

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

ESTATE OF Jose A. Vazquez, Deceased, of Bushkill, Pike County, Pennsylvania, deceased. Notice is hereby given that Letters Testamentary on the above named estate have been granted to the undersigned. All persons indebted to the estate are requested to make immediate payment and those having claims or demands to present the same without delay to:

Executor: Robert L. Vesco
c/o Matthew D. O'Donnell,
Esquire

901 West Lehigh Street
Bethlehem, PA 18018
610-691-3450

12/21/18 • 12/28/18 • **01/04/19**

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF JEFFREY VAN SLYKE, late of Dingman Township,

Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims are to present same, without delay, to the Executrix, Indra C. Van Slyke, c/o Eric L. Hamill, Esquire, Attorney for the Estate, 501 Broad Street, Suite 3, Milford, PA 18337.

Eric L. Hamill, Esquire
12/28/18 • **01/04/19** • 01/11/19

ESTATE NOTICE

Estate of John M Drewes, late of Dingmans Ferry, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to John E. Drewes, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.

12/28/18 • **01/04/19** • 01/11/19

ESTATE NOTICE

Estate of ANN M. POYNTON, of 4061 Circle Court, Milford, PA 18337, deceased.

Todd Poynton has been appointed as Executor of the Estate. All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to his attorney within four months from the

date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.

Andrea R. Capita, Esq.
150 Morristown Rd., Suite 125
Bernardsville, NJ 07924

(P): 908.204.3477

(F): 908.204.1223

01/04/19 • 01/11/19 • 01/18/19

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

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
519-2018r SUR JUDGEMENT
NO. 519-2018 AT THE SUIT
OF LSF10 Master Participation
Trust vs Matthew Wiemann
aka Matthew J. Wiemann and
Jamie Wiemann aka Jamie E.
Wiemann 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,
or parcel of land situate in the
Township of Shohola, County
of Pike and Commonwealth of
Pennsylvania, BEING LOTS
28, 30 and 32, Block 6, Unit 1,
as shown on a map or plan of
Pennsylvania Lake Shores on
file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book
Volume 3, page 59.

ALL OF THE ABOVE
DESCRIBED LOTS, HAVE
BEEN COMBINED INTO
ONE LOT, BY VIRTUE OF
A PLAT MAP RECORDED
IN THE Pike County Recorder
of Deeds Office in Plat Book 43,
at Page 152, and said properties
are now known as Lot 28A,
Block 6, Unit 1 Walker Lake
Shores. Lot 28, Block 6, Unit 1;
Lot 30, Block 6, Unit 1 and Lot
32, Block 6, Unit 1 are hereby
irrevocably joined together as
one lot or building site. These
lots may not be sold separately
or further subdivided without
the prior approval of Shohola
Township. The lot joinder
described herein shall constitute
a covenant running with the
land.

Lot 28A, Block 6, Unit 1,
Walker Lake Shores is more
particularly bounded and

described as follows:

BEGINNING at an iron pin situated in the northwestern right of way of Pine Drive, said point also being the southern most corner of Lot 28A, Block 6, Unit 1 of Walker Lake Shores, and being common with the eastern most corner of Lot 26, more particularly described as follows, to wit:

Thence, leaving said road, North 50 degrees 36 minutes 00 seconds West, 95.00 feet to an iron pin; Thence, North 39 degrees 24 minutes 00 seconds East, 165.00 feet to an iron pin; Thence, South 50 degrees 36 minutes 00 seconds East, 95.00 feet to an iron pin situated in the northwestern right of way of said road; Thence, following said road, South 39 degrees 24 minutes 00 seconds West, 1655.00 feet to the point of BEGINNING. Containing 0.36 acres of land, more or less.

BEING the same premises which Christopher Wiemann and Kathleen Wiemann by deed dated July 18, 2005, and recorded in the Pike County Recorder of Deeds Office in Record Book 2139, page 2030, granted and conveyed unto Matthew J. Wiemann and Jamie E. Wiemann, his wife.

