titled "subdivision of lands of Benjamin Foster, Lehman Township, Pike County, Pa Section Two" prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plan Book Vol. 7, Page 156, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania, from which an iron pin marking the Southwesterly corner of Parcel No. 1 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, LMTD., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Vol. 258, Page 824, bears South 27 degrees 54 minutes 25 seconds East distant 8042.92 feet also from which a stone corner marking the Northeasterly corner of Parcel No. 7 of the above mentioned lands conveyed to Benjamin Foster to Pocono Ranch Lands, LMTD., bears South 10 degrees 33 minutes 15 second East distant 6377.97 feet; thence by Lot No. 279 North 51 degrees 36 minutes 52 seconds West 195.00 feet to a point; thence by Lot No. 279 North 31 degrees 49 minutes

32 seconds east 80.42 feet to a point; thence by Lot No. 281 South 51 degrees 36 minutes 52 seconds East 200.00 feet to a point on the Northeasterly line of Mallard Lane South 35 degrees 23 minutes 08 seconds West 80.00 feet to the place of BEGINNING.

CONTAINING 15,778 square feet, more or less.

Being Lot No. 280 on the above mentioned Plan.

BEING THE SAME

PREMISES which Lee R. Colon and Santy Colon, by Deed Dated 6/15/2007 and Recorded 7/2/2007, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2239, Page 911, Instrument # 200700010410, granted and conveyed unto Lee R. Colon.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Santy Colon, Administratrix of the Estate of Lee R. Colon, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,303.97, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Santy Colon,
Administratrix of the Estate
of Lee R. Colon, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$100,303.97 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King Of Prussia, PA 19406
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1245-2016r SUR
JUDGEMENT NO. 1245-2016

AT THE SUIT OF Finance of
America Reverse LLC vs Mary
J. Bisogno 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
July 19, 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 Lackawaxen, Pike
County, Pennsylvania, and
being known as 110 Lens Road,
Hawley, Pennsylvania 18428.
Map Number: 017.01-01-01.002
Control Number: 05-0-107235
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$302,426.88
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Mary J.
Bisogno
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 Mary J. Bisogno

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$302,426.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mary J.
Bisogno DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$302,426.88 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphía, PA 19109

06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1392-2016r SUR
JUDGEMENT NO. 1392-2016
AT THE SUIT OF Wells
Fargo Bank, NA vs Roy
Engvaldsen 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1392-2016
Wells Fargo Bank, N.A.
v.
Roy Engvaldsen
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 836
Welcome Lake Road, a/k/a 846
Welcome Lake Road, Hawley,
PA 18428
Parcel No. 012.00-01-22 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$58,371.90

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 Roy Engvaldsen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$58,371.90,
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 Roy
Engvaldsen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT

\$58,371.90 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
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1419-2016r SUR
JUDGEMENT NO. 1419-2016
AT THE SUIT OF Freedom
Mortgage Corporation vs
Mark Jaczko and Susan
Cheek 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION
Freedom Mortgage Corporation,

Plaintiff,
vs
Mark Jaczko and Susan Cheek,
Defendants.
No. 1419-2016 Civil
LEGAL DESCRIPTION
ALL THAT CERTAIN piece,
planned unit development, parcel
and tract of land situate, lying
and being in the Township of
Delaware, County of Pike and
Commonwealth of Pennsylvania,
with the buildings and
improvements thereon erected,
more particularly described as
follows to wit:
BEING Lot 21, Block
W-1205, as set forth on a Plan
of Lots-Wild Acres, Section
12, Delaware Township, Pike
County, Pennsylvania, dated
May 1971, by Joseph D.
Sincavage, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania,
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania, in
Map Book Volume 8, Page 172,
on June 7, 1971.
HAVING erected thereon a
dwelling known as 115 Heather
Hill Road, Dingmans Ferry,
PA 18328. LOT 21, BLOCK
W-1205.
BEING THE SAME
PREMISES which MARCON,
INC., by indenture bearing date
the 22nd day of October, 1975
and being recorded at Milford,
Pennsylvania in the Office for
the Recording of Deeds, in and
for the County of Pike, on the
15th day of December, 1975 in
Deed Book Volume 528, page
240, granted and conveyed unto
ROBERT KECKEISEN and

