

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 ♦ FEBRUARY 24, 2017 ♦ NO. 09



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ON BEHALF OF THE PIKE COUNTY BAR ASSOCIATION

GOODBYE TO A GOOD MAN, A GOOD LAWYER,
AND A GOOD FRIEND. YOU WILL BE MISSED.

ATTORNEY JAMES "JIM" ALBRECHT
(JANUARY 6, 1961 – JANUARY 17, 2017)



PRESS RELEASES:
Looking Back

 PA LEGAL ADS



© 2006 PCBA

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 106 for more details.

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



On Monday, February 27th, 2017 the Pike County Bar Association will hold its first meeting of the 2017 year at Apple Valley Restaurant in Milford, PA. We look forward to a new year and new projects. Thank you for all your support throughout 2016. We had a memorable year.

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

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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*

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Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
Gail Sebring
Missi Strub

PEMA

Tim Knapp

EVENTS

Pike County Bar Association Meeting Apple Valley Restaurant
104 US-6, Milford, PA 18337
Apple Valley phone number:
(570) 296-6831
Monday, February 27th
12:00 noon

Continuing Legal Education Program Friday, April 21st
Mrs. Doubtfire Movie CLE 8:30 a.m. Registration
Alienation of Parental Affections 9:00 a.m. - 4:00 p.m Program

Wills for Heroes Blooming Grove Training Center
Saturday, April 22nd
8:30am Registration
9:00am-11:00am Training
11:00am-4:00pm Volunteers needed
Pike County Emergency Training Center

Pike County Bar Association



Pike County Bar Association, P.O. Box 183, Milford, PA 18337
(570) 296-5102 · www.pikebar.com

OBITUARY



JAMES P. ALBRECHT

MILFORD — James P. Albrecht of Naples, Florida (formally of Milford, Pennsylvania) died at the age of 56 on January 17, 2017.

Mr. Albrecht was born on January 6, 1961 in Plainfield, New Jersey and was raised in Westfield, New Jersey. Mr. Albrecht received his bachelor degree from Tulane University and his law degree from Syracuse University.

Mr. Albrecht practiced law in Milford, Pennsylvania for over 20 years until he moved to Naples, Florida where he enjoyed fishing and officiating U.S. Tennis Association (USTA) tournaments and playing hockey.

Mr. Albrecht is survived by his mother, Carolyn Albrecht; brother, Robert Albrecht; sister, Elizabeth Morgan and eight nieces and nephews.

At his request, no service will be held; however, donations in his memory can be made to Tidewell Hospice, 5955 Rand Blvd.; Sarasota, FL 34238.

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PRESS RELEASE

LOOKING BACK

Top Photo: Mr. Larry Colorito and his associates, Judge Sherman, Mr. Phil Rizzo and Mr. I. Sherman, look pleased as they take title to Gold Key Estates, as do the Sellers Messrs Jack Luckey, Dick Walters, Charlie Locke and Attorney Sanford Beecher.

Mr. Colorito who until recently was sales director for Western Heritage Properties Limited at Hemlock Farms and Hidden Lake, remarks "on behalf of my associates

I must say that

we are honored to have become active participants in the remarkable growth of Pike County. Our firm has the resource, desire and talent to do its part in the development of our community with special stress given to the preservation of the rustic, unspoiled country beauty of our land. I would like to

point out what I consider is indeed a happy state of affairs;- what is good for the business interests of the community can and should coincide with the best interest of each individual member of the community. You may be sure that our firm will continually bend its efforts toward the betterment of this corner of Pennsylvania, which has become my home."

This sizable real estate transaction took place Thursday, June 2, 1966 in the law offices of Finan, Beecher and Wagner, Milford, Pennsylvania. David R. Chant of Milford acted as Broker for the sale.

Deed for the sale of 'Gold Key Estates' was recorded in the office of the Recorder of Deeds of Pike County.

Bottom photo, L to R: Davis R. Chant, Real Estate Broker and Edward S. Parsons, Recorder of Deeds for Pike County.



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Editor's note:

A special thank you to Davis R. Chant for sending this article to the Pike Bar County Bar Association

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, FEBRUARY 27, 2017

- 09:00 AM Docket #: 545-2014
PNC Bank, NA vs. Albert Murray, Jr. & Patricia Vann
Argument on Motion for Summary Judgment -
Plaintiff Attorney: Alyk Oflazian, Esq.
Defense Attorney: Marshall Anders, Esq.
- 09:00 AM Docket #: 62-2016 OC
In Re: Estate of Robert K. Tierney
Argument - Joyce A. Foiesigs
Praecipe for Argument
Plaintiff Attorney: James J. Scanlon, Esq.
Defense Attorney: R. Anthony Waldron, Esq.
- 09:00 AM Docket #: 459-2014
Birchwood Lakes Community Association vs. Edward S. Haberzettl and Nancy M. Haberzettl, h/w
Argument on Motion for Summary Judgment - Plaintiff Motion
Plaintiff Attorney: Robert J. Kidwell, Esq.
Defense Attorney: Eric Hamill, Esq.
James J. Wilson, Esq.
- 09:00 AM Docket #: 1126-2010
Keyes Bonds, Jr. vs. Leslie Bonds
Argument - Defendants Motion for Argument
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 2420-2010
Federal National Mortgage Association vs. Tomas Paneto
Argument on Motion for Summary Judgment - Plaintiffs Mtn.
Plaintiff Attorney: Joseph I. Foley, Esq.
Defense Attorney:
- 09:00 AM Docket #: 196-2015
Ericka Gigi vs. Alexandra Pepper, Scott Pepper, and Allstate Insurance Company
Argument - Plaintiffs Mtn for Leave File Amended Complaint
Plaintiff Attorney: Charles Kannebecker, Esq.
Defense Attorney: Timothy E. Foley, Esq., James F. Sgartz, III, Esq., William J. Novick, IV, Esq.
- 09:00 AM Docket #: 1426-2012
Leonard Glamann vs. Fran Stoveken
Argument - Def Mtns Compel Answers & Plaintiffs Depositions
Plaintiff Attorney: Charles Kannebecker, Esq.
Defense Attorney: Sean P. Buggy, Esq.
- 09:00 AM Docket #: 1627-2016
LSF9 Master Participation Trust c/o Caliber Real Estate Services, LLC vs. Ellen Mulcahy, John S. Mulcahy, Dennis Mulcahy, and John/Jane Doe
Argument on Motion for Summary Judgment - Plaintiffs Motion
Plaintiff Attorney: Jessica N. Manis, Esq.
Defense Attorney:
- 09:00 AM Docket #: 1687-2014
Michael J. Dougherty vs. Britney Mertens
Argument - Jurisdiction/Venue
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Marshall E. Anders, Esq.
- 09:00 AM Docket #: 1813-2011
Steven Heinrich vs. Tink Wig Mountain Lake Forest Property Owners Association, Inc., Richard A. Ingulli, Angela Fucci, Luis Vega, Catherine Caudo, Rachel Bibbs, Richard Vincenti, and Catherine Capasso
Argument on Motion for Summary Judgment - Defendant R. Ingulli Motion
Plaintiff Attorney:
Defense Attorney: Lauren E. Dobrowalski, Esq., Patrick J. Boland, III, Esq.
- 09:00 AM Docket #: 459-2014
Birchwood Lakes Community Association vs. Edward S. Haberzettl and Nancy M. Haberzettl, h/w
Hearing - Def Mtn for Recon/Req Leave to Take Interlocutory

*Plaintiff Attorney: Robert J. Kidwell, Esq.,
James J. Wilson, Esq.*

Defense Attorney: Eric L. Hamill, Esq.

- 09:30 AM Docket #: 766-2016

Courtney Trumbull vs.

Jonathan Wottle

Custody Conference & Hearing, if necessary -

Plaintiff Attorney: James Butz, Esq.

Defense Attorney: Amanda Chesar, Esq.

- 10:00 AM Docket #: 87-2016

Commonwealth of PA vs.

Jeanette Hughes

Hearing - Motion in Limine

Plaintiff Attorney: District Attorney

Defense Attorney: Michael Weinstein, Esq.

- 11:30 AM Docket #: 517-2016

Russell Bauman vs.

Kimberly Redfield

Review Hearing -

Plaintiff Attorney: Ronald M. Bugaj, Esq.

Defense Attorney: James Butz, Esq.

- 01:30 PM Docket #: 300-2015

Commonwealth of PA vs.

Damari Roulhac

Hearing - Defendants Motion for Extraordinary Relief

Plaintiff Attorney: District Attorney

Defense Attorney: Michael Weinstein, Esq.

- 01:30 PM Docket #: 1524-2016

Bryan Roff vs. Alyson Hilscher

Custody Conference -

Plaintiff Attorney: Kelly Gaughan, Esq.

Defense Attorney: James Butz, Esq.

- 01:30 PM Docket #: 979-2015

Mark Pittenger vs. Abby Pittenger

Status Conferencere -

Plaintiff Attorney: Ashley G. Zimmerman, Esq.

Defense Attorney: Brian J. Cali, Esq.

- 01:45 PM Docket #: 567-2016

Robert Dingee vs. Mikaela Dingee

Status Conferencere -

Plaintiff Attorney: James Butz, Esq.

Defense Attorney: Matthew Galasso, Esq.

- 02:00 PM Docket #: 436-2016

Vincent Barbato vs.

Demary Claudio

Status Conferencere -

Plaintiff Attorney: Christie Bower, Esq.

Defense Attorney: Victoria Strunk, Esq.

- 02:30 PM Docket #: 679-2016

Anthony Della Rocco vs.

Jennifer Itskowitch

Custody Conference -

Plaintiff Attorney: Matthew Galasso, Esq.

Defense Attorney: Ronald Bugaj, Esq.

- 02:30 PM Docket #: 1502-2016

Luis Delgado vs.

Samantha Delgado

Status Conferencere -

Plaintiff Attorney: Matthew J. Galasso, Esq.

Defense Attorney: Kelly A. Gaughan, Esq.

- 03:30 PM Docket #: 161-2017

Kimberly Cole vs.

Randy Beckelman

Mediation -

Plaintiff Attorney:

Defense Attorney:

TUESDAY, FEBRUARY 28, 2017

- 09:00 AM Docket #: 546-2016

Commonwealth of PA vs.

Nicholas Edward Masters

Omnibus Pre-Trial Hearing -

Plaintiff Attorney: District Attorney

Defense Attorney: Robert Reno, Esq.

- 09:00 AM Docket #: 1497-2012

Bonnie H. Roslund vs.

Erik T. Roslund

Hearing - Plaintiffs Motion for Contempt

Plaintiff Attorney: Thomas Mincer, Esq.

Defense Attorney: Kelly A. Gaughan, Esq.

- 09:00 AM Docket #: 1472-2016

In the Matter of Petition for

Change of Name of

Attila Zoltan Teleky

Name Change Hearing -

Plaintiff Attorney:

Defense Attorney:

- 09:00 AM Docket #: 7-2017 OC

In Re: Guardianship of

Christopher J. Ross

Hearing - Pet for Adjudication of

Appt of Guardian

Plaintiff Attorney: Thomas F. Farley, Esq.

Defense Attorney:

- 09:00 AM Docket #: 6-2017 OC

In Re: Guardianship of

Michael J. Ross

Hearing - Pet for Adjudication of

Appt of Guardian

Plaintiff Attorney: Thomas F. Farley, Esq.

Defense Attorney:

- 09:00 AM Docket #: 444-2016
Terry Ziemba vs. Richard Ziemba
Hearing - Plaintiff Mtn Spe Rel Prev Dissipate Marital Assets
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 1497-2012
Bonnie H. Roslund vs. Erik T. Roslund
Hearing - Defendants Motion for Contempt
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 444-2016
Terry Ziemba vs. Richard Ziemba
Hearing - Plaintiff Pet for Special Relief Seeking Pers Prop
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 665-2015
Darek Szydowski and Pat Guariglia vs. Voy Haig
Hearing - Pl Mtn Contempt and Implication of Sanctions
Plaintiff Attorney: John H. Klemeyer, Esq.
Defense Attorney:
- 10:15 AM Docket #: 11-2015 OA
In Re: Adoption of DS
Adoption Hearing -
Plaintiff Attorney: Jason M. Leon, Esq.
Defense Attorney: James Baron, Esq., Lindsey Collins, Esq.
- 01:00 PM Docket #: 371-2016
Commonwealth of PA vs. Alejandra Garcia
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
- 01:30 PM Docket #: 1636-2016
OCWEN Loan Servicing, LLC vs. Spiro Mihail
Mortgage Diversion Conference -
Plaintiff Attorney: Jennie C. Tsai, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 01:30 PM Docket #: 1629-2016
Nationstar Mortgage, LLC vs. Culver Benjamin and Lois-Jean Benjamin
Mortgage Diversion Conference -
Plaintiff Attorney: Daniel T. Lutz, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1580-2016
Branch Banking and Trust Company vs. Irene C. Shields
Mortgage Diversion Conference -
Plaintiff Attorney: Margaret Gairo, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1571-2016
Nationstar Mortgage, LLC vs. Jeanetta D. Canty
Mortgage Diversion Conference -
Plaintiff Attorney: Rebecca A. Solarz, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1597-2016
Wells Fargo Bank, N.A. vs. William G. Thompson and Dawn Thompson
Mortgage Diversion Conference -
Plaintiff Attorney: Robert W. Williams, Esq.
Defense Attorney: Roger Fay, Esq.
- 01:30 PM Docket #: 1587-2016
Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2 vs. Dave Salmanowitz aka Dave J. Salmanowitz aka David Salmanowitz aka David J. Salmanowitz; Laura L. Salmanowitz
Mortgage Diversion Conference -
Plaintiff Attorney: Kimberly A. Bonner, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1222-2016
The Bank of New York Mellon F/K/A The Bank of New York, as Successor in interest to JP Morgan Chase Bank, NA as Trustee for Bear Stearns Asset-Backed Securities Trust 2003-SDI, Asset-Backed Certificates, Series 2003-SDI vs. Jennifer Kuzmech
Mortgage Diversion Conference -
Plaintiff Attorney: Jennie C. Tsai, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1392-2016
Wells Fargo Bank, NA vs. Roy Engvaldsen
Mortgage Diversion Conference -
Plaintiff Attorney: Elizabeth M. Bennett, Esq.
Defense Attorney:
- 01:30 PM Docket #: 206-2016
Commonwealth of PA vs. James E. Longhenry
Omnibus Pre-Trial Hearing -

*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.*

- 01:30 PM Docket #: 787-2015
**Donna Marie Guadagni vs.
Allan Guadagni**
Review Hearing -
*Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Matthew Galasso, Esq.*

WEDNESDAY, MARCH 1, 2017

- 09:00 AM Docket #: 35-2016 SA
**Commonwealth of PA vs.
Amy L. Burke**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 37-2016 SA
**Commonwealth of PA vs.
Jason L. Freeman**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney: Jonathan L. Pietrowski*
- 09:00 AM Docket #: 36-2016 SA
**Commonwealth of PA vs.
Paul M. Ingargiola**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 30-2016 SA
**Commonwealth of PA vs.
Robert S. Laspisa**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 31-2016 SA
**Commonwealth of PA vs.
Robert S. Laspisa**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 29-2016 SA
**Commonwealth of PA vs.
Robert S. Laspisa**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 28-2016 SA
**Commonwealth of PA vs.
Michael R. Neal**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney: Matthew Carmody*