ALSO BEING the same premises which Mark Bossowski and Robert Bossowski by deed dated September 11, 2003, and recorded in the Pike County Recorder of Deeds Office in Record Book 2103, page 419, granted and conveyed unto Matthew J. Wiemann and Jamie

E. Wiemann, his wife. ALSO BEING the same premises which Christopher Wiemann by deed dated February 2, 2007, and recorded in the Pike County Recorder of Deeds Office in Record Book 2218, page 2572, granted and conveyed unto Matthew J. Wiemann and Jamie E. Wiemann, his wife.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

Property Address: 116 Pine Drive, Shohola, PA 18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Matthew Wiemann aka Matthew J. Wiemann and Jamie Wiemann aka Jamie E. Wiemann DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$71,765.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Matthew
Wiemann aka Matthew J.
Wiemann and Jamie Wiemann
aka Jamie E. Wiemann
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$71,765.69 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
570-2016r SUR JUDGEMENT

NO. 570-2016 AT THE
SUIT OF New Penn Financial,
LLC d/b/a Shellpoint
Mortgage Servicing vs James
T. Rickards and Kristine
Rickards 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All those certain tracts or parcels
of land and premises, hereinafter
particularly described situate,
lying and being in the Township
of Lackawaxen in the County of
Pike and State of Pennsylvania,
described as follows, to wit:

Tract One:

BEGINNING in center
of State Highway leading
from Rosencrance's corner to
Lackawaxen and on line diving
Lot No. 1 and Lot No. 2 in the
subdivision of Robert Goller
Estate; thence along said line
North 77 degrees, 32 minutes
East 2018 feet to stake and
stones on line of Aaron Howel
Warrantee; thence along same
South 13 degrees, 5 minutes
East 136 feet to stake and stones
on line of Lot No. 3; thence
along same South 77 degrees, 32
minutes West 1957 feet to center
of said
Highway; thence along

same North 36 degrees, 28 minutes West 149 feet to point of BEGINNING. CONTAINING six and nineteen hundredths (6.19) acres more or less, being Lot No. 2 in the subdivision of Robert Goller Estate as surveyed May 16, 1938, by Ernest Appert, C.E.

EXCEPTING AND RESERVING thereout and therefrom the following piece of land conveyed to Viola Rohner Dooley and Walter Dooley, her husband, from Hertha C. Stocker and William Stocker, her husband, and Peter William Stocker in Deed Book Volume 174, at page 563 and then corrected in Deed Book Volume 313, at page 16, being more particularly described as follows, to wit:

BEGINNING at a point where the center line of Pennsylvania Route No. 434 intersects the northerly line of the parcel herein conveyed, said line being also the southerly line of property of Viola Dooley, et vir; thence North seventy-seven (77) degrees thirty-two (32) minutes East fifty-four and thirty-four one hundredths (54.34) feet to a stake; thence through the lands of Peter Stocker, et al., South sixty (60) degrees thirty-seven (37) minutes West fifty and two one-hundredths (50.02) feet to the center line of the above mentioned Pennsylvania Highway; thence along the center line of said highway North thirty-six (36) degrees twenty-eight (28) minutes West fifteen and

ninety-five one-hundredths (15.95) feet to the point or place of BEGINNING. CONTAINING 0.009 acres, more or less.

The above description is in accordance with a map of survey prepared by Victor E. Orben, Registered Surveyor, on September 26, 1972, Drawing No. K-184.