JEAN KECKEISEN, 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
Mark Jaczko and Susan Cheek
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$98,684.51,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mark
Jaczko and Susan Cheek
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$98,684.51 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
215 Fourth Avenue
Pittsburgh, PA 15222
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1471-2016r
SUR JUDGEMENT NO.
1471-2016 AT THE SUIT OF
Nationstar Mortgage LLC vs
Elizabeth Dappah and Collins
Serebour 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Lehman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows:
LOT Number 85, 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 Volume
10, at Page 126 on June 20, 1973
and as previously incorrectly
referenced as Plat Book Volume
10, Page 26.
Parcel No. 188.04-03-25
BEING THE SAME
PREMISES which Nii Ampin
Darko and Stella Darko, by
Deed Dated 11/30/2006 and
Recorded 12/11/2006, in the
Office of the Recorder of Deeds
in and for the County of Pike,
in Deed Book 2208, Page 2541,
granted and conveyed unto
Elizabeth Dappah, Collins
Serebour, and Abena Twumwaa,
TBE.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elizabeth Dappah
and Collins Serebour
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$461,494.51,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elizabeth Dappah and Collins Serebour DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$461,494.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1528-2016r SUR JUDGEMENT NO. 1528-2016 AT THE SUIT OF LSF9 Master Participation Trust vs Jorge L. Aguilera 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot 1774, Section 5, Saw 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 24, Page 50.

Parcel / Map No.: 196.04-06-62
Control Number: 102674

BEING known and numbered as 311 Saw Creek Estate a/k/a 287 Manchester Drive, Bushkill, PA 18234

Being the same property conveyed to Jorge L. Aguilera, no marital status shown who acquired title by virtue of a deed from Francine Larocca, unmarried, dated September 9, 2003, recorded October 10, 2003, at Official Records Volume 2011, Page 1747, 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 Jorge L. Aguilera DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,801.83, 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 Jorge L. Aguilera DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,801.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Manley Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1605-2016r SUR JUDGEMENT NO. 1605-2016 AT THE SUIT OF Lsf9 Master Participation Trust vs Christopher Valenti and Kathy Valenti 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1605-2016 Lsf9 Master Participation Trust v. Christopher Valenti Kathy Valenti owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 110 Black Forest Drive, Milford, PA 18337 Parcel No. 110.03-01-05 -

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$167,040.08
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 Valenti
and Kathy Valenti
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$167,040.08,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF Christopher
Valenti and Kathy Valenti
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$167,040.08 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1650-2016r SUR
JUDGEMENT NO. 1650-2016
AT THE SUIT OF PNC
Mortgage, a Division of PNC
Bank, National Association
vs James Carey and Lorraine
Carey 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain parcel of land situated in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, being known and designated as Lot 70, Section 4, Pocono Ranch Lands, according to Plat Book 10 Page 204, being more fully described in Deed Book 2042 Page 1421, Dated 04/20/2004, Recorded 04/26/2004 in Pike County Records.
Tax/Parcel ID: 06-0-038369
189.01-01-75
3340 Bluebird Drive, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Carey and Lorraine Carey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$185,669.87, 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 James Carey and Lorraine Carey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,669.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1847-2014r SUR JUDGEMENT NO. 1847-2014 AT THE SUIT OF Bayview Loan Servicing, LLC vs Donna Parker and Thomas Parker 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Beginning at a point in the
center line of the Old Milford
and Owego Turnpike, said point
being the easterlymost corner of
a three acre parcel now owned
by Henry L. Aretz and Adriana
M. Aretz, his wife; THENCE
from said point of beginning;
continuing along the center line
of said Old Milford and Owego
Turnpike South forty-six degrees
six minutes thirty seconds East
one hundred ninety-two and
eighty-five one-hundredths
feet to a point; thence cutting
through lands of Gifford C.
Emery et al. South thirty-four
degrees ten minutes thirty
seconds West four hundred
fifty-five feet to a stake for a
corner; thence cutting lands of
same, North forty-four degrees
forty minutes thirty seconds
West one hundred ninety-four
feet to an iron pipe; thence
along lands of said Aretz North
thirty-four degrees twelve
minutes thirty seconds East four
hundred fifty feet to the point
and place of BEGINNING.
CONTAINING 2 Acres.
Magnetic Meridian as of 1963.
As surveyed by Victor E. Orben,