- 09:00 AM Docket #: 34-2016 SA
**Commonwealth of PA vs.
Quincy T. Steele**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 470-2015
**Daniel Reece on behalf of M.R., a
minor vs. Timothy McDonnell**
PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 14-2016 SA
**Commonwealth of PA vs.
Daniel Depolito**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney: James P. Baron*
- 09:00 AM Docket #: 159-2017
**Kathryn J. McDowall vs.
Timothy S. McDowall**
PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 160-2017
**Kathryn J. McDowall on behalf of
I.M., a minor vs.
Timothy S. McDowall**
PFA Hearing -
*Plaintiff Attorney:
Defense Attorney:*
- 09:00 AM Docket #: 38-2017 SA
**Commonwealth of PA vs.
David Sergio Devilliers**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:00 AM Docket #: 39-2017 SA
**Commonwealth of PA vs.
David Sergio Devilliers**
Summary Appeal -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 09:30 AM Docket #: 142-2016
**John Yanuzzelli vs.
Joann Yanuzzelli**
Custody Hearing -
*Plaintiff Attorney: James Baron, Esq.
Defense Attorney: Amanda Chesar, Esq.*
- 11:00 AM Docket #: 2584-2009
**Alex Shuris & Stella Shuris vs.
Excell Homes, Inc.**

- Hearing - Motion in Limine
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: Ronald M. Bugaj, Esq.
- 11:00 AM Docket #: 1568-2009
Excell Homes, Inc. vs. Alex Shuris & Stella Shuris
Hearing - Motion in Limine
Plaintiff Attorney: Ronald M. Bugaj, Esq.
Defense Attorney: Thomas Farley, Esq.
- 01:30 PM Docket #: 118-2017
Russell W. Seese vs. Commonwealth of PA Department of Transportation PENN DOT -
Plaintiff Attorney:
Defense Attorney: Robert Kopacz, Esq.
- 01:30 PM Docket #: 149-2017
Patrick Burd vs. Commonwealth of PA Department of Transportation PENN DOT -
Plaintiff Attorney:
Defense Attorney: Robert Kopacz, Esq.
- 01:30 PM Docket #: 148-2017
Patrick Burd vs. Commonwealth of PA Department of Transportation PENN DOT -
Plaintiff Attorney:
Defense Attorney: Robert Kopacz, Esq.
- 01:30 PM Docket #: 1325-2016
Bruce E. Kliokis vs. Commonwealth of PA Department of Transportation PENN DOT -
Plaintiff Attorney:
Defense Attorney: Robert Kopacz, Esq.
- 01:30 PM Docket #: 16-2016 OA
In Re: XT
Termination of Parental Rights - Father
Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney:
- 01:30 PM Docket #: 15-2016 OA
In Re: AT
Termination of Parental Rights - Father
Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1470-2016
Michael J. Gable, Jr. vs. Commonwealth of PA Department of Transportation PENN DOT -

- Plaintiff Attorney:*
Defense Attorney: Robert Kopacz, Esq.
- 01:30 PM Docket #: 1179-2016
Charles Readmond, III vs. Jodi Southard
Custody Conference -
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney:

THURSDAY, MARCH 2, 2017

- 08:59 AM Docket #:
Call of the March 2017 Trial List
Other -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 882-2016
Don Pilon vs. Sherrie Waizenegger
Custody Trial -
Plaintiff Attorney: Christine Rechner, Esq.
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 474-2014
Commonwealth of PA vs. Jonathan Machiavello
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 09:00 AM Docket #: 269-2015
Commonwealth of PA vs. Daniel Dippolito
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 652-2016
Commonwealth of PA vs. Holly Daletto
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 310-2016
Commonwealth of PA vs. Patrick Niedzwiecki
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 09:00 AM Docket #: 543-2016
Commonwealth of PA vs. Daniel Levens
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 09:00 AM Docket #: 561-2016
Commonwealth of PA vs.

- Jesse Fotusky**
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 09:00 AM Docket #: 144-2016
Commonwealth of PA vs. Christina E. Nash
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 09:00 AM Docket #: 575-2015
Commonwealth of PA vs. Jamie Potts
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
 - 09:00 AM Docket #: 657-2016
Commonwealth of PA vs. Thomas Dubiel
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 09:00 AM Docket #: 323-2016
Commonwealth of PA vs. John Visone
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Sundmaker, Esq.
 - 09:00 AM Docket #: 359-2016
Commonwealth of PA vs. Kenneth Hall
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 09:00 AM Docket #: 194-2015
Commonwealth of PA vs. Yolanda King
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
 - 09:00 AM Docket #: 527-2016
Commonwealth of PA vs. James Muller
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
 - 09:00 AM Docket #: 439-2015
Commonwealth of PA vs. Elani Berry
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 09:00 AM Docket #: 392-2016
Commonwealth of PA vs. Kevin ORourke
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
 - 09:00 AM Docket #: 541-2016
Commonwealth of PA vs. Sabrina Cavezza
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 658-2016
Commonwealth of PA vs. Christopher Kelly
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 09:00 AM Docket #: 212-2016
Commonwealth of PA vs. Checora Washington
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 436-2016
Commonwealth of PA vs. Nicholas Olpp
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 09:00 AM Docket #: 397-2016
Commonwealth of PA vs. Paul Oswald
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 09:00 AM Docket #: 236-2016
Commonwealth of PA vs. John Hughes
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 09:00 AM Docket #: 613-2016
Commonwealth of PA vs. Michael Anderson
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 09:00 AM Docket #: 627-2016
Commonwealth of PA vs. Kenneth Swingle
Sentencing -

- Plaintiff Attorney: District Attorney*
Defense Attorney: Lindsey Collins, Esq.

 - 09:00 AM Docket #: 673-2016
Commonwealth of PA vs. Kenneth Swingle
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
 - 09:00 AM Docket #: 514-2014
Commonwealth of PA vs. Angelica Robinson
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
 - 09:00 AM Docket #: 556-2016
Commonwealth of PA vs. Matthew Targonski
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
 - 09:00 AM Docket #: 603-2016
Commonwealth of PA vs. James Mulkey
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
 - 09:00 AM Docket #: 419-2016
Commonwealth of PA vs. Kurtis Kimble
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
 - 09:00 AM Docket #: 19-2016
Commonwealth of PA vs. Allan Vogel
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
 - 09:00 AM Docket #: 442-2016
Commonwealth of PA vs. Joshua Rodriguez
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
 - 09:00 AM Docket #: 589-2015
Commonwealth of PA vs. Terry Kyzer
 Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, 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 #: 590-2016
Commonwealth of PA vs. Simeon Fraser-Amsterdam
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
- 10:00 AM Docket #: 638-2016
Commonwealth of PA vs. Ricky Jeanmarie
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 546-2015
Commonwealth of PA vs. Michael Centonze
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:00 AM Docket #: 506-2016
Commonwealth of PA vs. Amber Newell
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 729-2016
Commonwealth of PA vs. Taylor Guzzo
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 676-2016
Commonwealth of PA vs. Alyssa Gentile
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 180 & 257-2016
Commonwealth of PA vs. Thomas Luyster
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 62-2016
Commonwealth of PA vs. Richard Carucci
 Plea -
Plaintiff Attorney: District Attorney

- Defense Attorney: Robert Bernathy, Esq.*
 • 10:00 AM Docket #: 663-2016
Commonwealth of PA vs. Anthony Luciani
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 553-2016
Commonwealth of PA vs. Glen Engels
 Plea - State Intention
Plaintiff Attorney: District Attorney
Defense Attorney: Paul Arroe, Esq.
- 10:00 AM Docket #: 701-2015
Commonwealth of PA vs. Timothy Wagner
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Andrew Lentowski, Esq.
- 10:00 AM Docket #: 156-2016
Commonwealth of PA vs. Emmanuel Pinckney
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Saurman, Esq.
- 10:00 AM Docket #: 333 & 334-2016
Commonwealth of PA vs. Melissa Floystad
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 268-2015
Commonwealth of PA vs. William Bruce
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Costanzo, Esq.
- 10:00 AM Docket #: 308-2016
Commonwealth of PA vs. Ernestina Patten
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 10:00 AM Docket #: 702-2016
Commonwealth of PA vs. Donna Dehart
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Oressa Campbell, Esq.
- 10:00 AM Docket #: 579-2016
Commonwealth of PA vs. Justin Singer
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:00 AM Docket #: 711-2016
Commonwealth of PA vs. Eric Wolak
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Matthew Galasso, Esq.
- 10:00 AM Docket #: 614-2016
Commonwealth of PA vs. Richard Campbell
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 416 & 589-2016
Commonwealth of PA vs. Billy Arline
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 488-2016
Commonwealth of PA vs. Nicholas Soules
 Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 423-2016
Commonwealth of PA vs. Shakiem Terry
 CAPS -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 199-2016
Commonwealth of PA vs. John Ernest Spear
 Expungement Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jair Novajosky, Esq.
- 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 #: 6-2017 MD
Commonwealth of PA vs. Tyler Lobbregt
 Expungement Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 329-2016
Commonwealth of PA vs. Culin Leisenheimer
 Expungement Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Ashley Zimmerman, Esq.
- 10:00 AM Docket #: 137-2016
Commonwealth of PA vs. Duane Philgence
 Expungement Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 187-2012
Commonwealth of PA vs. Tyreak Cowan
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 275-2016
Commonwealth of PA vs. Thomas Tichenor
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:00 AM Docket #: 25-2011
Commonwealth of PA vs. Jessica Lugo
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 80-2014
Commonwealth of PA vs. Kristin Strouse
 Contempt Hearing - Sanctions Portion
Plaintiff Attorney: District Attorney
Defense Attorney: Mark Moulton, Esq.
- 10:00 AM Docket #: 56-2011
Commonwealth of PA vs. Joseph Tufaro
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 157-2015
Commonwealth of PA vs. Zachary S. Vanduzer
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 179-2015
Commonwealth of PA vs. Steven Schaal
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Ohliger, Esq.
- 10:00 AM Docket #: 249, 250, 251-2009 & 530-2010
Commonwealth of PA vs. Timmy Presto
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 112-2013
Commonwealth of PA vs. Jerry Barrett
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:00 AM Docket #: 483-2013
Commonwealth of PA vs. Kyle Douglas Bathgate
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:00 AM Docket #: 361-2016
Commonwealth of PA vs. Rudy Longchamp
 Hearing - Termination of ARD
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 557-2016
Commonwealth of PA vs. Morris Beverly
 Hearing - Def Motion for Discovery
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 425-2016
Commonwealth of PA vs. Cullen Matthew Camic
 Hearing - Termination of ARD
Plaintiff Attorney: District Attorney
Defense Attorney: Brandon Reish, Esq.
- 10:00 AM Docket #: 296-2015
Commonwealth of PA vs. Aleisha Tarrier Robinson
 Hearing - Def Mtn Recon nunc pro

tunc

*Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.*

- 10:00 AM Docket #: 653-2016
Commonwealth of PA vs. Michael Wesley Christian
Hearing - Commonwealth Motion to Revoke/Increase Bail
*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.*
- 10:00 AM Docket #: 246-2015
Commonwealth of PA vs. Hal Harris
Hearing - Commonwealth Motion for Discovery
*Plaintiff Attorney: District Attorney
Defense Attorney: James Lloyd, Esq.*
- 10:00 AM Docket #: 8-2016
Commonwealth of PA vs. Nicole Miller
Hearing - Def Mtn for Recon/Modify Sentence
*Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.*
- 10:00 AM Docket #: 28-2017
Commonwealth of PA vs. George Huber
Hearing - Reinstate Bail
*Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.*
- 10:00 AM Docket #: 551-2015
Commonwealth of PA vs. Joshua Rodriguez
Bench Warrant Return -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 10:00 AM Docket #: 376 & 630-2016
Commonwealth of PA vs. Lydia Kovalesski
Bail Reduction Hearing -
*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.*
- 10:00 AM Docket #: 599-2016
Commonwealth of PA vs. Ashley Torres
Bail Reduction Hearing -
*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.*
- 10:00 AM Docket #: 1-2017 MD
Commonwealth of PA vs. Joseph Scurto

Indirect Criminal Contempt Hearing -

*Plaintiff Attorney: District Attorney
Defense Attorney:*

- 10:00 AM Docket #: 156-2016
Commonwealth of PA vs. Emmanuel Pinckney
Omnibus Pre-Trial Hearing - Motion for Suppression of Evidence
*Plaintiff Attorney: District Attorney
Defense Attorney: Robert Saurman, Esq.*
- 01:00 PM Docket #: 7-2017
Commonwealth of PA vs. Jarae Hunter
Arraignment -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 01:00 PM Docket #: 701-2016
Commonwealth of PA vs. Joseph McCain
Arraignment -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 01:00 PM Docket #: 28-2017
Commonwealth of PA vs. George Huber
Arraignment -
*Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.*
- 01:00 PM Docket #: 89-2016
Commonwealth of PA vs. TJ Mann
Arraignment -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 01:00 PM Docket #: 165-2016
Commonwealth of PA vs. Christina Boyce
Arraignment -
*Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.*
- 01:00 PM Docket #: 1-2017
Commonwealth of PA vs. Charles Strouse
Arraignment -
*Plaintiff Attorney: District Attorney
Defense Attorney:*
- 01:00 PM Docket #: 14-2017
Commonwealth of PA vs. Robert Campbell
Arraignment -
*Plaintiff Attorney: District Attorney
Defense Attorney:*

- 01:00 PM Docket #: 606-2016
Commonwealth of PA vs. Andrew Santiago
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:30 PM Docket #: 576-2014
Commonwealth of PA vs. Thomas Joseph Nipitella
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Salvatore Vito, Esq.
- 01:30 PM Docket #: 529-2015
Commonwealth of PA vs. Jhon Fritz Gerald Prophete
Violation of Probation -
Plaintiff Attorney: District Attorney

FRIDAY, MARCH 3, 2017

- 09:00 AM Docket #: 1488-2016
507-84 Associates, LLC vs. Pike County Board of Assessment Appeals
Hearing - Pet for Appeal Decision
Pike Cty Brd of Assessment
Plaintiff Attorney: Thomas J. MacNeely, Esq.
Defense Attorney: Stacy Beecher, Esq.
- 09:00 AM Docket #: 472-2016

- **Commonwealth of PA vs. Richard Gary Krawiec**
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 567-2016
Commonwealth of PA vs. Terry Muller
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 01:30 PM Docket #: 191-2017
Porter Township vs. Carl Dutcher
Hearing - Pl Pet for Prelim Injunction
Plaintiff Attorney: Stacey Beecher, Esq.
Defense Attorney:
- 01:30 PM Docket #: 435-2016
Commonwealth of PA vs. Michael Christian
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 02:30 PM Docket #: 611-2016
Commonwealth of PA vs. Benjamin Horton
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.

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.

EXECUTORS NOTICE

Estate of Morris R. Brooke late of Lackawaxen, Pike County, Pennsylvania, deceased.
Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Timothy S. Brooke, 306 Powderhorn Rd., Fort Washington, PA 19034 or Christopher M. Brooke, 624

Creek Lane, Flourtown, PA
19031.
02/10/17 • 02/17/17 • **02/24/17**

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF BELLA SMITH late of 383 Roemerville Road, Greentown, Pike County, Pennsylvania (died January 6, 2017), to Susan Mary Frisbie, as Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

02/10/17 • 02/17/17 • **02/24/17**

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted on the Estate of Frederic W. Grannis Sr. a/k/a Frederic Winslow Grannis Sr. by the Register of Wills of Pike County, PA, to Mary Arosemena a/k/a Mary Arosemena-Ruiz. All persons having claims against the estate are requested to make them in writing without delay, and all persons indebted to the estate to make payment to the Executrix. Mary Arosemena a/k/a Mary Arosemena- Ruiz, Executrix
c/o Timothy B. Fisher II,
Esquire
FISHER & FISHER
LAW OFFICES LLC
525 Main Street

PO Box 396
Gouldsboro, PA 18424
(570) 842-2753
02/10/17 • 02/17/17 • **02/24/17**

EXECUTRIX NOTICE

Estate of FARRINGTON CHAUNCEY CASE a/k/a FARRINGTON C. CASE a/k/a FARRINGTON CASE, late of Lackawaxen Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: Dorothy Ann Case, 464 Welcome Lake Rd, Beach Lake, PA 18405; ATTORNEY for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.