Tract Two:

BEGINNING at a point for a corner in the center of the State Highway leading from Rosencrance's corner to Lackawaxen, being a common corner of Lots 2 and 3 as set forth on the draft of survey hereinafter referred to, and being also the southwest corner of the lands of the grantor herein; thence along the center of said State Highway South 36 degrees 28 minutes East 2 feet to a point for a corner of said highway; thence North 77 degrees 32 minutes East 20 feet to a point for a corner; thence parallel with the first course herein mentioned North 36 degrees 28 minutes West 2 feet to the line of other lands of the grantor herein; thence along said line South 77 degrees 32 minutes West 20 feet to the point of BEGINNING. Being part of Lot 3 on the draft of survey hereinafter referred to. The within description has been prepared in accordance with a draft of survey marked "Subdivision of Land of Robert Goller Estate, located in Lackawaxen Township, Pike County, Pennsylvania. Being part of land described in deed of

Louise Thiele and wife to Robert Goller dated April 29, 1886, recorded in Deed Book 42, page 496. Surveyed May 16, 1938 by Ernest

Appert, Civil Engineer.”
BEING THE SAME
PREMISES which Fredy Sanchez a/k/a Fredy D. Sanchez and Isabel Sanchez a/k/a Isabel Caridad Sanchez by Deed dated August 7, 2007 and recorded on September 7, 2007, in the Pike County Recorder of Deeds Office at Deed Book Volume 2248 at Page 1955, granted and conveyed unto James T. Rickards and Kristine Rickards.
Being Known as 197 Route 590, Greeley, PA 18425
Parcel I.D. No. 034.00-02-48

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO James T. Rickards
and Kristine Rickards
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$129,567.08,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF James T.
Rickards and Kristine Rickards
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$129,567.08 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
694-2018r SUR JUDGEMENT
NO. 694-2018 AT THE
SUIT OF Bayview Loan
Servicing, LLC vs Helen
Concepcion-Bergoine fka
Helen Concepcion-Darrow
DEFENDANTS, I WILL

EXPOSE TO SALE OF
PUBLIC VENDUE OR
OUTCRY IN THE PIKE
COUNTYADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 2018-00694
ALL THAT CERTAIN lot
or piece of ground situate in
Blooming Grove Township,
County of Pike, and
Commonwealth of Pennsylvania
TAX PARCEL NO: MAP
No. 009.03-04-33 Control No.
065019
PROPERTY ADDRESS 113
Granite Dr, Hawley, PA 18428
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Helen Concepcion-Ber-
goine f/k/a Helen
Concepcion-Darrow
ATTORNEY'S NAME: Roger
Fay, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Helen Concepcion-Bergoine
fka Helen Concepcion-Darrow
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$108,687.06,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Helen
Concepcion-Bergoine fka
Helen Concepcion-Darrow
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$108,687.06 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
701-2018r SUR JUDGEMENT
NO. 701-2018 AT THE SUIT
OF Midfirst Bank vs Elijah L.
Vandermark 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT LEGAL FOR
ADVERTISING:**

ALL that parcel of land in
Delaware Township, Pike
County, Pennsylvania, being
LOTS 18 ABCD, BLOCK
W-403, Wild Acres Plan of
Lots, Section 4, dated February
1968, Pike County Plat
Book 6, page 132. HAVING
THEREON ERECTED A
DWELLING KNOWN AND
NUMBERED AS: 187 WILD
ACRES DRIVE, DINMANS
FERRY, PA 18328.
MAP #169.03-02-76
CONTROL # 032094
Pike Deed Book 1345, page 124
TO BE SOLD AS THE
PROPERTY OF ELIJAH L.
VANDERMARK UNDER

PIKE COUNTY

JUDGMENT NO. 701-2018

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elijah L. Vandermark
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$53,517.76,
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 Elijah L.
Vandermark DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$53,517.76 PLUS COSTS

AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
857-2018r SUR JUDGEMENT
NO. 857-2018 AT THE
SUIT OF Wells Fargo Bank,
NA s/b/m to Wachovia
Bank, National Association
vs John Petrakian, in His
Capacity as Heir of Michael
E. Petrakian, Sr. aka Michael
E. Petrakian, Deceased and
Christopher Petrakian, in his
Capacity as Heir of Michael E.
Petrakian, Sr aka Michael E.
Petrakian, Deceased Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or
Under Michael E. Petrakian,
Sr. aka Michael E. Petrakian,
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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 857-2018

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

v.