C.S., November 7, 1967.
Drawing No. D-185, Revision
A.
Tax/Parcel ID: 064056
Mailing Address: 180 Owego
Turnpike, Shohola, PA

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Donna Parker and Thomas
Parker DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$304,468.03,
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 Donna
Parker and Thomas Parker
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$304,468.03 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 45120-2017r SUR
JUDGEMENT NO.
45120-2017 AT THE
SUIT OF Birchwood Lakes
Community Association, Inc.
vs Bernard Guddahl and Rose
Guddahl 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
July 19, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL CERTAIN lot, piece or

parcel of land situated, lying
and being in the Township of
Delaware, County of Pike, and
State of Pennsylvania, more
particular described as follows:
BEING Lots 6ABC, Block
B-6, as set forth on a Plan of
Lots-Birchwood Lakes, Section
1, Delaware Township, Pike
County, Pennsylvania, Dated
April 1962 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 3, Page 180 on May
1st, 1962.

BEING the same premises
which Bruce Associates by its
Deed dated 11 April 1962 and
recorded in the Office for the
Recorder of Deeds at Milford,
Pennsylvania in and for the
County of Pike in Deed Book
Volume 167 page 488 granted
and conveyed unto All-American
Realty Company, Inc.
Property is improved.
Tax ID/Assessment No.:
02-0-149.04-10-06
Pin/Control No.:
149.04-10-06/02-028155

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Bernard Guddahl and Rose
Guddahl DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$9,383.64, 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 Bernard Guddahl and Rose Guddahl DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$9,383.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman, Williams, Mishkin,
Corveleyn, wolfe & Fareri
712 Monroe Street
Stroudsburg, PA 18360
06/23/17 · 06/30/17 · 07/07/17

SHERIFF SALE

July 19, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45403-2012r SUR JUDGEMENT NO. 45403-2012 AT THE SUIT OF Hemlock Farms Community Association vs Christopher S. Simpson and Catherine T. Simpson 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 July 19, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND situate, lying and being in the Township of Blooming Grove, County of Pike and State of Pennsylvania, more particularly described as Lot 23, Block XLII, Hemlock Farms Community, Stage XVI, as shown of plat of Hemlock Farms Community, Laurel Ridge, Stage XVI, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 6, Page 150, on the 24th day of May, 2968.

Tax Identification No.
01-033613.

BEING the same premises which Kenneth R. Erving, Jr. and Diane M. Erving, his wife by their Deed dated the 6th day of February, 2006, and recorded in Pike County Record Book 2158 at Page 568, granted and conveyed unto Christopher S. Simpson and Catherine T. Simpson, his wife.

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.

EXCEPTING AND RESERVING unto Western Heritage Properties Limited, (Inc.) its successors and assigns, the oils, minerals and gases therein, which reservation does not include the right of entry upon the premises for the purpose of removing the aforementioned oils, minerals and gases.

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 Christopher S. Simpson and Catherine T. Simpson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$2,504.04, 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 Christopher S. Simpson and Catherine T. Simpson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$2,504.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Levy Stieh and Gaughan
Rte. 6 & 209
Milford, PA 18337
06/23/17 · 06/30/17 · 07/07/17

CIVIL ACTIONS FILED

*From June 08, 2017 to June 14, 2017
Accuracy of the entries is not guaranteed.*

COMMENCEMENT OF ACTION: WRIT OF SUMMONS CIVIL

Michael Peacock v. Marianna Varga No. 00750-2017 06/12/17

CONTRACT – DEBT COLLETION: CREDIT CARD

Bank of America NA v. Roy C. Engvaldsen No. 00739-2017 06/08/17

CONTRACT – DEBT COLLECTION: OTHER

Pocono Mountain Lake Forest Community Association v. Marcin R. Kudzian No. 00733-2017 06/08/17

Pocono Mountain Lake Forest Community Association v. Joseph Indelicato No. 00751-2017 06/13/17

REAL PROPERTY – MORTGAGE FORCLOSURE: RESIDENTIAL

Ditech Financial LLC v. Danzine Vanessa De and Vanessa Dedanzine No. 00744-2017 06/09/17