02/17/17 • **02/24/17** • 03/03/17

ESTATE NOTICE

Estate of James Carroll, late of Milford, Pike County, Pennsylvania. Letters of Administration on the above estate having been granted to Heidi Burgener, 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.

02/17/17 • **02/24/17** • 03/03/17

ESTATE NOTICE

Estate of Manuel Becker, late of Lackawaxen, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Kristine Bellerud, 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.
02/17/17 • 02/24/17 • 03/03/17

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 1088-2013-CIVIL**

Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B, Plaintiff vs. Benedict Bober, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011", Bogwslaw Bober, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011", David Bober, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011", Hudson Valley SPCA, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011", Milford Ambulance Service, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011", Pike County Humane Society, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011", Roman Bober, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011",

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ludwik Bober, Wanda Bober, Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011" and Wilhelm Reilly, Trustee and Beneficiary of "The Ludwik Bober Revocable Trust Dated January 31, 2011", Defendants

**NOTICE OF SALE OF
REAL PROPERTY**

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ludwik Bober, Defendant(s), whose last known address is 230 Foster Hill Road, Milford, PA 18337.

Your house (real estate) at 230 Foster Hill Road, Milford, PA 18337, is scheduled to be sold at the Sheriff's Sale on April 19, 2017 at 11:00 a.m. in the Pike County Admin. Bldg., Commissioners Meeting Rm., 506 Broad St., Milford, PA 18337, to enforce the court judgment of \$339,312.12, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **PROPERTY DESCRIPTION:** All that certain piece or parcel of land, situate in Milford Twp., Pike County, PA more particulary described as Lot No. 2, Section No. 1, West Wood, as shown on a Plot of West Wood recorded in the Deeds Office in Milford, Pike County, PA

in Plot Book 15, at Page 80, consisting of 1.471 acres more or less. BEING KNOWN AS: 230 Foster Hill Road, Milford, PA 18337. PROPERTY ID NO.: 097.00-01-24.008. TITLE TO SAID PREMISES IS VESTED IN Ludwik Bober BY DEED FROM Honesdale National Bank, a Pennsylvania Corporation DATED 3/20/1991 RECORDED 3/21/1991 IN DEED BOOK 371 PAGE 166. UDREN LAW OFFICES, P.C. IS A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE NOT OBLIGATED UNDER THE NOTE OR YOU ARE IN BANKRUPTCY OR YOU RECEIVED A DISCHARGE OF YOUR PERSONAL LIABILITY UNDER THE NOTE IN BANKRUPTCY, THIS COMMUNICATION IS NOT SENT TO COLLECT THE DEBT; RATHER, IT IS SENT ONLY TO PROVIDE INFORMATION WITH REGARD TO THE LENDER'S RIGHT TO ENFORCE THE LIEN OF MORTGAGE. Udren Law Offices, P.C., Attorneys for Plaintiff, 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 128-2017-CIVIL
NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE**

Reverse Mortgage Solutions, Inc., Plaintiff vs. April Nutt, Known Heir of Francis H. McConnell and Barbara McConnell, Barbara Ann Uzupes, Known Heir of Francis H. McConnell and Barbara McConnell, Diana Fusco, Known Heir of Francis H. McConnell and Barbara McConnell, Edward McConnell, Known Heir of Francis H. McConnell and Barbara McConnell, Estate of Francis H. McConnell, c/o Steven F. Orkin, Personal Representative, Linda Nutt, Known Heir of Francis H. McConnell and Barbara McConnell, Rose Ann Orkin, Known Heir of Francis H. McConnell and Barbara McConnell; Steven F. Orkin, Personal Representative of The Estate Of Francis H. McConnell, Susan Deangelis, Known Heir of Francis H. McConnell and Barbara McConnell, Thomas McConnell, Known Heir of Francis H. McConnell and Barbara McConnell, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara McConnell and

Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Francis H. McConnell, Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Barbara McConnell and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Francis H. McConnell, Defendant(s), whose last known address is 135 Friendship Drive, Hawley, PA 18428.

**COMPLAINT
IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, Reverse Mortgage Solutions, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Pike County, Pennsylvania, docketed to NO. 128-2017-CIVIL, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 135 Friendship Drive, Hawley, PA 18428, whereupon your property would be sold by the Sheriff of Pike County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days

after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, Pike County Commissioner's Office, Pike County Admin. Bldg., 506 Broad St., Milford, PA 18337, 570.296.7613. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh,**

Nicole B. Labletta, David Neerer & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

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

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 155-2015r SUR JUDGEMENT NO. 155-2015 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 vs Opheil Richardson and Michelle Richardson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 155-2015 CIVIL Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 v.

Opheil Richardson
Michelle Richardson
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being
32 Bluebird Lane, Bushkill, PA 18324
Parcel No. 182.03-01-06
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$202,795.03
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 Opheil Richardson and Michelle Richardson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$202,795.03, 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 Ophel
Richardson and Michelle
Richardson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$202,795.03 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

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

202-2016r SUR JUDGEMENT
NO. 202-2016 AT THE
SUIT OF Lakeland Bank
vs Peter Kotsos and Lisa
Kotsos DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT TRACT
OR PARCEL OF LAND
PREMISES, SITUATE,
LYING AND BEING IN THE
TOWNSHIP OF GREENE,
COUNTY OF PIKE, STATE
OF PENNSYLVANIA. A
LEGAL DESCRIPTION
OF THE PROPERTY IS
CONTAINED IN THE
OWNERS' DEED WHICH
IS RECORDED IN THE
PIKE COUNTY CLERK
OR REGISTER'S OFFICE
IN DEED BOOK 2272 ON
PAGE 978 AND IS ALSO
KNOWN AS PARCEL
NOS, 101.00-01-29.003 -
CONTROL/ACCOUNT
#110276, and 101.00-01-29.002-
CONTROL/ACCOUNT
#110770 ON THE MAPS OF
THE TAX ASSESSOR OF
GREENE TOWNSHIP.
BEING the same premises
which Joseph C. Hartman and
Kathleen J. Hartman, his wife

by deed dated March 25, 2008 and recorded in the Pike County Recorder of Deeds Office on April 7, 2008 in deed book 2272, page 978, granted and conveyed to Peter Kotsos and Lisa Kotsos, his wife, in fee.

BEING Parcel Numbers
101.00-01-29.003 and
101.00-01-29.002

The Real Property or its address is commonly known as 117 Creamery Road, Township of Greene, PA 18426.
Property is an improved commercial dwelling.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter Kotsos and Lisa Kotsos DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$302,174.14, 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 Peter Kotsos and Lisa Kotsos DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$302,174.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Berger Law
11 Elliott Avenue, Ste. 100
Bryn Mawr, PA 19010
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 250-2016r SUR JUDGEMENT NO. 250-2016 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates vs Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas E. Schwenzer, Deceased and

Theresa Potsel, Known Heir of Thomas E. Schwenzer, Deceased and Thomas E. Schwenzer, Jr., Known Heir of Thomas E. Schwenzer, 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 March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF DELAWARE, PIKE COUNTY, PENNSYLVANIA, DESCRIBED AS FOLLOWS: LOT NO.4, BLOCK W-1507, PLAN OF LOTS AT WILD ACRES, SECTION 15, DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, DATED FEBRUARY 2, 1972 BY JOSEPH D. SINCAVAGE, MONROE ENGINEERING, INC., STROUDSBURG, PA, PIKE COUNTY MAP BOOK 12, PAGE 105, RE-RECORDED FEBRUARY 7,1975. HAVING THEREON ERECTED A DWELLING KNOWN AS 4 HIGH RIDGE ROAD, DINGMANS FERRY, PA.

Tax ID: 168.04-08-55 BEING THE SAME PREMISES which Michael J. Jack and Debra K. Jack, his wife, by Deed Dated 6/25/2003 and Recorded 6/28/2004, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2054, Page 367, Instrument # 200400011629, granted and conveyed unto Thomas E. Schwenzer.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas E. Schwenzer, Deceased and Theresa Potsel, Known Heir of Thomas E. Schwenzer, Deceased and Thomas E. Schwenzer, Jr., Known Heir of Thomas E. Schwenzer, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,741.37, 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 Unknown Heirs, Successors, Assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas E. Schwenger, Deceased and Theresa Potsel, Known Heir of Thomas E. Schwenger, Deceased and Thomas E. Schwenger, Jr., Known Heir of Thomas E. Schwenger, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,741.37 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

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

TO EXECUTION NO 275-2013r SUR JUDGEMENT NO. 275-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Dina Bartleson and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain piece of parcel of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a set iron pin corner on the Township Road # 343 right-of-way line said corner being common to the lands of, now or formerly of Leroy Guccini as described in Pike County Record Book 1892, Page 2474;

Thence along said right-of-way line the following two (2) courses and distances:

1. North 46 degrees 44 minutes 47 seconds West 201.65 feet to a set iron pin corner;

2. North 51 degrees 04 minutes 39 seconds West 141.54 feet to a set iron pin corner;

Thence leaving said right-of-way line and passing through the lands now or formerly of the

Grantor the following two (2) courses and distances:

1. North 38 degrees 58 minutes 6 seconds East 285.38 feet to a set iron corner;

2. South 49 degrees 49 minutes 17 seconds East 395.25 feet to a set iron pin corner on the line of lands now or formerly of Guccini;

Thence along said lands South 49 degrees 10 minutes 7 seconds West 296.68 feet to the point of BEGINNING.

CONTAINING 105,724 square feet or 2.43 acres, be the same more or less.

BEING 301 Lake Russell Road Newfoundland, PA 18445 BEING Parcel Number 153.00-01-03.003

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dina Bartleson and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,114.87, 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 Dina Bartleson and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,114.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 280-2016r SUR JUDGEMENT NO. 280-2016 AT THE SUIT OF Wells Fargo Bank, NA s/b/m to Wachovia Bank, National Association vs The Pollino Living Trust, Dated

Februaru 12, 2001, Tina Mcconnell, in her capacity as Trustee of The Estate of Dorothy Pollino aka Dorothy L. Pollino, Kathleen Pollino, in her capacity as Beneficiary of The Estate of Dorothy Pollino aka Dorothy L. Pollino DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 280-2016

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

v.

THE POLLINO LIVING TRUST, DATED FEBRUARY 12, 2001 TINA MCCONNELL, in her capacity as Successor Trustee of THE POLLINO LIVING TRUST, DATED FEBRUARY 12, 2001 KATHLEEN POLLINO, in her capacity as Beneficiary of THE POLLINO LIVING TRUST, DATED FEBRUARY 12, 2001

owner(s) of property situate in WESTFALL TOWNSHIP, PIKE County, Pennsylvania, being 107 Pear Court, Matamoras, PA 18336-2338

Parcel No. 067.03-01-16 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$119,176.88 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 The Pollino Living Trust, Dated February 12, 2001, Tina Mcconnell, in her capacity as Trustee of The Estate of Dorothy Pollino aka Dorothy L. Pollino, Kathleen Pollino, in her capacity as Beneficiary of The Estate of Dorothy Pollino aka Dorothy L. Pollino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$199,176.99, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF The Pollino
Living Trust, Dated February
12, 2001, Tina Mcconnell, in her
capacity as Trustee of The Estate
of Dorothy Pollino aka Dorothy
L. Pollino, Kathleen Pollino,
in her capacity as Beneficiary
of The Estate of Dorothy
Pollino aka Dorothy L. Pollino
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$199,176.99 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
284-2016r SUR JUDGEMENT
NO. 284-2016 AT THE SUIT
OF Deutsch Bank National
Trust Company, as Indenture

Trustee, for New Century
Home Equity Loan Trust
2005-1 vs Theresa Hercules,
Jude Hercules and Marsha
Burton DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot No. 16, of The Glen at
Tamiment Subdivision, as
set forth on certain plat maps
prepared by R.K.R. Hess
Associates, and entitled "Final
Plan, Phase I, The Glen at
Tamiment", recorded in the
Office of the Recorder of
Deeds, in and for Pike County,
Pennsylvania, in Plat Book No.
24, at Pages 74 thru 77 and
Revised Maps of The Glen at
Tamiment, Phase I, recorded on
March 9, 1987, in Plat Book 24,
at Pages 154 thru 157.

BEING THE SAME
PREMISES which J and S
Development, LLC, by Deed
Dated 1/7/2005 and Recorded
1/20/2005, in the Office of the

Recorder of Deeds in and for the County of Pike, in Deed Book 2091, Page 207, Instrument # 2005000011112, granted and conveyed unto Theresa Hercules, single and Marsha Burton, single and Jude Hercules, single.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theresa Hercules, Jude Hercules and Marsha Burton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$244,941.20, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Theresa Hercules, Jude Hercules and Marsha Burton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$244,941.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 364-2016r SUR JUDGEMENT NO. 364-2016 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Jamie L. Vanduzer and Jason K. Vanduzer DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THT CERTAIN lot, parcel or piece of ground situate

in the Township of Delaware, County of Pike, and State of Pennsylvania, being Lot No. 953, Section No. 14 as shown on map entitled subdivision of Section 14, Pocono Mountain lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 10, Page 70.
BEING KNOWN AS: 129 Cherokee Trail, Dingmans Ferry, PA 18328
PROPERTY ID NO.: 149.03-01-28/02-0-026796
TITLE TO SAID PREMISES IS VESTED IN Jason K. Van Duzer and Jamie L. Van Duzer, his wife, as tenants by the entireties BY DEED FROM Sheri A. Schwab and Jack Frost and Joseph C. Schwab DATED 02/03/2005 RECORDED 02/07/2005 IN DEED BOOK 2093 PAGE 1628.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jamie L. Vanduzer and Jason K. Vanduzer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,372.27, 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 Jamie L. Vanduzer and Jason K. Vanduzer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,372.27 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 382-2016r SUR JUDGEMENT NO. 382-2016 AT THE SUIT OF PNC Bank, National

Association vs Laurence A. Basile DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA PNC BANK, NATIONAL ASSOCIATION, AS ASSIGNEE OF AMERICAN EXPRESS BANK FSB, Plaintiff,
vs.
LAURENCE A. BASILE, Defendant.
CIVIL DIVISION
No. 382-2016-CV
ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, known as Lot NO.2, Block M 402, Section 4 of Marcel Lake Estates as shown of a map recorded in Plat Book 9 page 144.
Being the same property which Concept 2000 Home Builders, Inc. granted and conveyed unto Laurence A. Basile, by deed dated May 23, 1998 and recorded June 1, 1998 in the Recorder's office of said County in Deed Book 1537, Page 277.