John Petrakian, in His Capacity
as Heir of Michael E. Petrakian,
Sr a/k/a Michael E. Petrakian,
Deceased

Christopher Petrakian, in His
Capacity as Heir of Michael E.
Petrakian, Sr a/k/a Michael E.
Petrakian, Deceased

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Michael E. Petrakian, Sr a/k/a
Michael E. Petrakian, Deceased
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 201 Conashaugh Road,
Milford, PA 18337-7768

Parcel No. 137.00-01-53 -
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$118,364.76

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 Petrakian, in His
Capacity as Heir of Michael
E. Petrakian, Sr. aka Michael
E. Petrakian, Deceased and
Christopher Petrakian, in his
Capacity as Heir of Michael E.
Petrakian, Sr aka Michael E.
Petrakian, Deceased Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Michael E. Petrakian, Sr. aka
Michael E. Petrakian, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,364.76,
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 John
Petrakian, in His Capacity as
Heir of Michael E. Petrakian,
Sr. aka Michael E. Petrakian,
Deceased and Christopher
Petrakian, in his Capacity as
Heir of Michael E. Petrakian,
Sr aka Michael E. Petrakian,
Deceased Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or
Interest From or Under
Michael E. Petrakian, Sr. aka
Michael E. Petrakian, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$118,364.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE
January 16, 2019
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 940-2018r SUR
JUDGEMENT NO. 940-2018
AT THE SUIT OF Ditech
Financial LLC vs Maria J.
Martinez 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

RAS Citron, LLC
Robert Crawley, Esq. ID No.
319712
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906
rcrawley@rasnj.com
Attorneys for Plaintiff
DITECH FINANCIAL LLC
Plaintiff

v.
MARIA J. MARTINEZ
Defendant(s)
COURT OF COMMON
PLEAS
PIKE COUNTY
NO: 940-2018
SHORT LEGAL
DESCRIPTION
ALL THOSE CERTAIN
LOTS OR PIECES OF
GROUND SITUATE IN THE
LEHMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS: 612
KILI WAY TAMIMENT
(LEHMAN), PA 18371
BEING PARCEL NUMBER:
06-0-110056
IMPROVEMENTS:
RESIDENTIAL PROPERTY
RAS Citron, LLC
Attorneys for Plaintiff
Robert Crawley, Esq. ID No.
319712

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ditech Financial
LLC vs Maria J. Martinez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$296,260.31,
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 Maria J.
Martinez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$296,260.31 PLUS COSTS
AND INTEREST AS

AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
RAS Citron, LLC
133 Gaither Drive, Ste. F
Mt. Laurel, NJ 08054
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
954-2018r SUR JUDGEMENT
NO. 954-2018 AT THE
SUIT OF Nationstar Mortgage
LLC d/b/a Mr. Cooper vs
Scott A. Flatt aka Scott Flatt
and Dawn M. Flatt aka Dawn
Flatt 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot or parcel of
land situate in the Development
of Lake-in-the-Clouds, Inc.,
Greene Township, Pike
County, Pennsylvania, more
particularly described as Lot No.
2, Section A on the map of said

Development as prepared by
Harry F. Schoenagel, R.I. and
recorded in the Office for the
Recording of deeds, at Milford,
Pike County, Pennsylvania, said
lot being comprised of 20,000
square feet.
Parcel No.: 154.04-01-07
BEING known and numbered as
111 Lake In The Clouds Road,
Canadensis, PA 18325
Being the same property
conveyed to Scott Flatt and
Dawn Flatt, husband and
wife who acquired title, as
tenants by the entirety, by
virtue of a deed from Frances
V. Taylor, unmarried widow,
dated September 30, 1998,
recorded November 4, 1998, at
Instrument Number 12779, and
recorded in Book 1637, Page
110, Office of the Recorder
of Deeds, Monroe County,
Pennsylvania.
Exhibit "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Scott A. Flatt aka Scott Flatt and
Dawn M. Flatt aka Dawn Flatt
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,678.49,
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 Scott A.
Flatt aka Scott Flatt and Dawn
M. Flatt aka Dawn Flatt
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$181,678.49 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
982-2018r SUR JUDGEMENT

NO. 982-2018 AT THE
SUIT OF Ditech Financial
LLC vs Gina Lugo and Robert
Hutchinson aka Robert D.
Hutchinson 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 982-2018

Ditech Financial LLC

v.