Bank of America NA v. Katalin Monos and Biaggio Isola No. 00745-2017 06/09/17

PNC Bank National Association v. Albert D. Guzzo, Albert Guzzo, Lorraine F. Buzzo, and Lorraine Guzzo No. 00746-2017 06/09/17

MARRIAGE LICENSE FILINGS

Jill Alana Schweitzer and Christopher Scott Slachta No. 00096-2017 06/13/17

Crystal Nicole Nored and Thomas Michael Weaver No. 00097-2017 06/13/17

Alison Meara Favre and Michael Scott Paruolo No. 00098-2017 06/14/17

CUSTODY

Charles Rand, Sr. and Darlene Rand v. Bobbi Sosa, Annette Sosa, and Timothy Shifflett, Sr. No. 00732-2017 06/08/17

Hector Rosado v. Lisa Vogt No. 00734-2017 06/08/17

Steven Hack v. Melani Hack No. 00740-2017 06/08/17

Joseph Charles Ferrara v. Angela Falletta No. 00743-2017 06/09/17

DIVORCES FILED

Nancy Eveland Daily v. John Daily No. 00736-2017 06/08/17

Michael Joseph Daggett v. Samantha C. Daggett No. 00742-2017 06/09/17

DIVORCES GRANTED

Gilberto O. Rosario v. Maria Gabriela Rosario No. 1082-2016 06/08/17

CERTIFIED COPY OF LIEN

PA Department of Revenue Bureau of Compliance v. Ernest Gaston (\$6,553.01) No. 45461-2017 06/09/17

PA Department of Revenue Bureau of Compliance v. Clauss Construction LLC (\$1,171.14) No. 45462-2017 06/09/17

PA Department of Revenue Bureau of Compliance v. Wholesale Favors, Inc. (\$8,316.31) No. 45463-2017 06/09/17

PA Department of Revenue Bureau of Compliance v.

Jonah M. Mazzucco (\$569.94)	No. 45464-2017	06/09/17
PA Department of Revenue Bureau of Compliance v. Holiday Cottages (\$952.19)	No. 45465-2017	06/09/17
PA Department of Revenue Bureau of Compliance v. Howard Shankler (\$26,356.22)	No. 45466-2017	06/09/17
PA Department of Revenue Bureau of Compliance v. Han Srey and Sanath Srey (\$1,521.64)	No. 45467-2017	06/09/17
PA Department of Revenue Bureau of Compliance v. Resi Reo Sub LLC (\$2,221.91)	No. 45468-2017	06/09/17

MORTGAGES AND DEEDS

*Recorded from June 08, 2017 to June 14, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Dabney, John E. Dabney, Julie M.	Wayne Bank	50,000	Symphony West Shohola Township
Girard, Christy F. Girard, Christopher J.	Bank of America NA	100,000	Masthope Rapids Lackawaxen Township
McGlynn, Eileen	Wells Fargo Bank NA	130,872	Pocono Ranchlands Lehman Township
Nessell, Richard S. Nessel, Ristina	International Fidelity Insurance Company	250,000	Hemlock Farms Blooming Grove Township
DiFusco, Paul J., Jr.	Capital One NA	50,000	Tanglwood Lakes Palmyra Township
Witt, Daniel L.	MERS Mortgage Electronic Registration System, Inc. Carrington Mortgage Services LLC	129,095	Sunrise Lake Dingman Township
Kaylor, Thomas Carl Kaylor, Tricia Anne	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	187,055	Dingman Township
First Impression Construction LLC	Wayne Bank	50,740	Greene Township
Bochicchio, Jessica H. Kelly, Ryan P.	MERS Mortgage Electronic Registration System, Inc. American Neighborhood Mtg. Acceptance Co. LLC	155,812	Sunrise Lake Dingman Township