UNDER AND SUBJECT to restrictions as of record. Having Erected Thereon a Dwelling Known as 101 Colette Drive, Dingmans Ferry, Pennsylvania 18328 Parcel No. 02-0-100754 Michael C. Mazack, Esquire Attorney for Plaintiff.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Laurence A. Basile DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$195,347.50, 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 Laurence
A. Basile DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$195,347.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Tucker Arensberg, PC
1500 One PPG Place
Pittsburgh, PA 15222
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
383-2016r SUR JUDGEMENT
NO. 383-2016 AT THE
SUIT OF PNC Bank, National
Association vs Rosemary
Romano DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE

COUNTY, PENNSYLVANIA
PNC BANK, NATIONAL
ASSOCIATION, AS
ASSIGNEE OF AMERICAN
EXPRESS BANK FSB,
Plaintiff,

vs.

ROSEMARY ROMANO,
Defendant.

CIVIL DIVISION

No. 2016-00383

ALL THAT CERTAIN lot,
parcel or piece of land situate
in Lehman Township, Pike
County, Commonwealth of
Pennsylvania, being Lot/Lots
No. 140, Section No.4, as shown
on map of Pocono Mountain
Lake Estates, Inc., on file in the
Recorder's Office at Milford,
Pennsylvania, in Plan Book No.
9, Page 124.

Together with all and
singular the building and
improvements, if any, ways,
waters, watercourses, rights,
liberties, privileges, hereitaments
and appurtenances whatsoever
thereunto 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, in law, equity,
or otherwise howsoever, of, in,
and to the same and every part
thereof.

Being the same property which
Pocono Mountain Lake Estates,
Inc., granted and conveyed unto
Anthony Romano and Rosemary
Romano, his wife by deed dated
April 29, 1972 and recorded June
15, 1972 in the Recorder's Office

of said County in Book 272,
Page 123.
16 Pheasant Run, Bushkill,
Pennsylvania 18324
Parcel No. 194-01-04-08
Michael C. Mazack, Esquire
Attorney for Plaintiff.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Rosemary Romano
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$73,201.53,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Rosemary
Romano DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$73,201.53 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Tucker Arensberg, PC
1500 One PPG Place
Pittsburgh, PA 15222
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
419-2015r SUR JUDGEMENT
NO. 419-2015 AT THE
SUIT OF Lakeview Loan
Serving, LLC vs Terrence
A. Colbert and Leticia R.
Couttien DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, piece or parcel of land,
lying, situate and being in the

Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit;
Lot No. 13 of The Glen at Tamiment Subdivision, as set forth on certain maps prepared by R.K.R. Hess Associates, and entitled "Final Plan, Phase I, The Glen at Tamiment", recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book 24 at Page 74, Plat Book 24 at Page 75, Plat Book 24 at Page 76, and Plat Book 24, Page 77 and Revised Maps of The Glen at Tamiment, Phase I recorded on March 9, 1987 in Plat Book 24 at Pages 154,155,156 and 157. Parcel Number 188.01-01-63 Being 13 East Underhill Drive a/k/a 440 Underhill Drive, Tamiment, PA 18371

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Terrence A. Colbert and Leticia R. Couttien DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,741.49, 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 Terrence A. Colbert and Leticia R. Couttien DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,741.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 531-2016r SUR JUDGEMENT NO. 531-2016 AT THE SUIT OF Wells

Fargo Bank, NA vs Christy Turner, Joseph Turner and Vincent de Paola, aka Vincent DePaola DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, being Lot 1419, Section H, as shown on map entitled subdivision of Section H, Pocono Mountain Woodland Lakes Corp, on file in the Office of the Recorder of Deeds at Milford, Pennsylvania, in Plat Book 12, Page 94. Parcel No. : 110.02-03-38 BEING known and numbered as 120 Mountain Laurel Lane, Milford, PA 18337 Being the same property conveyed to Joseph Turner and Christy Turner, husband and wife, as tenants by entirety as to a one half interest, as Joint Tenants with the right of survivorship with Vincent De Paola as to one half interest who acquired title, with rights of survivorship, by virtue of a deed from Stone Financing, LLC,

dated May 16, 2013, recorded August 16, 2013, at Document ID 201300008633, and recorded in Book 2429, Page 399, 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 Christy Turner, Joseph Turner and Vincent de Paola, aka Vincent DePaola DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$278,517.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christy
Turner, Joseph Turner and
Vincent de Paola, aka Vincent
DePaola DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$278,517.52 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 568-2016r SUR
JUDGEMENT NO. 568-2016
AT THE SUIT OF Nationstar
Mortgage LLC vs Lawrence
Aumick DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
SHORT DESCRIPTION

DOCKET NO: 568-2016
ALL THAT CERTAIN lot
or piece of ground situate in
Delaware Township, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
175.02-02-42
PROPERTY ADDRESS 104
Swan Drive AKA Lot 1 Wild
Acre Dingmans Ferry, PA 18328
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Lawrence Aumick
ATTORNEY'S NAME: Robert
W. Williams, 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 Lawrence Aumick
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$57,862.78,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lawrence Aumick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$57,862.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 577-2016r SUR JUDGEMENT NO. 577-2016 AT THE SUIT OF Wayne Bank vs Ann Detiere, Known Heir of Dorothy Jean Detiere, The Unknown Heirs of Dorothy Jean Detiere, and Ann Detiere Trustee of The Detiere Trustee of The Detiere 1007 Irrevocable Income Only Trust DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Property Description
ALL THAT CERTAIN, piece or parcel tract of land situate, lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania being more particularly described as follows: Lot 1 of the Mill Pond Village Section of the Masthope Mountain Community as set forth on a map or plan of same recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania at Plat Book 40, Page 37, on June 17, 2004.

BEING the same premises which Dorothy Jean Detiere. By deed dated the 4th day of October, 2007 and recorded in the Office of the Recorder of Deeds in and fore Pike County, Pennsylvania in Book 2252 at Page 1835 granted and conveyed to Detiere 2007 Irrevocable Income Only Trust, Ann Detiere Trustee.
PIN: 018.00-01-85.004
PROPERTY IS IMPROVED.

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ann Detiere, Known Heir of Dorothy Jean Detiere, The Unknown Heirs of Dorothy Jean Detiere, and Ann Detiere Trustee of The Detiere Trustee of The Detiere 1007 Irrevocable Income Only Trust DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$53,526.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ann Detiere, Known Heir of Dorothy Jean Detiere, The Unknown Heirs of Dorothy Jean Detiere, and Ann

Detiere Trustee of The Detiere Trustee of The Detiere 1007 Irrevocable Income Only Trust DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$53,526.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
John J. Martin, Esq.
1022 Court Street
Honesdale, PA 18431
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 595-2016r SUR JUDGEMENT NO. 595-2016 AT THE SUIT OF M & T Bank vs Nancy McKenna and James McKenna DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL CERTAIN LOT/
LOTS, PARCEL OR PIECE
OF GROUND, situate in the

Township of Dingman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 419, Section No. 3 as shown on Map entitled Subdivision of Section, Pocono Mountain Water Forest Corporation, on file in the Recorder's Office at Milford Pennsylvania in Plan Book No. 10, Page 50.
BEING 128 Laurel Drive
Dingmans Ferry, PA 18328
Tax ID: 136.02-02-42

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nancy McKenna and James McKenna DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$146,942.85, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nancy McKenna and James McKenna DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$146,942.85 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 625-2016r SUR JUDGEMENT NO. 625-2016 AT THE SUIT OF Branch Banking and Trust Company, A North Carolina Corporation, as Successor in Interest to Susquehanna Bank vs William F. Piemonte DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 625-2016

Branch Banking and Trust
Company, A North Carolina
Corporation, as Successor in
Interest to Susquehanna Bank
v.

William F. Piemonte
owner(s) of property situate in
the PIKE County, Pennsylvania,
being

567 Tanagor Road, a/k/a Hc1
Box 1A288, Hawley, PA 18428
Parcel No. 013.04-01-91 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$68,749.87

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 F. Piemonte
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$68,749.87,
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 William F.
Piemonte DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$68,749.87 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

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

TO EXECUTION NO
750-2016r SUR JUDGEMENT
NO. 750-2016 AT THE
SUIT OF Finance of America
Mortgage, LLC vs Kenneth
W. Gabell and Sara M.
Gabell DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Legal Description
ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND SITUATE
LYING AND BEING IN THE
Township of Dingman, County
of Pike and Commonwealth of
Pennsylvania, more particularly
described as follows, to wit:
BEING Lot No.1, Section No.
10, Sunrise Lake, as shown on
a map of said Section, recorded
in the Offices of the Recorder of
Deeds in and for Pike County,
Pennsylvania in Plat Book 21,
page 11.
Fee Simple Title Vested in Sara
M. Gabell and Kenneth W.
Gabell by deed from Fannie Mae
a/k/a Federal National Mortgage
Association, by its Attorney
in fact, KML Law Group,
P.C., dated October 16, 2014,
recorded October 20, 2014, in
the Pike County Recorder of
Deeds Office in Deed Book

2457, Page 1068 and Instrument
Number 201400008021.
PARCEL NO.: 108.00-01-43.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kenneth W. Gabell
and Sara M. Gabell
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,700.03,
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 Kenneth
W. Gabell and Sara M. Gabell
DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$83,700.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 776-2016r SUR JUDGEMENT NO. 776-2016 AT THE SUIT OF Bayview Loan Servicing, LLC vs Douglas S. Markham DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 776-2016
Bayview Loan Servicing, LLC
v.
Douglas S. Markham
owner(s) of property situate in

the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being

Lot 204 Slaymaker Road,
A/K/A 120 Slaymaker Road,
Dinghams Twp, PA 18328
Parcel No. 123.01-03-12 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$44,557.60
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 Douglas S. Markham DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$44,557.60, 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 Douglas S. Markham DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$44,557.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 797-2016r SUR JUDGEMENT NO. 797-2016 AT THE SUIT OF Nationstar Mortgage LLC vs James Greene and Lynn Greene DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township or Borough of Township of Dingman, Pike County, Pennsylvania, and being known as 110 Crescent Lake Cove Court, Milford, Pennsylvania 18337.

TAX MAP AND PARCEL NUMBER: 123.03-03-90.007
CONTROL NUMBER:

112019

THE IMPROVEMENTS

THEREON ARE: Residential Dwelling

REAL DEBT: \$207,062.86

SEIZED AND TAKEN

IN EXECUTION AS THE PROPERTY OF: James Greene and Lynn Green

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 James Greene and Lynn Greene DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$207,062.86 PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF James
Greene and Lynn Greene
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$207,062.86 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
826-2016r SUR JUDGEMENT
NO. 826-2016 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Edith
A. Spratt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 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 Delaware, County of Pike
and State of Pennsylvania, more
particularly described as follows,
to wit:
Lot 31A in Block B-30,
Section 5, as set forth on a "Lot
Improvement Sub-Division,
Birchwood Lakes Community
Association, Delaware
Township, Pike County, Penna.,
dated Dec. 2, 1997" by Pasquale
R. Addio, L.S., Milford, Penna.,
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania in
Plot Book 34, Page 283 on
January 9, 1998.
TOGETHER with unto the
Grantees, their heirs and assigns,
in common, however, with the
Grantors, its successors and
assigns, the right of ingress,
egress and regress over and

across all private roadways and passageways as shown on map recorded in Plat Book 4, Page 41, in the Office of the Recorder of Deeds of Pike County, Pennsylvania, for the purpose of access to the premises heretofore described.

BEING THE SAME PREMISES which Frederick L. Spratt and Edith A. Spratt, his wife, by Deed Dated 2/22/2005 and Recorded 3/3/2005, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2096; Page 2270; Instrument # 200500003525, granted and conveyed unto Frederick L. Spratt and Edith A. Spratt, his wife

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edith A. Spratt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,838.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edith A. Spratt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,838.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 832-2015r SUR JUDGEMENT NO. 832-2015 AT THE SUIT OF Lsf8 Master Participation Trust vs Sandra L. Henriques and Frankie Banks DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 832-2015

Lsf8 Master Participation Trust
v.

Sandra L. Henriques

Frankie Banks

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being

1498 Pine Ridge, Bushkill, PA
18324-9702

Parcel No. 188.02-01-65 -
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$219,885.30

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 Sandra
L. Henriques and Frankie Banks
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$219,885.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Sandra L.
Henriques and Frankie Banks
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$219,885.30 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
835-2016r SUR JUDGEMENT
NO. 835-2016 AT THE SUIT
OF Wilmington Savings Funds
Society, FSB, dba Christiana
Trust, Not in its Individual
Capacity, but Solely as Trustee
for BCAT 2015-14BTT vs
Martin Andrade, aka Martin
A. Andrade DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LONG FORM
DESCRIPTION

ALL THAT CERTAIN lot
or parcel of land situate in the
Township of Lackawaxen,
County of Pike and
Commonwealth of Pennsylvania,
being Lot 234, Section 2, as
shown on a map or plan of
Mashope Rapids, on file in
the Recorder of Deeds Office
at Milford, Pike County,
Pennsylvania.
TOGETHER WITH unto
the grantees herein, their heirs
and assigns, all rights, liberties
and privileges, and Under
and Subject to all covenants,
restrictions and reservations set

forth in deeds in the chain of
title.

Under and Subject to all
conditions, covenants and
restrictions of record.
IMPROVEMENTS thereon
consist of: single family dwelling
BEING part of Parcel Number:
05-0-023091.

BEING the same premises
which Mashope Rapids POC,
by Deed dated November 27,
2006 and recorded in the Office
of the Recorder of Deeds of Pike
County on January 4, 2007 in
Deed Book Volume 2212, Page
1664, granted and conveyed unto
Martin Andrade.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Martin Andrade,
aka Martin A. Andrade
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,550.80,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Martin Andrade, aka Martin A. Andrade DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$234,550.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsic
1 Gateway Center, 9th Floor
Pittsburgh, PA 15222
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 854-2016r SUR JUDGEMENT NO. 854-2016 AT THE SUIT OF Wells Fargo Bank NA d/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB vs Yolanda T. Piantini DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 854-2016
Wells Fargo Bank NA s/b/m
Wachovia Mortgage FSB f/k/a
World Savings Bank FSB
v.

Yolanda T. Piantini
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
803 Falling Brook a/k/a 3219
Hemlock Farms, Lords Valley,
PA 18428

Parcel No. 120.03-07-16-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$268,426.42
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 Yolanda T. Piantini DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$268,426.42,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Yolanda T.
Piantini DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$268,426.42 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
896-2016r SUR JUDGEMENT
NO. 896-2016 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 Melissa E.
Dick and Mark Dick and Irene
S. Iommi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground, situate
in the Township of Dingman,
County of Pike and
State of Pennsylvania, being
LOT NO. 1536, SECTION
I, as shown on map entitled
Subdivision of Section I,
Pocono Mountain Woodland
Lakes Corp., on file in the
Recorder's Office at Milford,
Pennsylvania, in Plat Book
12 at Page 95,
PARCEL NO. 110.02-02-57
BEING THE SAME
PREMISES which Frank M.

Kopec & Elaine M. Kopec, A/K/A Elaine C. Kopec, his wife, by Indenture dated 08-31-88 and recorded 09-02-88 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 1272, Page 4, granted and conveyed unto Dorothy Wainer.

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

LOT 1537, SECTION I, of the Pocono Mountain Woodland Lakes Development, as subdivision situated in the Township of Dingman, Pike County, Pennsylvania; as the same appears on the plat of the subdivision recorded and filed in the Recorder of Deeds Office of Pike County, Pennsylvania in Plat Book 12 page 95.

PARCEL NO. 110.02-02-56 BEING THE SAME PREMISES which Gary P. Lutfy and Fern Lutfy, his wife, by Indenture dated 09-30-97 and recorded 10-02-97 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 1416, page 306, granted and conveyed unto Dorothy Wainer.