Gina Lugo

Robert Hutchison a/k/a Robert
D. Hutchison

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 457 Pocono MT Lake
Estates, Bushkill, PA 18324
Parcel No. 189.04-07-44.001-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$151,531.28

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 Gina Lugo and
Robert Hutchinson aka
Robert D. Hutchinson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$151,531.28,
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 Gina Lugo
and Robert Hutchinson
aka Robert D. Hutchinson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$151,531.28 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1015-2018r SUR
JUDGEMENT NO. 1015-2018
AT THE SUIT OF Lakeview
Loan Servicing, LLC vs
Rena Biedrzycki aka Rena
Facundo 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
January 16, 2019 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 Delaware, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:
Lot 18 ABCD, Block W-1304,
as set forth on a Plat of
Lots – Wild Acres, Section
13, Delaware Township, Pike

County, Pennsylvania, dated September 1971 by Joseph Sincavage, Monroe Engineering, Inc. Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Map Book Volume 9, Page 87, on December 14, 1971.

Map ID: 020028608

Parcel ID: 168.04-02-12

Being known as: 398 Wild Acres Drive, Dingmans Ferry, Pennsylvania 18328.

Title to said premises is vested in Rena Biedrzycki a/k/a Rena Facundo by deed from Michael W. Bowe and Michelle K. Bowe dated October 7, 2005 and recorded October 7, 2005 in Instrument Number 200500019254.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rena Biedrzycki aka Rena Facundo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$76,192.62, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Rena Biedrzycki aka Rena Facundo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$76,192.62 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, ste.
1400
Philadelphia, PA 19109
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE
January 16, 2019
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1018-2018r SUR
JUDGEMENT NO. 1018-2018
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Indenture Trustee, on Behalf

of the Holders of the Accredited Mortgage Loan Trust 2004-3 Asset-Backed Notes vs Frank Gormley 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 January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN tract of land situate and lying in the Township of Westfall, County of Pike and Commonwealth of Pennsylvania, described as follows, to wit:
THE property is Lot 2, containing 1.614 acres on Subdivision of Lands of Mark Strouse prepared by Victor E. Orben, Registered Surveyor dated 10/17/1988 and revised 11/21/1988 being Drawing No. FF-384A duly recorded in Plat Book No. 26 at Page 106 on 12/15/1988, said lot 2 is more particularly described as follows: BEING known as 152 Mountain Avenue, Matamoras, PA 18336, bounded and described as follows, to wit:
BEGINNING at a point in the center of Old Milford Road the said point of beginning being the West most corner of Lot 2 and a common corner of Lot 3 and Lot 2 of lands Subdivided for Mark Strouse; thence running along

the center of Old Milford Road North 62 degrees 16 minutes 51 seconds East 225.00 feet to a point in the center of Old Milford Road; thence running along Lot 1 of Lands Subdivided for Mark Strouse South 33 degrees 13 minutes 45 seconds East 341.77 feet to a fence along the Interstate 84 right of way; thence running along the fence of the Interstate 84 right of way in a Westerly direction 300.00 feet to an iron bar; thence running along Lot 3 North 22 degrees 56 minutes 14 seconds West 224.69 feet to the point and place of beginning being Lot 2 and containing 1.614 acres more or less and subject to electric and power line right of ways of record as surveyed by Victor E. Orben, Professional Land Surveyor, drawing number FF-384
Revision A, dated 11/21/1998.
BEING THE SAME PREMISES which Mark A. Strouse and Wendy H. Strouse by Deed dated November 4, 1999 and recorded on March 16, 2000, in the Pike County Recorder of Deeds Office at Deed Book Volume 1845 at Page 93, granted and conveyed unto Frank Gormley and Mary Towle, as husband and wife. AND the said Mary Towle departed this life on September 1, 2015 thereby vesting her ownership interest in the property to Frank Gormley by operation of law.
Being Known as 152 Mountain Avenue, Westfall Township, PA 18336