Yablonski, Geoffrey T. Yablonski, Kimberly A.	Wayne Bank	22,500	PMWL Dingman Township
Roberts, Noudie F. Roberts, Diane L.	MERS Mortgage Electronic Registration System Inc. Quicken Loans Inc.	53,089	Saw Creek Estates Lehman Township
Vrotsos, John G.	Citibank NA	114,400	Hemlock Farms Blooming Grove Township
Hall, Todd W. Hall, Lisa R.	NBT Bank NA	122,400	Greene Township
Rose, Ralph G. III	Dime Bank	45,000	Masthope Rapids Lackawaxen Township
Arnaboldi, Loren Checksfield, Joyce	MERS Mortgage Electronic Registration System Inc. Guaranteed Rate Inc.	144,000	Hemlock Farms Porter Township
Niper, Richard D. Niper, Jane P.	MERS Mortgage Electronic Registration System Inc. Homeside Financial LLC	83,460	PMLE Lehman Township
Stygar, Christine M. Stygar, Karl A.	Citizens Savings Bank	225,600	Masthope Rapids Lackawaxen Township
Rodriguez, Kelly R. Ortiz, Nefertiti A.	MERS Mortgage Electronic Registration System Inc. Homestead Funding Corporation	182,848	PMWF Dingman Township
Boyle, Linda G. Boyle, Leonard E.	Citizens Bank of Pennsylvania	125,000	Sunrise Lake Dingman Township
Yearwood, Carlos F. Yearwood, Celita M.	MERS Mortgage Electronic Registration System Inc. Mortgage Research Center LLC Veterans United Home Loans	196,781	Conashaugh Lakes Dingman Township
Dipalma, Nicholas	Valenti, Alicia MERS Mortgage Electronic Registration System Inc. Finance of America Mortgage LLC	186,558	Tranquility Falls Greene Township

Basztura, Matthew S. Chiarello, Melissa J.	MERS Mortgage Electronic Registration System Inc. Summit Mortgage Corporation	270,608	Hickory Hills Milford Township
Oneill, Nicholas E.	Dime Bank	587,920	Indexing in Progress

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
US Bank NA US Bank NA ND	Bueki, Philip, Shrff. Short, Dennis R.	1.00	Pederson Subdivision Dingman Township
Federal National Mortgage Association	Bueki, Philip, Shrff. McFadden, Kenneth G. McFadden, James D., Est. McFadden, James, Est.	1.00	Marcel Lake Delaware Township
Nationstar Mortgage LLC	Bueki, Philip, Shrff. Scott, Robert	1.00	Marcel Lake Estates Delaware Township
Bayview Loan Servicing LLC	Bueki, Philip, Shrff. Casanova, Andrew Casanova, Andrew G. Casanova, Debra Casanova, Debra Christine	1.00	Tink-Wig Mountain Lake Forest Lackawaxen Township
Wilmington Savings Fund Society, Tr. Upland Mortgage Loan Trust A	Bueki, Philip, Shrff. Clark, Barbara A. Clark, Barbara Ann Clark, Mitchell S. Clark, Mitchell Stuart	1.00	Conashaugh Lakes Dingman Township
Wells Fargo Bank NA	Bueki, Philip, Shrff. Horvay, Michael John, Jr. Horvay, Matthew Patrick	1.00	Lake Wallenpaupack Estates Greene Township
US Bank NA, Tr. RMAC Trust Series 2016-CTT	Bueki, Philip, Shrff. Melendez, Jessica J.	94,243	Sunrise Lakes Dingman Township
Bank of New York Mellon, Tr. Bank of New York, Tr. CWABS, Inc. Asset Backed Certs Series 2006-25	Bueki, Philip, Shrff. Redman, Donna	1.00	Saw Creek Estates Lehman Township