AND THE SAID Dorothy Wainer a/k/a Dorothy Ruth Wainer a/k/a Dorothy Wayner, has since departed this life on 07-23-05, leaving a last Will & Testament dated 9-23-05, duly filed and Probated in the Office of the Register of

Wills whereupon Letters of Administration C.T.A were granted to Patricia Ryan. EXCEPTING thereout and thereform (if any) the premises as more fully described in the following deed: NONE BEING the same premises which PATRICIA RYAN, executrix of the Estate of Dorothy Walner, by Deed dated 07/17/2006 and recorded 07/19/2006 in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume OR2185, Page 1367, conveyed unto MELISSA E. DICK and MARK DICK and IRENE S. IOMMI. BEING KNOWN AS: 102 TANBARK DRIVE, MILFORD, PA 18337 TAX PARCEL #03-0-062570 AND 03-0-020176 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Melissa E. Dick and Mark Dick and Irene S. Iommi DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,920.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Melissa E.
Dick and Mark Dick and Irene
S. Iommi DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$209,920.29 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
919-2016r SUR JUDGEMENT

NO. 919-2016 AT THE
SUIT OF IndyMac Venture,
LLC vs Tatiwana Boulware
aka Tatiwana L. Boulware
aka Tatiwana Boulware
Seabrooks DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot piece, parcel and tract of
land situate, lying and being
in the Township of Lehman,
County of Pike, and also in the
Township of Middle Smithfield,
County of Monroe and State
of Pennsylvania, being shown
and designated as BEING Lot
No. 21, on a certain map or
plan of lots entitled Subdivision
of Winona Lakes, Section 15,
Stony Hollow Village, American
Landmark Corporation,
Owners and Developer, Middle
Smithfield Township, Monroe
County and Lehman Township,
Pike County, Pennsylvania,
April 11, 1973 and revised April
23, 1973, prepared by Edward
C. Hess Associates, Scale being
1" = 100', recorded May 11,
1973, in the Recorder's Office,
Stroudsburg, Monroe County,
Pennsylvania, In Plot Book Vol.
19, page 49 and in the Recorder's
Office, Milford, Pike County,

Pennsylvania, In Plot Book Vol. 11, page 29, recorded April 23, 1974.

CONTAINING 44,905 square feet, more or less.

BEING Lot No. 21 on the above mentioned plan.

BEING THE SAME premises which JGE Associates, LTD, a Delaware Corporation, by that certain deed dated May 6, 2002 and recorded in the Office of the Recorder of Deeds In and for the County of Pike, State of Pennsylvania in Record Book Volume 1927, page 1597 granted and conveyed unto Joseph Musacchio.

BEING KNOWN AS: 2115 Norman Court, Bushkill, PA, 18324

PROPERTY ID NO.:
06-0-038374

TITLE TO SAID PREMISES IS VESTED IN TATIWANA BOULWARE BY DEED FROM JOSEPH MUSACCHIO DATED 10/21/2005 RECORDED 10/31/2005 IN DEED BOOK 2141 PAGE 394.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tatiwana Boulware aka Tatiwana L. Boulware aka Tatiwana Boulware Seabrooks DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$206,814.87, 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 Tatiwana Boulware aka Tatiwana L. Boulware aka Tatiwana Boulware Seabrooks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$206,814.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, ste. 200
Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1015-2016r
SUR JUDGEMENT NO.
1015-2016 AT THE SUIT
OF Reverse Mortgage
Solutions, Inc. vs Catherine
M. Neary DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PIECE OR PARCEL
OF LAND LYING,
SITUATE AND BEING
IN THE TOWNSHIP
OF LACKAWAXEN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA, IN
THE TRACT KNOWN
AS "FRIENDLY ACRES",
SURVEYED FOR CHARLES
SWEZY, OCTOBER 26,
1971, BY GEORGE E.
FERRIS, R.S., BEING
MORE PARTICULARLY
BOUNDED AND
DESCRIBED AS FOLLOWS:
BEGINNING AT A

POINT IN THE CENTER
OF A FIFTY (50) FOOT
WIDE PRIVATE
ROADWAY AND UTILITY
RIGHT-OF-WAY OF
THE TRACT KNOWN AS
FRIENDLY ACRES, SAID
POINT OF BEGINNING
BEING THE WESTERLY
MOST CORNER OF THE
PREMISES CONVEYED
AND A COMMON CORNER
OF LOT NOS. 41 AND 42
OF SAID TRACT; THENCE
NORTH SIXTY-SEVEN (67)
DEGREES TWENTY-FIVE
(25) MINUTES EAST
THREE HUNDRED SIXTY
(360) FEET TO A CORNER
IN LINE OF LANDS OF
THE PENNSYLVANIA
STATE FOREST; THENCE
ALONG SAID STATE
FOREST LINE, SOUTH
TWENTY-TWO (22)
DEGREES ELEVEN (11)
MINUTES EAST TWO
HUNDRED (200) FEET TO
A CORNER; SAID CORNER
BEING A COMMON
CORNER OF LOT NOS.
42 AND 43 OF SAID
TRACT; THENCE ALONG
THE COMMON LINE
DIVIDING SAID LOTS,
SOUTH SIXTY-SEVEN (67)
DEGREES TWENTY-FIVE
(25) MINUTES WEST
THREE HUNDRED SIXTY
(360) FEET TO A CORNER
IN THE CENTER OF
THE FIRST MENTIONED
PRIVATE ROADWAY AND
UTILITY RIGHT-OF-WAY;
THENCE ALONG THE
CENTER OF THE SAME,

NORTH TWENTY-TWO
(22) DEGREES ELEVEN
(11) MINUTES WEST
TWO HUNDRED (200)
FEET TO THE POINT OR
PLACE OF BEGINNING.
CONTAINING ONE
AND SIXTY-FIVE
ONE-HUNDREDTHS (1.65)
ACRES OF LAND BE THE
SAME MORE OR LESS.
BEING LOT NO. 42 OF
THE TRACT KNOWN AS
“FRIENDLY ACRES.”
EXCEPTING AND
RESERVING TO THE
GRANTORS HEREIN,
THEIR HEIRS AND
ASSIGNS, IN COMMON,
HOWEVER, WITH THE
GRANTEES THEIR
HEIRS AND ASSIGNS, A
RIGHT-OF-WAY FOR THE
PURPOSE OF INGRESS,
EGRESS, AND REGRESS
OVER THAT ONE-HALF
(1/2) PORTION OF THE
PRIVATE ROADWAY ON
THE SOUTHWESTERLY
SIDE OF THE PREMISES
HEREBY CONVEYED.
EXCEPTING AND
RESERVING TO THE
GRANTORS (PRIOR),
THEIR HEIRS AND
ASSIGNS, ALL GAS, OIL OR
OTHER MINERALS IN, ON
OR UNDER THE PREMISES
HEREBY CONVEYED.
BEING KNOWN AS: 137
Friendship Drive, Hawley, PA
18428
PROPERTY ID NO.:
046.01-01-94
TITLE TO SAID PREMISES
IS VESTED IN Catherine

M. Neary BY DEED FROM
Stephen D. Neary and Catherine
M. Neary DATED 05/25/2011
RECORDED 06/07/2011 IN
DEED BOOK 2364 PAGE
1670 OR AT INSTRUMENT
NUMBER Instrument
#201100004530.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Catherine M. Neary
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$174,635.68,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Catherine M. Neary DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$174,635.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NY 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1035-2016r SUR JUDGEMENT NO. 1035-2016 AT THE SUIT OF Wells Fargo Bank, s/b/m to Wachovia Bank, National Association vs Shirley Ann Trense aka Shirley Ann Strang Trense aka Shirley Strang Trense DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1035-2016
Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association
v.
Shirley Ann Trense a/k/a Shirley Ann Strang Trense a/k/a Shirley Strang Trense
owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being
804 Lakeview Court, Lords Valley, PA 18428
Parcel No. 107.02-04-31
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$48,842.75
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 Shirley Ann Trense aka Shirley Ann Strang Trense aka Shirley Strang Trense DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$48,842.75, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Shirley Ann
Trense aka Shirley Ann Strang
Trense aka Shirley Strang Trense
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$48,842.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phwlan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

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

NO 1063-2016r SUR
JUDGEMENT NO. 1063-2016
AT THE SUIT OF US
Bank National Association as
Trustee successor in interest
to Bank of America, National
Association as Trustee,
successor by merger to LaSalle
Bank National Association,
as Trustee for Structured
Asset investment Loan Trust
Mortgage Pass-Through
Certificates, Series 2004-10 vs
Andrew P. Tlusty and Margaret
Roig-Tlusty DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 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
Delaware, County in Pike and
Commonwealth of Pennsylvania,
being LOT 7, BLOCK M-603,
SECTION 6, MARCEL
LAKE 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
Plat Book Volume 9, Page 145.
BEING PARCEL NUMBER:
148.03-01-62.001/100799
BEING THE SAME
PREMISES which Brian
J. Martin, by Deed Dated
5/18/2004 and Recorded

6/29/2004, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2054, Page 1815, Instrument # 200400011840, granted and conveyed unto Andrew P. Tlusty and Margaret Roig-Tlusty.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Andrew P. Tlusty and Margaret Roig-Tlusty DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$101,387.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Andrew P. Tlusty and Margaret Roig-Tlusty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$101,387.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, Pa 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1087-2016r SUR JUDGEMENT NO. 1087-2016 AT THE SUIT OF Nationstar Mortgage, LLC vs Robert J. Hartman a/k/a Robert J. Hartman, Jr. and Patricia A. Hartman and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Parcel I

ALL THOSE CERTAIN pieces or parcels of land situate, lying and being in the Township of Green, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southwest corner, said corner being located in the center of the public road leading through the lands of the prior grantor and in the common boundary line of the prior grantor herein and others; thence along the said common boundary line south eighty-three (83) degrees thirty (30) minutes east one hundred fifty (150) feet to a corner; thence through the lands of the prior grantor, north thirteen (13) degrees east one hundred twenty-five (125) feet to a corner; thence north eighty-three (83) degrees thirty (30) minutes west one hundred fifty (150) feet to the center of the said public road; thence along the center of the public road south thirteen (13) degrees west one hundred twenty-five (125) feet to the place of beginning bearings from the magnetic meridian of the year of 1958, and containing forty-three one-hundredths (0.43) of an acre of land, be the same more or less.

EXCEPTING AND

RESERVING subject to the public road purposes the one-half width of the said public road which is within the bounds of the above described premises.

Parcel II

ALL THAT CERTAIN piece or parcel of land lying, situate

and being in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point in the center of Township Road T-372, said point being the northwest corner of the lands of Robert Obert, et ux., thence along the centerline of the said township road north thirteen (13) degrees zero (00) minutes east one hundred twenty-five (125) feet to a corner; thence through the lands now or formerly of Arthur Obert, the following two courses and distances: (1) south eighty-three (83) degrees thirty (30) minutes east three hundred (300) feet to a corner and (2) south thirteen (13) degrees zero (00) minutes west two hundred fifty (250.00) feet to a corner in the line of lands of others; thence along the said line north eighty-three (83) degrees thirty (30) minutes west one hundred fifty (150.00) feet to the southeast corner of the lands of Robert Obert, et ux., thence along the lands of Arthur Obert the following two courses and distances: (1) north thirteen (13) degrees zero (00) minutes east one hundred twenty-five (125.00) feet to a corner and (2) north eighty-three (83) degrees thirty (30) minutes west one hundred fifty (150.00) feet to the point and place of beginning. BEARINGS of the magnetic meridian of the year 1958 and containing one and twenty-nine one-hundredths (1.29) acres of land to be the same more or less.

EXCEPTING AND RESERVING subject to public highway purposes that portion of the right-of-way of Township Road T-372 along the westerly side of the above described premises.

BEING THE SAME PREMISES which Thomas F. McNally, Jr., and Dorothy A. McNally, husband and wife, by Deed Dated 11/22/1991 and Recorded 11/22/1991, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 470, Page 129, granted and conveyed unto Robert J. Hartman, Jr., and Patricia A. Hartman, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert J. Hartman a/k/a Robert J. Hartman, Jr. and Patricia A. Hartman and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$169,148.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert J. Hartman a/k/a Robert J. Hartman, Jr. and Patricia A. Hartman and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$169,148.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, Pa 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1109-2016r SUR JUDGEMENT NO. 1109-2016 AT THE SUIT OF The

Bank of New York Mellon
f/k/a The Bank of New York
as Trustee for Home Equity
Loan Trust 2007-FRE1 vs
Mark Thomas Egan and Ann
Marie 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
March 15, 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 Dingman, County
of Pike, and Commonwealth of
Pennsylvania, more particularly
described as follows:
BEING Lot Number 8, Section
15 of Sunrise Lake as shown
on the plat or map of Sunrise
Lake, Section 15, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 26, at Page 38.
PARCEL NO. 108.00-01-82
BEING THE SAME
PREMISES which Andrea
Savignano & Dorothy
Savignano, husband and wife,
by Deed Dated 1/15/2004 and
Recorded 1/27/2004, in the
Office of the Recorder of Deeds
in and for the County of Egan,
in Deed Book 2029, Page 919,
Instrument # 200400001488,
granted and conveyed unto Mark
Thomas Egan & Ann Marie

Egan, husband and wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Mark Thomas Egan
and Ann Marie Egan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,254.39,
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 Mark Thomas
Egan and Ann Marie Egan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$205,254.39 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1111-2016r SUR
JUDGEMENT NO. 1111-2016
AT THE SUIT OF M&T Bank
vs Clifford Bethke and MaryAnn
Bethke DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 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
Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows to wit:
Being Lot No. 589, Section
B, as shown on map entitled

subdivision of Section B, Pocono
Mountain Woodland Lakes
Corp., on file at the Recorder's
Office at Milford, Pennsylvania
in Plat Book No. 10, page 190.
BEING Control No.
03-0-021654

Map No. 110.04-04-18.
BEING the same premises
which Darryl Kalin, by Deed
dated June 30, 2005, and
recorded on June 30, 2005, in
the Office of the Recorder of
Deeds in and for Pike County
in Deed Book 2118, Page
1866, as Instrument Number
200500012091, granted and
conveyed unto Clifford Bethke
and MaryAnn Bethke.

Residential Real Estate
The sale is made by virtue of
a Writ of Execution issued
by the Prothonotary of the
Commonwealth of Pennsylvania
to Clifford Bethke and MaryAnn
Bethke, Defendants and
owners or reputed owners of
the aforesaid real property, for
execution upon a judgment in
the amount of \$231,605.80,
plus interest from December 16,
2016, and costs. The sale is made
subject to all past due and cunent
real estate taxes unless otherwise
announced at sale.

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

SEIZED and taken into

execution as the property of Clifford Bethke and MaryAnn Bethke, owners or reputed owners, to collect \$231,605.80, plus interest and costs.

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

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

Bethke and MaryAnn Bethke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,605.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Einsenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1125-2016r SUR JUDGEMENT NO. 1125-2016 AT THE SUIT OF PNC Bank, National Association vs Richard Ziemba and Terry Ziemba DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE

TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS
TO WIT:

BEING LOT NO. 1093,
SECTION NO. E, AS
SHOWN ON MAP
ENTITLED SUBDIVISION
OF SECTION E, POCONO
MOUNTAIN LAKES
CORP., ON FILE IN
THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLOT
BOOK NO. 11, PAGE 44.
BEING the same premises
which John B. Ings and Luci
B. Ings, his wife, by indenture
bearing the 30th day of July, 1990
and being recorded at Milford,
Pennsylvania in the Office for
the Recording of Deeds, in
and for the County of Pike, on
the 1st day of August, 1990 in
Deed Book Volume 0290 Page
134 granted and conveyed unto
David Christ and Nancy M.
Christ, his wife, Grantors herein.
TOGETHER WITH all rights
of way and UNDER AND
SUBJECT to the covenants,
reservations, restrictions, and
conditions as set forth in the
chain of title.
TOGETHER with all and
singular the land, improvements,
ways, waters, water-courses,
rights, liberties, privileges,
hereditaments and appurtenances
whatsoever thereunto belonging
or in anywise appertaining, and
the reversions and reminders,
rents, issues and profits thereof;

and all the estate, right, title,
interest, property, claim and
demand whatsoever of the said
Grantors, in law, equity or
otherwise, howsoever, in and to
the same and every part thereof.
BEING KNOWN AS: 135
Cornelia Ln, Milford, PA 18337
PROPERTY ID NO.:
111.03-05-57
TITLE TO SAID PREMISES
IS VESTED IN RICHARD
ZIEMBA AND TERRY
ZIEMBA, HIS WIFE
BY DEED FROM DAVID
CHRIST AND NANCY M.
CHRIST, HIS WIFE DATED
03/30/2006
RECORDED 04/06/2006 IN
DEED BOOK 2167 PAGE
1649 OR AT INSTRUMENT
NUMBER Instrument
#200600005802 .

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Richard Ziemba and Terry
Ziemba DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$214,064.83,
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 Richard Ziemba and Terry Ziemba DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$214,064.83 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1154-2016r SURJUDGEMENT NO. 1154-2016 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Jennifer J. Passamonte and John S. Passamonte,

Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being lot 81, Section 4B, as shown on map of Pocono Mountain Lake Estate on file in the Recorder of Deeds Office at Milford, Pennsylvania in Plot Book. 9 page 125 BEING THE SAME PREMISES which Holly J. Policastro now by marriage Holly J. Reish and L. Michael Reish, her husband and Alexander C. Decuiceis and Lynn Decuiceis, his wife, by Deed dated of even date herewith and intended to be recorded in the Office for the Recording of Deeds in and for Pike County, Pennsylvania granted and conveyed unto Holly J. Reish, one of the Grantors herein, in fee. TOGETHER WITH the all rights and privileges and UNDER AND SUBJECT to the covenants, charges, reservations, conditions, restrictions and requirements

which appear of record and in Deed Book 1270, Page 163 and Deed Book 252, page 153. BEING KNOWN AS: 81 Pheasant Run n/k/a 218 Pheasant Run, Bushkill, PA 18324
PROPERTY ID NO.: 194.01-05-27.001
TITLE TO SAID PREMISES IS VESTED IN John S. Passamonte, Jr. and Jennifer J. Passamonte, his wife BY DEED FROM Holly J. Reish and L. Michael Reish, her husband DATED 03/29/2007 RECORDED 04/02/2007 IN DEED BOOK 2225 PAGE 530 OR AT INSTRUMENT NUMBER Instrument #200700004996

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jennifer J. Passamonte and John S. Passamonte, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$125,993.13, 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 Jennifer J. Passamonte and John S. Passamonte, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125,993.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1182-2015r SUR JUDGEMENT NO. 1182-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Michael John Horvay, Jr. and Matthew Patrick Horvay DEFENDANTS,

I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1182-2015

Wells Fargo Bank, NA

v.

Michael John Horvay, Jr

Matthew Patrick Horvay

owner(s) of property situate in
the GREENE TOWNSHIP,
PIKE County, Pennsylvania,
being

102 Cardinal Circle, Greentown,
PA 18426-3501

Parcel No. 084.02-05-30 -

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$160,970.13

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 John Horvay, Jr.
and Matthew Patrick Horvay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,970.13,
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 John
Horvay, Jr. and Matthew Patrick
Horvay DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$160,970.13 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1198-2016r SUR
JUDGEMENT NO. 1198-2016
AT THE SUIT OF U.S. Bank
National Association, as Trustee
for The Pennsylvania Housing
Finance Agency vs Richard D.
Ziccardi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT LEGAL FOR
ADVERTISING:**

ALL that certain piece of land in
the Township of Delaware, Pike
County, Pennsylvania, being
Lots 4ABCD, Block W-802,
Wild Acres Plan of Lots,
Section 8, Delaware Township,
Pike County Plat Book 7, page
82. HAVING THEREON
ERECTED A DWELLING
KNOWN AS 127 LAKEVIEW
DRIVE, DINGMANS
FERRY, PA 18328.
Map #: 175-02-04-40
Control #: 02-0-028945
Pike County Deed Book 2239,
page 328.

TO BE SOLD AS THE
PROPERTY OF RICHARD
D. ZICCARDI UNDER PIKE
COUNTY JUDGMENT NO.
2016-01198.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard D. Ziccardi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,988.92,
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 Richard D.
Ziccardi DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$120,988.92 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102-2392
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1250-2016r SUR
JUDGEMENT NO. 1250-2016
AT THE SUIT OF Nationstar
Mortgage, LLC vs Eric
Granholt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel or tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of PA, described
as follows, to wit:

BEING Lot No. 30, Block No.1
Hemlock Farms Community,
Stage LXXIII, as shown on Plat
of Hemlock Farms Community,
Maple Ridge, Stage LXXIII,
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book 7, Page 40,
on the 18th day of April 1969.
BEING THE SAME
PREMISES which Donald
Hecht, by Deed Dated
10/24/2005 and recorded
11/8/2005, in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2143, Page 1185, granted and
conveyed unto Eric Granholm,
and Joanne Granholm, his wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Eric Granholm
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$105,818.23,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Eric Granholm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,818.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1260-2016r SUR JUDGEMENT NO. 1260-2016 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Jane M. French DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT PARCEL OF LAND IN TOWNSHIP OF BLOOMING GROVE TOWNSHIP, PIKE COUNTY, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY. AND BEING MORE FULLY DESCRIBED IN DEED BOOK 2178, PAGE 2390 DATED 04/25/2006 AND RECORDED 06/13/2006, PIKE COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

Tax/Parcel ID: 01-0-062880
Being known as: 148
Gumbletown Road Paupack, PA 18451

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jane M. French DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92,011.76,

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 Jane M.
French DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$92,011.76 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Str.
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

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

PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1261-2016r
SUR JUDGEMENT NO.
1261-2016 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs
William Andrews and Barbara
J. Andrews DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain Lot, piece
or parcel of land, with the
buildings and improvements
thereon erected, situate, lying
and being in the Township of
Lehman, County of Pike State of
Pennsylvania:

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

BEGINNING at a point
in the center line of Sugar
Mountain Road, Township
Route No. T-300, the said
point of beginning being located
North 49 degrees 04 minutes
13 seconds East 175.07 feet, as
measured along the center of
said road, from the southwesterly
most comer of the lands of the

grantor herein; the said point also being a common corner of the lands of Franklin Riedmiller; thence from said point of beginning, running along the center of Township Route No. T-300, North 49 degrees 04 minutes 13 seconds East 119.93 feet to a point in said road; thence along the center of same, North 41 degrees 04 minutes 13 seconds East 60 feet to a point in the center of said road; thence running along the lands of Rohner, South 32 degrees 25 minutes 47 seconds East 723.55 feet to a stone corner in the edge of the cleared area for a high tension power transmission right of way; thence along lands of Franklin Riedmiller, South 87 degrees 04 minutes 13 seconds West 189.57 feet to a point for a corner; thence cutting through of the lands of Merritt T. and Helen G. Smith, grantors herein, North 33 degrees 30 minutes 07 seconds West 595.53 feet to the point and place of BEGINNING.
CONTAINING 2.567 acres, more or less. As surveyed by Victor E. Orben., R.S., July 19, 1977. Drawing No. CC-152. Being the same premises which WILLIAM H. ANDREWS AND BARBARA J. ANDREWS, HUSBAND & WIFE, by Deed from Taggard W. Andrews and Michelle Andrews, dated August 21, 2003, recorded September 12, 2003 in the Pike County Recorder's Office in OR Book 2006, page 424-427. Being Lot(s), Block 200-000103,

Tax Map of the Township of Lehman, County of Pike. Being RR5 Box 10 a/k/a 1174 West Sugar Mountain Road Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Andrews and Barbara J. Andrews DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,325.60, 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

Andrews and Barbara J. Andrews
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT 78,325.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Str.
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1286-2016r SUR
JUDGEMENT NO. 1286-2016
AT THE SUIT OF PHH
Mortgage Corporation vs
Allen D. Mugan aka Allen
Mugan DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1286-2016
PHH Mortgage Corporation

v.
Allen D. Mugan a/k/a Allen
Mugan
owner(s) of property situate in
the MILFORD BOROUGH,
PIKE County, Pennsylvania,
being
400 Sawkill Road, Milford, PA
18337
Parcel No. 111.00-01-12-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$136,040.72
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
Allen D. Mugan aka Allen
Mugan DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$136,040.72,
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 Allen D.
Mugan aka Allen Mugan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$136,040.72 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1287-2016r
SUR JUDGEMENT NO.
1287-2016 AT THE SUIT OF
Pennymac Loan Services, LLC
vs John Llewellyn and Sabrina
Llewellyn DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1287-2016
Pennymac Loan Services, LLC
v.
John Llewellyn
Sabrina Llewellyn
owner(s) of property situate
in the MATAMORAS
BOROUGH, PIKE County,
Pennsylvania, being
403 Pennsylvania A venue, a/k/a
403 Penna Ave, Matamoras, PA
18336
Parcel No. 083.10-03-70 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$138,555.41
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 John Llewellyn
and Sabrina Llewellyn
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$138,555.41, 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 Llewellyn and Sabrina Llewellyn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,555.41 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1291-2016r SUR JUDGEMENT NO. 1291-2016 AT THE SUIT OF PHH Mortgage Corporation vs Christine King and Edward J. King DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1291-2016 PHH Mortgage Corporation v. Christine King Edward J. King owner(s) of property situate in the PALMYRA TOWNSHIP, PIKE County, Pennsylvania, being 100 Old Pine Lane, a/k/a 117 Terrace Road, Tafton, PA 18464-7772 Parcel No. 043.01-03-33 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$215,212.20

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 Christine King and Edward J. King DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$215,212.20, 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 Christine King and Edward J. King DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$215,212.20 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1311-2016R SUR JUDGEMENT NO. 1311-2016 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee on behalf of HIS Asset Securitization Corporation Trust 2006-HE2 vs Joseph P. Davis aka Joseph Davis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 1311-2016
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-038883
PROPERTY ADDRESS 9
Decker Road nka 5838 Decker
Road Bushkill, PA 18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Joseph P. Davis aka Joseph
Davis
ATTORNEY'S NAME: Robert
W. Williams, 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
Joseph P. Davis aka Joseph Davis
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,444.70,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph
P. Davis aka Joseph Davis
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$120,444.70 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NY 08053
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1314-2014r SUR
JUDGEMENT 1314-2014
AT THE SUIT OF Lsf9
Master Participation Trust vs
Julia Barricelli, in Her Capacity
as Heir of Michael Barricelli,
deceased, Raymond Barricelli, in
His Capacity as Heir of Michael
Barricelli, DeceasedUnknown

Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli, 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 March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1314-2014-CIVIL Lsf9 Master Participation Trust v. Julia Barricelli, in Her Capacity as Heir of Michael Barricelli, Deceased Raymond Barricelli, in His Capacity as Heir of Michael Barricelli, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli, Deceased owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 281 Sawkill Road, Milford, PA 18337-7103 Parcel No. 111.00-01-31 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$165,945.75 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 Julia Barricelli, in Her Capacity as Heir of Michael Barricelli, deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,945.75, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Julia Barricelli, in Her Capacity as Heir of Michael Barricelli, deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,945.75 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1316-2016r SURJUDGEMENT NO. 1316-2016 AT THE SUIT OF PNC Bank, National Association vs Carol Rosa, Joseph D. Rosa and Nicholas Rosa DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Legal description of the land: All THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly as BEING Lot No. 37, Section No. 9, of Sunrise Lakes, as shown on the map of said Section, recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 23, page 68.

BEING THE SAME premises which George H. Quinlan and Karen Quinlan, his wife, by that certain deed dated July 25, 2002 and recorded in the office of the Recorder of Deeds in and for the County of Pike. State of Pennsylvania in Record Book 1936, page 1740, granted and conveyed unto Leon J. Sudol and Helen Sudol, his wife.

BEING KNOWN AS: 109 Hillside Ct., Milford, PA 18337
PROPERTY ID NO.: 122.02-07-09

TITLE TO SAID PREMISES IS VESTED IN JOSEPH D. ROSA AND CAROL ROSA, HIS WIFE, SHALL OWN AN

UNDIVIDED ONE-HALF INTEREST AS TENANTS BY THE ENTIRETIES, AND NICHOLAS ROSA, SHALL OWN THE REMAINING ONE-HALF INTEREST AND EACH TENANCY SHALL BE AS TO THE OTHER AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM LEON J. SUDOL AND HELEN SUDOL, HIS WIFE DATED 05/18/2007 RECORDED 05/21/2007 IN DEED BOOK 2232 PAGE 1126.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Rosa, Joseph D. Rosa and Nicholas Rosa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,544.14, 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 Carol Rosa, Joseph D. Rosa and Nicholas Rosa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,544.14 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1347-2016r SUR JUDGEMENT NO. 1347-2016 AT THE SUIT OF Ditech Financial LLC vs Sean Helmer DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or parcel of land situate in
the Township of Dingman,
County of Pike and State of
Pennsylvania being Lot 42A,
Block 3, Section 3 set for on
the "Plotting of Sunrise Lake,
Dingman Township, Pike
County, Pennsylvania, made by
Victor E. Orben, Professional
Land Surveyor", recorded on
October 27, 1993 in the Office
for the Recording of Deeds,
etc, Milford, Pike County,
Pennsylvania, in Plot Book
Volume 31, Page 106.

Formerly known as the West
one-half of Lot 41, Block 3,
Section 3, in Drawing No.
FF-592, Revision A, dated June
10, 1993 and Lot 42, Block 3,
Section 3, in Plot Book Volume
7, Page 59.

BEING 103 Wood Haven
Court Milford, PA 18337
BEING Parcel Number 021528
BEING the same premises
which Shirley Calabrese and
Louis P. Calabrese, by deed
dated 4/30/2007 and recorded
5/14/2007 in the Recorder's
Office of Pike County in Deed
Book Volume 2231 at Page
1668, granted and conveyed unto
Sean Helmer, in fee.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sean Helmer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$214,795.21,
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 Sean Helmer
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$214,795.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Str.
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1363-2016r
SUR JUDGEMENT NO.
1363-2016 AT THE SUIT OF
Pennymac Loan Services, LLC
vs Kevin Tracy and Marjorie
Tracy DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1363-2016
Pennymac Loan Services, LLC
v.
Kevin Tracy
Marjorie Tracy
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
6247 Decker rd, Bushkill, PA

18324-7401
Parcel No. 192.04-01-38
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$104,975.77
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
Kevin Tracy and Marjorie Tracy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,975.77,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kevin
Tracy and Marjorie Tracy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,975.77 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1387-2016r SUR
JUDGEMENT NO. 1387-2016
AT THE SUIT OF Federal
National Mortgage Association
("Fannie Mae") vs Ronald
J. Owens and Theresa M.
Owens DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2016-01387

ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE

ASSOCIATION ("FANNIE
MAE")

PROPERTY BEING
KNOWN AS:

ALL THAT CERTAIN piece,
parcel or lot of land, situate,
lying and being in the Township
of Delaware, county of Pike
and State of Pennsylvania, as
more particularly hereinafter
designated and described:
Lot No. 75 on certain map
entitled: 'Plan Showing Proposed
Subdivision of Land of Lorraine
N. Locke along State Road
No. 51001 Near Shepherds
Comers, Delaware Township,
Pike County, Penna., Perimeter
Surveyed by John E. Edraney,
R.S., 1950, Subdivision Layout
May 29, 1956,' bearings being of
the magnetic meridian of 1950,
the aforesaid map or plan being
duly recorded in the Office for
the Recording of Deeds in and
for Pike County, Pennsylvania
on the 31 st day of July, 1958, in
Plat Book 3 at page 51.