Wilimington Trust NA, Tr. VM Trust Series 2	Bueki, Philip, Shrff. Nieves, Felipe Nieves, Felipe, Jr. White, Carol A.	1.00	Forest Ridge Division Lackawaxen Township
Federal National Mortgage Association	Bueki, Philip, Shrff. Conklin, Richard N, Conklin, Patricia V.	1.00	Tanglwood Lakes Palmyra Township
OCWEN Loan Servicing LLC	Bueki, Philip, Shrff. Vanduzer, Jamie L. Vanduzer, Jason K.	1.00	PMLF Delaware Township
Deutsche Bank National Trust Company, Tr. Residential Asset Sec. Trust Series 2007-A3 Mortgage Pass Thru Certs Series 2007-C	Bueki, Philip, Shrff. Law, Mariama Law, Thomas R.	1.00	Dingman Township
Lakeview Loan Servicing LLC	Bueki, Philip, Shrff. Laney, West Paakiki Laney, West Pakiki Lane, West P.	1.00	Gold Key Estates Dingman Township
Deutsche Bank National Trust Company, Tr. Accredited Mortgage Loan Trust 2003-3 Asset Backed Notes	Bueki, Philip, Shrff. Luce, Kenneth W., Jr. Luce, Lillian	1.00	Delaware Township
Fabrocino, Elizabeth Dagnone, Elizabeth	Giordano, Gasper Giordano, Gasper, Tr. Giordano Family Trust Giordano, Vita Giordano, Vita, Tr.	162,500	Lehman Township
Birchwood Lakes Community Association, Inc.	Jamakowicz, Warren	9,112	Birchwood Lakes Delaware Township
Copaceanu, Luminita	Tudor, Alexandru Stancu, Mihaela Adriana	113,440	Saw Creek Estates Lehman Township
Pocono Ranchlands Property Owners Association, Inc.	Niklin, Gueorgui	22,842	American Leisure Home Lands Lehman Township
McGlynn, Eileen	Kanaly, Robert W. Kanaly, Sarah E.	138,000	Pocono Ranchlands Lehman Township
Alicea, Rene Alicea, Ashley	Gorman, Walter Edmund	10,125	Pocono Ranchlands Lehman Township
Gmochowska, Monika K., Tr. Stanislaw Sulicki Trust	Sulicki, Stanislaw	1.00	Lehman Township

Leesha, Raymond C.	Leesha, Raymond C.	1.00	Tink Wig Mountain Lake Forest Lackawaxen Township
Pfeiffer, Christine M. Miller, Robert William, Jr.	Pfeiffer, Christine M. Miller, Robert William, Jr.	1.00	The Escape Greene Township
Dingmans Group LLC	Bank of New York Mellon, Tr. Bank of New York, Tr. CWABS, Inc., Benf. Asset Backed Certs Series 2004-6 Bank of America NA, Agent BAC Home Loans Servicing LP, Agent	57,000	Delaware Township
Perchick, Sheldon	Shneyder, Boris Shneyder, Tamara	7,500	Tanglwood Lakes Blooming Grove Township
Cavanaugh, William J. Cavanaugh, Elizabeth	Lusk, Elizabeth Ann, Exrx. Reilly, James J. Est. Rivera-Reilly, Sylvia, Est. Reilly, Sylvia Rivera, Est.	1.00	Hemlock Farms Blooming Grove Township
Birchwood Lakes Community Association, Inc.	Conte, Elizabeth Richter, Elizabeth Richter, Rudolph	9,112	Birchwood Lakes Delaware Township
Nied, Robert C. Nied, Kathleen R.	McKinney-Fleming, Molly Fleming, Molly McKinney	60,000	Palmyra Township
Suhr, Michael David Suhr, Judith A.	Nemanie Village, Inc.	150,000	Nemanie Village Map Palmyra Township
Weber, Efim Weber, Zhanna	Weber, Efim Weber, Zhanna	1.00	Hemlock Farms Blooming Grove Township
Hall, Marcia I. Hall, Richard Hall, Brian	Hall, Marcia I.	1.00	Hemlock Farms Blooming Grove Township
Jacobs, Marisa F.	Jacobs, Marisa F.	1.00	Hemlock Farms Blooming Grove Township
Serge, Paul Serge, Peggy	Berkowitz, Jerry A. Berkowitz, Leslie E.	842	Tanglwood Lakes Lodge Palmyra Township