The above described property
may be more particularly
described in accordance with a
survey by Victor E. Orben, R.S.,
dated December 4, 1984, and set
forth on Dwg. No. EE-253, as
follows, to wit:

BEGINNING at an iron pipe

at the intersection of two 33 foot wide access roads the said point being the Southerly most corner of Lot 75 herein described; Thence running along the Easterly line of a 33 foot wide road North 40 degrees 28 minutes West 169.07 feet to an iron bar corner; Thence leaving said road and running along Lot 80 North 22 degrees 04 minutes East 70.00 feet to a found iron bar corner; Thence running along Lot 76 South 67 degrees 56 minutes East 150.00 feet to an iron pipe in the Westerly line of another 33 foot wide access road; Thence along same South 22 degrees 04 minutes West 148.00 feet to the point and place of BEGINNING. BEING LOT 75 and containing 16,350 square feet, more or less. As shown on a survey by Victor E. Orben, Registered Surveyor. Drawing Number EE-253, dated December 4, 1984.

PARCEL IDENTIFICATION NO: 162.02-16-17, CONTROL #: 02-0-027299

BEING KNOWN AS: 131 Highland Acres Drive a/k/a Lot 75 Highland Acres Drive Dingmans Ferry, PA 18328 IMPROVEMENTS

THEREON CONSIST OF: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ronald J. Owens and Theresa M. Owens PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PARCEL IDENTIFICATION NO:

162.02-16-17, CONTROL #: 02-0-027299

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ronald J. Owens and Theresa M. Owens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$47,926.58, 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 Ronald J.

Owens and Theresa M. Owens
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$47,926.58 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Ave, Ste. 7
Secane, PA 19018
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1397-2013r
SUR JUDGEMENT NO.
1397-2013 AT THE SUIT
OF Nationstar Mortgage LLC
d/b/ Champion Mortgage
Company vs Unknown Heirs,
Successors, Assigns and all
Persons, Firms, or Associations
Claiming Right title or Interest
from or Under Ismael Lopez,
Deceased, Adela lopez Solely
in Her Capacity as Heir of I
Ismael Lopez, Deceased, Chez
Lopez, solely in His Capacity
as Heir of Ismael Lopez,
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
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania,
being lot or lots No. 3120,
Section No. 33 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 27, Pages 54
& 55.

TAX PARCEL NO:

06-0-106540

BEING KNOWN AS: 861

Saw Creek Estates, Bushkill PA.
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Unknown Heirs, Successors,
Assigns and all Persons, Firms,
or Associations Claiming
Right title or Interest from or
Under Ismael Lopez, Deceased,
Adela lopez Solely in Her
Capacity as Heir of I Ismael
Lopez, Deceased, Chez Lopez,
solely in His Capacity as Heir
of Ismael Lopez, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,520.34, 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 Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right title or Interest from or Under Ismael Lopez, Deceased, Adela lopez Solely in Her Capacity as Heir of I Ismael Lopez, Deceased, Chez Lopez, solely in His Capacity as Heir of Ismael Lopez, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,520.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
Ste. 5000 BNY Mellon
Independence Ctr
701 Market Street
Philadelphia, PA 19106-1532
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1537-2016r SUR JUDGEMENT NO. 1537-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Abdul A. Jaludi and Stefanie Jaludi DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LAND SITUATED IN THE TOWNSHIP OF MILFORD IN THE COUNTY OF PIKE IN THE STATE OF PA ALL THAT PIECE OR PARCEL, OF LAND SITUATE IN THE TOWNSHIP OF MILFORD, PIKE COUNTY, PENNSYLVANIA,

DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 12,
SHOWN ON A SURVEY
PLAT MAP OF MOON
VALLEY FALLS FINAL
PLAN PHASE I, AS
PREPARED BY UTILITY
ENGINEERS DIVISION,
QUAD THREE GROUP,
INC WILKES-BARRE,
PENNSYLVANIA AND
RECORDED IN THE PIKE
COUNTY RECORDER'S
OFFICE IN PLAT BOOK 25
AT PAGE 220.
BEING THE SAME
PREMISES WHICH MOON
VALLEY FALLS, INC.
BY ITS CERTAIN DEED
DATED JANUARY 24,
1989 AND RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS
IN AND FOR PIKE
COUNTY, PENNSYLVANIA
RECORDED BOOK
VOLUME 18 PAGE
235, GRANTED AND
CONVEYED UNTO
FRANK O'DONNELL
AND MICHELLE J.
O'DONNELL HIS WIFE,
THE GRANTORS.
BEING KNOWN AS: 106
Maple Court, Milford, PA
18337
PROPERTY ID NO.:
097-03-01-57-012
TITLE TO SAID PREMISES
IS VESTED IN Abdul A. Jaludi
and Stefanie Jaludi, his wife and
the survivor of them BY DEED
FROM Frank O'Donnell
and Michelle J. O'Donnell,
by her attorney in fact, Frank
O'Donnell DATED 06/01/1998

RECORDED 06/02/1998 IN
DEED BOOK 1539 PAGE
003.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Abdul A. Jaludi and Stefanie
Jaludi DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$326,679.60,
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 Abdul A.
Jaludi and Stefanie Jaludi
DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$326,679.60 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1539-2014r SUR JUDGEMENT NO. 1539-2014 AT THE SUIT OF Wells Fargo Bank NA vs Barbara A. Clark aka Barbara Ann Clark and Mitchell S. Clark aka Mitchell Stuart Clark DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1539-2014
Wells Fargo Bank, N.A.
v.

Barbara A. Clark a/k/a Barbara Ann Clark
Mitchell S. Clark a/k/a Mitchell Stuart Clark
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being
102 Bushkill Lane, Milford, PA 18337-9542
Parcel No. 121.04-04-35-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$136,401.49
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 Barbara A. Clark aka Barbara Ann Clark and Mitchell S. Clark aka Mitchell Stuart Clark DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$136,401.49, 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 Barbara A. Clark aka Barbara Ann Clark and Mitchell S. Clark aka Mitchell Stuart Clark DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$136,401.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelnan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PAnn19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1553-2015r SUR JUDGEMENT NO. 1553-2015 AT THE SUIT OF Bayview Loan Servicing, LLC vs Daniel Thomas Disimile, in His

Capacity as CO-Administrator of the Estate of Daniel J. Jr. Disimile aka Daniel J. Disimile, Jr and Christopher M. Disimile, in His Capacity as Co-Administrator of The Estate of Daniel J Jr Disimile aka Daniel J. Disimile, Jr. and James Allen Disimile, in His Capacity as Heir of the Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr. and Matthew R. Disimile, in His Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Leighann Disimile, in Her Capacity as Heir of The Estate of Daniel J. Jr Disimile aka Daniel J. Disimile, Jr and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Daniel J. Disimile, Jr, 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 March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1553-2015
Bayview Loan Servicing, LLC
v.
Daniel Thomas Disimile, in His Capacity as CO-Administrator of The Estate of Daniel J

Jr Disimile a/k/a Daniel J.
Disimile, Jr
Christopher M. Disimile, in His
Capacity as CO-Administrator
of The Estate of Daniel J
Jr Disimile a/k/a Daniel J.
Disimile, Jr
James Allen Disimile, in His
Capacity as Heir of The Estate of
Daniel J Jr Disimile a/k/a Daniel
J. Disimile, Jr
Matthew R. Disimile, in His
Capacity as Heir of The Estate of
Daniel J Jr Disimile a/k/a Daniel
J. Disimile, Jr
Leighann Disimile, in Her
Capacity as Heir of The Estate of
Daniel J Jr Disimile a/k/a Daniel
J. Disimile, Jr
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Daniel J. Disimile, Jr, Deceased
owner(s) of property situate in
the MILFORD TOWNSHIP,
PIKE County, Pennsylvania,
being
106 Oak Court, Milford, PA
18337-9479
Parcel No. 097.03-01-57.006
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$148,061.31
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Daniel Thomas Disimile, in His

Capacity as CO-Administrator
of the Estate of Daniel J.
Jr. Disimile aka Daniel J.
Disimile, Jr and Christopher
M. Disimile, in His Capacity
as Co-Administrator of The
Estate of Daniel J Jr Disimile aka
Daniel J. Disimile, Jr. and James
Allen Disimile, in His Capacity
as Heir of the Estated of Daniel
J. Jr Disimile aka Daniel J.
Disimile, Jr. and Matthew R.
Disimile, in His Capacity as
Heir of The Estate of Daniel J. Jr
Disimile aka Daniel J. Disimile,
Jr and Leighann Disimile, in
Her Capacity as Heir of The
Estate of Daniel J. Jr Disimile
aka Daniel J. Disimile, Jr and
Unknown Heirs, Successors,
Assigns, and All Persons, Firms
or Associations Claiming Right
Title or Interest From or Under
Daniel J. Disimile, Jr, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,061.31,
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 Daniel
Thomas Disimile, in His
Capacity as CO-Administrator
of the Estate of Daniel J.
Jr. Disimile aka Daniel J.
Disimile, Jr and Christopher
M. Disimile, in His Capacity
as Co-Administrator of The
Estate of Daniel J Jr Disimile aka
Daniel J. Disimile, Jr. and James
Allen Disimile, in His Capacity
as Heir of the Estanted of Daniel
J. Jr Disimile aka Daniel J.
Disimile, Jr. and Matthew R.
Disimile, in His Capacity as
Heir of The Estate of Daniel J. Jr
Disimile aka Daniel J. Disimile,
Jr and Leighann Disimile, in
Her Capacity as Heir of The
Estate of Daniel J. Jr Disimile
aka Daniel J. Disimile, Jr and
Unknown Heirs, Successors,
Assigns, and All Persons, Firms
or Associations Claiming Right
Title or Interest From or Under
Daniel J. Disimile, Jr, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$148,061.31 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1583-2014r SUR
JUDGEMENT NO. 1583-2014
AT THE SUIT OF Midfirst
Bank vs Donna Bertalan, as
Administratrix of the Estate
of Christopher Jay Bertalan,
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
March 15, 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, Pike County,
Pennsylvania, BEING Tract No.
4605, Section XVI, Conashaugh
Lakes, as shown on plat or
map recorded in Pike County
Plat Book 16, Page 54, and
HAVING THEREON erected
a dwelling house known as: 103

Rodney Road, Milford, PA
18337.
MAP # 121-03-01-07
CONTROL # 03-0-064903
Reference Pike County Record
Book 2265 Page 2557
TO BE SOLD AS
THE PROPERTY OF
DONNA BERTALAN,
AS ADMINISTRATRIX
OF THE ESTATE OF
CHRISTOPHER JAY
BERTALAN, DECEASED
UNDER PIKE COUNTY
JUDGMENT NO. 1583-2014

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Donna Bertalan, as
Administratrix of the Estate
of Christopher Jay Bertalan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$191,503.34,
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
Bertalan, as Administratrix of
the Estate of Christopher Jay
Bertalan DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$191,503.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1589-2014r SUR
JUDGEMENT NO. 1589-2014
AT THE SUIT OF The Bank
of New York, Mellon FK The
Bank of New York, as Trustee
for the certificateholders of the
CWABS, Inc. Asset Backed
Certificates Series 2006-22 c/o
Special loan Servicing LLC
vs Frank Arroyo and Theresa

Arroyo DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

By virtue of a Writ of Execution
No. 1589-2014

THE BANK OF NEW
YORK MELLON FK THE
BANK OF NEW YORK,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
OF THE CWABS,

INC ASSET BACKED
CERTIFICATES SERIES
2006-22 C/O SPECIAL
LOAN SERVICING LLC

v.

FRANK ARROYO
THERESA ARROYO
owners of property situate in
TOWNSHIP OF DINGMAN,
Pike County, Pennsylvania,
being

111 SLATE COURT A/K/A
3878 SUNRISE LAKE, PA
18337

Parcel No. 03-0-021493
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
AND LOT

Judgment Amount: \$349,447.39

Attorneys for Plaintiff
Parker McCay, PA

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Frank Arroyo and Theresa
Arroyo DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$349,447.39,
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 Frank
Arroyo and Theresa Arroyo
DEFENDANTS, OWNERS
REPUTED OWNERS TO

COLLECT \$349,447.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Parker McCay
PO Box 5054

Mount Laurel, NJ 08054-1539
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1654-2014r SUR JUDGEMENT NO. 1654-2014 AT THE SUIT OF Deutsche Bank National Trust vs Mark A. Knerr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1654-2014
ALL THAT CERTAIN lot or piece of ground situate in Palmyra Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:

086-01-05-32
PROPERTY ADDRESS 5 B
Lennon Road Greentown, PA
18426
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Mark A. Knerr
ATTORNEY'S NAME: Robert
W. Williams, 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 Mark A. Knerr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$117,439.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Knerr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$117,439.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053-3108
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE
March 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1674-2015r SUR JUDGEMENT NO. 1674-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Thomas Barton and Sharon Barton DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1674-2015
OCWEN Loan Servicing, LLC
v.
Thomas Barton
Sharon Barton
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 158 Saw Creek Estates a/k/a 311 Saunders Drive, Bushkill, PA 18324
Parcel No. 192.01-02-45
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$120,712.57
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas Barton and Sharon Barton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,712.57, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Thomas
Barton and Sharon Barton
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$120,712.57 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
02/17/17 · 02/24/17 · 03/03/17

SHERIFF SALE

March 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2809-2010r SUR
JUDGEMENT NO. 2809-2010
AT THE SUIT OF Federal
National Mortgage Association

vs Deborah Luca, Joan Luca,
Last Record ownr, Unknown
Heirs, Successors, Assigns
and All Persons, Firms or
Associations Claiming Right,
Title or Interest From or
Under Joan Luca, Last Record
Owner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel, or piece of ground situate
in the Township of Dingman,
County of Pike and State of
Pennsylvania, being Lot No 100,
Section No. 2, as shown on map
entitled subdivision of Section
A, Pocono Mountain Woodland
Lakes, Corp, on file in the
Recorder's Office at Milford,
Pennsylvania in Plat Book 10,
page 135.

BEING KNOWN AS: 195
Aspen Drive A/K/A Lot 100
Section A2, Milford, PA 18337
PROPERTY ID NO.:

03-0-017384

TITLE TO SAID PREMISES
IS VESTED IN DEBORAH
LUCA AND JOAN LUCA,
AS JOINT TENANTS
WITH THE RIGHT OF
SURVIVORSHIP AND NOT
AS TENANTS IN COMMON
BY DEED FROM JOSEPH

W. WILSON DATED
12/16/2005 RECORDED
12/20/2005 IN DEED BOOK
2150 PAGE 1713.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Deborah Luca, Joan Luca,
Last Record ownr, Unknown
Heirs, Successors, Assigns
and All Persons, Firms or
Associations Claiming Right,
Title or Interest From or Under
Joan Luca, Last Record Owner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$464,954.47,
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 Deborah
Luca, Joan Luca, Last Record
ownr, Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or
Interest From or Under Joan
Luca, Last Record Owner
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$464,954.47 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003
02/17/17 · 02/24/17 · 03/03/17



CIVIL ACTIONS FILED

*From February 09, 2017 to February 15, 2017
Accuracy of the entries is not guaranteed.*

CONTRACT – DEBT COLLECTION: CREDIT CARD

Discover Bank v. James Muller	No. 00207-2017	02/13/17
Discover Bank v. Stephanie J. Caldwell	No. 00208-2017	02/13/17
Discover Bank v. Kobina B. Ampah	No. 00209-2017	02/13/17

REAL PROPERTY – MORTGAGE FORCLOSURE: RESIDENTIAL

Nationstar Mortgage LLC v. Michael Thoman and Ashley Thoman	No. 00198-2017	02/10/17
Wendy Doerre v. Daniel Hightower and Angela Darlene Wallace	No. 00201-2017	02/13/17
Nationstar Mortgage LLC v. Jacqueline Colon	No. 00210-2017	02/13/17

MARRIAGE LICENSE FILINGS

Dorino Thomas Lupinetti and Noemi Bermudez	No. 00012-2017	02/14/17
Granger Hamil Greenbaum and Italivi Guadalupe Reboreda-Guerrero	No. 00013-2017	02/16/17

DIVORCES FILED

Catherine D. Uhl v. Jeffrey A. Uhl	No. 00197-2017	02/09/17
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DIVORCES GRANTED

Christin A. Irons v. Kenneth J. Irons	No. 00521-2016	02/10/17
Jennifer Perez v. Isamin E. Perez	No. 01323-2016	02/10/17
Ryan W. Mitschele v. Amanda J. Mitschele	No. 01030-2016	02/15/17
Winslow King v. Sandra J. King	No. 00957-2016	02/16/17

JUDGMENT – TAX LIEN

Internal Revenue Service v. Thomas E. Miller	No. 45097-2017	02/14/17
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PROTECTION FROM ABUSE

Eileen Vincent v. Eric Jago	No. 00200-2017	02/13/17
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MORTGAGES AND DEEDS

*Recorded from February 09, 2017 to February 15, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Azzarello, Leonard C. Azzarello, Anne	NBT Bank NA	120,000	Hemlock Farms Blooming Grove Township

Darazdsi, Joseph Darazdsi, Laura S.	MERS Mortgage Electronic Registration System, Inc. Intercontinental Capital Group, Inc. Fellowship Home Loans	129,222	PMWL Dingman Township
Cross, Donald K.	Dime Bank	41,000	Greene Township
Coakley, James Coakley, Stephanie	Dime Bank	24,000	Woodloch Springs Lackawaxen Township
Oettinger, Margaret Oettinger, Mark	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	183,200	Lackawaxen Township
Solimini, Cheryl Farawell, Martin J.	Bank of America NA	60,000	Dingman Township
Collins, Brian	Wells Fargo Bank NA	139,400	Saw Creek Estate Lehman Township
Giorgio, Frances M. Balroop, Geerieraj	JPMorgan Chase Bank NA	50,000	PMWL Dingman Township
Thorsen, Theodore M. Thorsen, Christine T.	MERS Mortgage Electronic Registration System, Inc. CommonwealthMortgage. com LLC	116,000	Fawn Lake Forest Lackawaxen Township
Smith, Lewanda M. Smith, John R., Est.	Wells Fargo Bank NA	66,300	Nearing Lands Milford Township
O'Connell, Hugh O'Connell, Noreen	Essa Bank & Trust	250,000	Tallwood Map Lackawaxen Township
Conti, David R. Conti, Fran E. Conti, Fran E., Agent	MERS Mortgage Electronic Registration System, Inc. Hartford Funding LTD	140,000	Gold Key Estates Dingman Township
Hansen, Christopher Hansen, Shauna	MERS Mortgage Electronic Registration System, Inc. USAA Federal Savings Bank	170,590	Hemlock Farms Blooming Grove Township
Smith, Babette	NBT Bank NA	50,000	Dingman Township
Komenko, Justin E. Benson, Alexis Elizabeth	NBT Bank NA	75,000	Komenko Estate Lands Greene Township
Prey, Harry S. Prey, Tammy L.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	76,434	Quick Map Matamoras Borough

Sudol, Gerard	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	75,000	Hartwigs Lands Lackawaxen Township
Seaman, Brett L.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	158,272	Sunrise Lake Dingman Township
Kham, Shamyła	MERS Mortgage Electronic Registration System, Inc. TD Bank NA	64,800	Westcolang Park Division Lackawaxen Township
Howells, Aldajean M.	Hidden River Credit Union	77,000	Palmyra Township
Pre Consulting LLC	First Northern Bank & Trust Company	41,250	Pocono Ranchlands Lehman Township
Kolankiewicz, Joseph	MERS Mortgage Electronic Registration System, Inc. Reliance First Capital LLC	155,677	Tanglwood Lakes Palmyra Township
Moore, Aldenise	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	93,500	Sunrise Lake Milford Township
Diaz, Daniel Diaz, Rony Daniel Santamaria, Lizette A.	MERS Mortgage Electronic Registration System, Inc. Residential Mortgage Services, Inc.	73,641	Foster Lands Lehman Township
Witherel, Jolene	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	125,050	Conashaugh Lakes Dingman Township
Ushakova, Tatyana Berkhoer, Alexander	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	146,000	Wild Acres Delaware Township
Drake, Mary	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	154,549	PMLF Delaware Township

Stanzione, Linda A. Stanzione, Salvatore J.	Visions Federal Credit Union	25,000	Delaware Township
Calise, Daniel	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	106,500	Pine Ridge Lehman Township
Shull, John V., III Shull, Linda A.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	75,000	Lackawaxen Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Azzarello, Leonard C. Azzarello, Anne	Vallelong, Anthony J. Vallelong, Emily	194,000	Hemlock Farms Blooming Grove Township
Mecca, Anthony Mecca, Rita	Cassimore, Deborah J.	1.00	Rustic Acres Lehman Township
Bank of New York Mellon, Tr. Bank of New York, Tr. CWABS, Inc. Asset Backed Certs Series 2007-1	Bueki, Philip, Shrff. Caruso, Adam Fiess, Jessica	1.00	Birchwood Lakes Delaware Township
Barvinski, David J. Barvinski, Edward J.	Barvinski, Michael J.	55,971	Big Woods Map Palmyra Township
Anderson, Karl	Wells Fargo Bank NA	72,000	Skyview Lake Greene Township
Federal National Mortgage Association	Mitschele, Herbert J., IV	1.00	Tanglwood Lakes Palmyra Township
Fannie Mae	Bueki, Philip, Shrff. Alexander, Ernest, Admr. Alexander, Marcia, Est. Alexander, Marcia A., Est. Alexander, Diane, Admrx. Alexander, Jacqueline, Admrx. Brancato, Lyne, Admrx.	1.00	Saw Creek Estates Lehman Township
US Bank NA, Tr. BNC Mortgage Loan Trust 2007-2 Mortgage Pass Thru Certs Series 2007-2	Bueki, Philip, Shrff. Everett, Devine R.	1.00	Saw Creek Estates Lehman Township
Wells Fargo Bank NA	Bueki, Philip, Shrff. Tarrant, Edward B. Tarrant, Mari	1.00	Pine Ridge Lehman Township

Midfirst Bank	Bueki, Philip, Shriff. Sharifi, Anthony A. Secretary of Housing and Urban Development	1.00	Birchwood Lakes Delaware Township
Darazsdi, Joseph Darazsdi, Laura S.	Baughman, Laura S. Darazsdi, Laura S.	1.00	PMWL Dingman Township
O'Connell, Hugh O'Connell, Noreen	O'Connell, Hugh	1.00	Woodloch Springs Lackawaxen Township
Amirian Neiri, Jean	Amirian Neiri, Jean Amirian Armen, Robert	1.00	Hemlock Farms Porter Township
Martino, Lawrence P. Martino, Allyson M.	Woodloch Pines, Inc.	604,900	Tallwood Map Lackawaxen Township
Gonzalez, Edwin	Cotto, Felix	1.00	Lake Adventure Dingman Township
Coakley, James Coakley, Stephanie	Curry, Thomas J. Curry, Celeste G.	30,000	Woodloch Springs Lackawaxen Township
Oettinger, Mark Oettinger, Margaret	Arnoul, Kenneth	229,000	Arnoul Map Lackawaxen Township
Stella, Robert M. Stella, Marisa	Carrigan, James W. Carrigan, Elizabeth E.	825,000	Palmyra Township
Davda, Pritesh	Davda, Pritesh Davda, Anupa Rao Rao, Anupa	1.00	PMLF Delaware Township
Harold S. Arnold, Jr. Living Trust	USROF III Legal Title Trust 2015-1 US Bank NA, Tr. Specialized Asset Management LLC, Agent Specialized Loan Servicing LLC	118,900	PMLF Delaware Township
O'Connell, Hugh O'Connell, Noreen	Woodloch Pines, Inc.	554,900	Tallwood Map Lackawaxen Township
Conti, David R. Conti, Fran E.	Maluk, Michael W. Maluk, Betty A.	175,000	Gold Key Estates Dingman Township
Tipring LLC	Secretary of Housing and Urban Development	40,303	Pine Ridge Lehman Township

Jonas, James Jonas, Patti	HSBC Bank USA NA, Tr. Renaissance Home Equity Loan Trust 2006-2 Ocwen Loan Servicing LLC, Agent	29,559	Shohola Township
Flippin Twins, Inc.	Pease, Malcolm M., Jr. Pease, Susan M.	240,000	Masthope Rapids Lackawaxen Township
Hansen, Christopher Hansen, Shauna	Galluccio, Joseph Galluccio, Susan	167,000	Hemlock Farms Blooming Grove Township
Kieser, Curtis W.	Dime Bank	200,000	Dingman Plaza Map Delaware Township
Federal National Mortgage Association	Bueki, Philip, Shrrff. Jones, Lennox	1.00	Pine Ridge Lehman Township
MTGLQ Investors LP	Bueki, Philip, Shrrff. Husson, Michael J. Husson, Jennifer K., Est.	1.00	Marcel Lake Delaware Township
Medvec, Marjorie E., Tr. Marjorie E. Medvec Living Trust 02/06/2017	Medvec, Marjorie E.	1.00	Rivers Edge Townhomes Map Westfall Township
Khan, Shamyla	Bank of New York Mellon, Tr. Bank of New York, Tr. CWABS, Inc. Asset Backed Certs Series 2004-15 Select Portfolio Servicing, Inc., Agent	81,000	Westcolang Park Division Lackawaxen Township
Berdela, Glenn W., Sr. Berdela, Joan L.	Skolnick, Mitchel A. Fenn, Brianna L.	347,500	White Pines Map Palmyra Township
Wenzel, Eric Wenzel, Michael Wenzel, Mark Wenzel, Emily Wenzel, Virginia	Wenzel, Richard Wenzel, Virginia	1.0	Palmyra Township
Castle 2016 LLC	JPMorgan Chase Bank NA	17,100	Saw Creek Estates Lehman Township
Garcia-Martinez, Maria Fernanda Martinez, Maria Fernanda Garcia	LSF9 Master Participation Trust Caliber Real Estate Services LLC, Agent	34,900	Wild Acres Delaware Township
Haber, Arthur	Secretary of Housing and Urban Development	1.00	Gold Key Estates Dingman Township

Chernomorsky, Eugene	Secretary of Housing and Urban Development	65,100	Wild Acres Delaware Township
Patel, Nita S.	Secretary of Housing and Urban Development	50,000	Pine Ridge Lehman Township
Tarpinian, Rosemarie	Nakoneczny, Stefan Nakoneczny, Irene E.	1,223	Eagle Village at Tamiment Lehman Township
Pre-Consulting LLC	Secretary of Housing and Urban Development	55,000	Pocono Ranchlands Lehman Township
Cavanaugh, William J. Cavanaugh, Elizabeth	Cavanaugh, William J.	1.00	Hemlock Farms Blooming Grove Township
Rivera, Santos Rivera, Nydia	Redmond, Ronald, Exr. Redmond, Wayne G., Est. Redmond, Tiffany Redmond, Ronald	180,000	St. Johns Map Matamoras Borough
Diaz, Daniel Diaz, Rony Daniel Santamaria, Lizette A.	Stevens, Gary Stevens, Miriam	75,000	Foster Lands Lehman Township
Witherel, Jolene A.	Witherel, Glen E. Witherel, Jolene A.	1.00	Conashaugh Lakes Dingman Township
Patton, John C., II	Secretary of Housing and Urban Development	52,800	Greene Township
Ligenzowski, Allen J. Ligenzowski, Crystal L.	Ligenzowski, Allen J. Scorzelli, Crystal L. Ligenzowski, Crystal L.	1.00	Lehman Township
LSF9 Master Participation Trust	Pickering, Vitoria	1.00	Pine Ridge Lehman Township
Drake, Mary	Goarcke, Michael L. Goarcke, Patricia L.	157,400	PMLF Delaware Township
Wells Fargo Bank NA	Serin, Jerome I. Serin, Judith L.	1.00	Birchwood Lakes Delaware Township
Secretary of Veterans Affairs	Wells Fargo Bank NA	1.00	Birchwood Lakes Delaware Township
Toth, Bela G., Jr. Toth, Patricia A.	Toth, Bela G., Jr. Toth, Patricia A.	1.00	Huggy Bear Lake Lackawaxen Township
111 Tallwood LLC One One One Tallwood LLC	Woodloch Pines, Inc.	604,900	Tallwood Map Lackawaxen Township
Woodhead, Tracey	Zito, Joseph	8,000	Palmyra Township
Essa Bank & Trust	Bueki, Philip, Shrrf. Crossman, Preston Crossman, Kathleen	1.00	Fawn Lake Forest Lackawaxen Township

Ally Bank	Bueki, Philip, Shrrff. Degroat, Randall, Exr. Degroat, Sally, Ext. Degroat, Oliver R., Est.	1.00	Birchwood Lakes Delaware Township
Ribaudo, Maryann P.	Galzerano, Carol F.	340,000	Winona Lakes Greene Township
Trimble, Kevin Trimble, Therese	Trimble, Kevin Trimble, Therese	1.00	Lehman Township
Dipierno, Filomena	Dipierno, Angelo Dipierno, Filomena	1.00	Gold Key Estates Dingman Township
Wells Fargo Bank NA, Tr. Carrington Mortgage Loan Trust Asset Backed Pass Thru Cert Series 2006-NC3	Bueki, Philip, Shrrff. Gasiorek, Walter Gasiorek, Melissa	1.00	Stelling/Brickenstein Map Lackawaxen Township
Nationstar Mortgage LLC	Bueki, Philip, Shrrff. Crawford, Donna I. Banks, Hamilton W.	1.00	Saw Creek Estates Lehman Township
Bank of America NA	Bueki, Philip, Shrrff. Sirin, Sylvia	1.00	Marcel Lake Delaware Township
Falls Community Association, Inc.	Bueki, Philip, Shrrff. Coelho, Jorge	65,043	The Falls at Saw Creek Lehman Township

Pike County Bar Association



Pike County Bar Association, P.O. Box 183, Milford, PA 18337

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