Laurie-Wiesz, Veronica Wiesz, Veronica Laurie Wiesz, Jeremy	Laurie, Marie K.	1.00	Winona Lakes Greene Township
Grivas, Alexandros	Golaszewska, Mieczyslawa	10,000	PMWL Dingman Township
Kaylor, Thomas Carl Kaylor, Tricia Anne	Tashlik, Jesse Tashlik, Stan	196,600	Dingman Township
Dearmas, Cosme J.	Fannie Mae Federal National Mortgage Association Servicelink LLC, Agent	31,000	Locke Lands Delaware Township
Kelly, Ryan P. Bochicchio, Jessica H.	Matthews, Frank Stephen Matthews, Lois A.	165,000	Sunrise Lake Dingman Township
NBSC Holdings Inc.	Bueki, Philip Shrrf Kotsos, Peter Kotsos, Lisa	1.00	Hartman Map Greene Township
Chiovetta, Alfred Tr. Chiovetta, Patricia Tr. Patricia Chiovetta Rev. Living Trust 8/13/15	Chiovetta, Alfred J. Chiovetta, Patricia J.	1.00	Meadow View Acres Dingman Township
Rizzi, Charles E. Rizzi, Lisa	Giraldo, Camilo Giraldo, Ivonne	6,000	Shohola Falls Trails End Shohola Township
Lendvay, Ed Lendvay, Anna	Geddes, James Geddes, Dawn	6,000	Lake Adventure Dingman Township
Colombo, Yulemny	Siaba, Alfredo	3,000	Lake Adventure Dingman Township
Z Healthy Imaging LLC	Gukhman, Ilya	4,000	Lake Adventure Dingman Township
Travers, William J. Travers, Gary	Travers, William J.	1.00	Hemlock Farms Blooming Grove Township
Woodloch Pines Lake House Association	Walkin, James Walkin, Carolyn	1.00	Woodloch Pines Lake Houses Lackawaxen Township
Emeigh, Donald A. Emeigh, Rosemary A.	Bert, James F. Bert, Donna M.	379,000	Split Rock Lands Greene Township
Hall, Todd W. Hall, Lisa R.	Alexander, Victor Exrx. Schmuck, Sidonia Est. Schmuck, John Est.	153,000	Greene Township
Rose, Ralph G. III	Solange, Sturbain Marie Sturbain, Maria Solange	100,000	Masthope Rapids Lackawaxen Township
Coyle, Michael Coyle, Mary Katherine	Reiss, Leonard Reiss, Pamela	365,000	Woodloch Springs Lackawaxen Township

Denisiuk, Elzbieta	Denisiuk, Jerzy Denisiuk, John Agent Denisiuk, Elzbieta Agent	1.00	Sunrise Lake Dingman Township
Arnaboldi, Loren Checksfield, Joyce	Leffler, Dorothy Leffler, Stanley S.	160,000	Hemlock Farms Porter Township
Muschlitz, Roger Muschlitz, Maryann	Tubman, Gary Tubman, Megan	425,000	Walker Lake Shohola Township
Bardanca, Villafan Fiorella Villafan, Fiorella Bardanca	Radomsky, Michael E. Radomsky, Pamela R. Est.	3,400	Lake Adventure Dingman Township
Vazquez, Jose Vazquez, Maria	Rodriguez, Juan A. Vidalpaz, Maria C.	5,000	Lake Adventure Dingman Township
Cholponkulova, Sara	Ingersoll-Burns, Karen Burns, Karen Ingersoll Burns, Stephen Est.	6,000	Shohola Falls Trails End Shohola Township
Oppenheimer, Anna C. Oppenheimer, William	Faraj, Ann Marie	6,000	Shohola Falls Trails End Shohola Township
Musgrave, Emily	Secretary of Housing & Urban Development	42,000	Saw Creek Estates Lehman Township
Niper, Richard D. Niper, Jane P.	Lopez, Henry	85,000	Lehman Township
Restivo, Nathalie Livshits, Yelena	Buono, Louis A. Buono, Phyllis A.	1,223	Eagle Village at Tamiment Lehman Township
Delac, Kevin Delac, Debra	Olswfski, Anthony Leonard	70,000	Saw Creek Estates Lehman Township
Bellerud, Kristine L.	Bellerud, Kristine L. Exrx. Becker, Manuel Est.	1.00	Westcolang Park Lackawaxen Township
Ortiz, Nefertiti A. Rodriguez, Kelly R.	Arnold, Harold S. Jr.	179,000	PMWF Dingman Township
Alnor, William Robert Jr. Sneddon, Maria Rose	Alnor, William Robert Jr. Exr. Alnor, William R. Est.	1.00	Blooming Grove Township
Dipalma, Nicholas Valenti, Alicia	Tucci, Louis	190,000	Tranquility Falls Greene Township
Basztura, Matthew Chiarello, Melissa J.	Vella, Shirley Vella, Gennaro Sr. Est.	275,600	Hickory Hills Milford Township
O'Neill, Nicholas E.	Frigo, Gary M.	734,900	Indexing In Progress

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