Parcel I.D. No. 082.00-01-65

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frank Gormley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$204,880.23, 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 Frank Gormley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$204,880.23 PLUS COSTS AND INTEREST AS

AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1040-2018r SUR JUDGEMENT NO. 1040-2018 AT THE SUIT OF U.S.

Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-RF3 vs William Cortez, 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 January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot No. 14, Block no. 2, Section No. 10, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6 Page 9. ALSO ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as Lot 17, Block No. 2, Section No. 10, Gold Key Lake Estates, subdivision recorded in the office of the Recorder of Deeds of Pike County in Plat Book 6 page 9.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plan.

BEING KNOWN AS
TAX PARCEL NUMBER:
123.03-02-31; CONTROL
NUMBER 021494.

PROPERTY ADDRESS: 101
Clover Court, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO William Cortez, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$237,259.30,
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 William
Cortez, Jr. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$237,259.30 PLUS COSTS
AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 market Street
Philadelphia, PA 19106-1532
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE
January 16, 2019
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO
EXECUTION NO 1093-2018r
SUR JUDGEMENT NO.
1093-2018 AT THE SUIT
OF U.S. Bank, NA as Trustee
for Citigroup Mortgage Loan
Trust, Inc. vs Carlotta Franz
Mendez 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1093-2018-CIVIL
U.S. Bank, N.A., as Trustee for
Citigroup Mortgage Loan Trust
Inc.

v.

Carlotta Franz Mendes
owner(s) of property situate in
the BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being 110 Stirrup
Lane, Blooming Grove, PA
18428

Parcel No. 120.01-02-88
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$126,294.53

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 Carlotta Franz Mendez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$126,294.53,
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 Carlotta Franz
Mendez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$126,294.53 PLUS COSTS
AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,

PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1150-2018r SUR
JUDGEMENT NO. 1150-2018
AT THE SUIT OF Wells
Fargo Bank, NA vs Kenneth
A. Watson aka Kenneth
Watson 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1150-2018

Wells Fargo Bank, NA

v.

Kenneth A. Watson a/k/a
Kenneth Watson

owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 151 Ash Lane, Milford,

PA 18337-7515

Parcel No. 123.02-02-30-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$268,744.01

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 Kenneth A. Watson
aka Kenneth Watson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$268,744.01,
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 A.
Watson aka Kenneth Watson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$268,744.01 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1176-2018r SUR
JUDGEMENT NO. 1176-2018
AT THE SUIT OF Wayne
Bank vs Earl S. Lindenberg
and Rosemarie Sangiorgi
and Bushkill Boarding,
Inc. 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

PROPERTY DESCRIPTION
ALL THAT tract or parcel of
land, situate in the Township
of Lehman, County of Pike and
Commonwealth of Pennsylvania,
being known and designated
as Lot 2, as shown on a certain
map entitled "Lemoncelli - Final
Minor Subdivision", filed in the
Pike County Recorder's Office
on November 8, 2001, in Plat
Book 38, at page 22, and being
more particularly described as
follows:

BEGINNING at a point located
in the existing center line of
the public road known as Old
Milford Road (S. R. 2001), said
point marks the southeasterly
most corner of lands now or
formerly Seese (Deed Book 129,
page 327) and the southwesterly
most corner of the parcel herein
described; running thence
along lands now or formerly
of the aforementioned Seese
(Deed Book 129, page 327) and
continuing along lands now or
formerly Seese (Deed. Book
1028, page 43) and passing
through a found iron bolt located
on the northwesterly side of
Old Milford Road, North 16
degrees 37 minutes 13 seconds
West 542.26 feet to a found
stone corner; thence running
along lands now or formerly
Van Gelder (Deed Book 253,
page 44) and crossing a fifty
(50) foot wide underground
gas transmission line, North 11
degrees 12 minutes 00 seconds
West 545.69 feet to a found

stone corner: thence running along lands now or formerly Bruno (Record Book 1498, page 153) and partially following the general line of an old stone wall, North 79 degrees 31 minutes 24 seconds West 817.22 feet to a found iron rod; thence running along lands now or formerly Martini (Record Book 464, page 345) to and along lands now or formerly Martini (Record Book 974, page 156, to and along lands now or formerly Ladlee (Deed Book 118, page 512) to and along lands now or formerly Vieira (Record Book 1647, page 7), to and along lands now or formerly St. Pierre (Deed Book 775, page 132), to and along lands now or formerly Schwartz (Record Book 1113, page 84) and crossing said fifty (50) foot wide underground gas transmission line, to and along lands now or formerly Green (Record Book 488, page 155), to and along lands now or formerly Tovani (Deed Book 806, page 151), to and along lands now or formerly Hart (Deed Book 1047, page 166), to and along lands now or formerly Barone (Deed Book 678, page 152) and partially following the general line of an old stone wall, North 61 degrees 25 minutes 46 seconds East 2807.01 feet to an iron rod set for a corner; thence running along lands now or formerly Schoonover (Deed Book 764, page 24), and following the general line of an old stone wall, South 04 degrees 46 minutes 09 seconds East 447.00 feet to an iron rod set for

a corner, thence running along Lot 1 as shown on the above mentioned filed map entitled "Lemoncelli - Final Minor Subdivision", on the following three (3) courses and distances: (1.) South 54 degrees 49 minutes 07 seconds West 1513.74 feet to an iron rod set for a corner; (2.) South 03 degrees 14 minutes 24 seconds East 637.80 feet to an iron rod set for a corner; (3.) partially along the center of a joint access easement as shown on said filed map, and passing through an iron rod set on the northwesterly side of Old Milford Road, South 23 degrees 12 minutes 44 seconds East 395.89 feet to a point located in the existing center line of Old Milford Road (S.R. 2001) thence running along the existing center line of Old Milford Road, South 59 degrees 53 minutes 01 seconds West 453.79 feet to the point and place of BEGINNING.
EXCEPTING AND RESERVING, for the public use, all that portion of the above described parcel which lies in the bounds of the public road.
SUBJECT TO AND TOGETHER WITH a joint access easement for driveway use as shown on the above mentioned filed map entitled "Lemoncelli- Final Minor Subdivision".
FURTHER SUBJECT TO a fifty (50) foot wide right of way for underground gas transmission line, as shown on said filed map:
FURTHER SUBJECT TO

AND TOGETHER with any other easements, restrictions or rights of way of record.
BEING PART OF
06-0-197.00-01-62
Lot is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Earl S. Lindenberg and Rosemarie Sangiorgi and Bushkill Boarding, Inc. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,450.38, 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 Earl S. Lindenberg and Rosemarie Sangiorgi and Bushkill Boarding, Inc. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,450.38 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
John J. Martin, Esq
1022 Court St
Honesdale, PA 18431
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE
January 16, 2019
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1370-2014r SUR JUDGEMENT NO. 1370-2014 AT THE SUIT OF Live Well Financial, Inc. vs Barbara J. Fitzmaurice and Thomas G. Fitzmaurice 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 January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
PIECE, PARCEL AND
LOT OF LAND, SITUATE,
LYING AND BEING IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS LOT
NO. 19, BLOCK NO.

31, SECTION NO. 2,
GOLD KEY ESTATES,
AS SHOWN ON PLAT
OR MAP OF GOLD KEY
ESTATES, SUBDIVISIONS
RECORDED IN THE
OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK 6 AT PAGE 6.

Map and-Parcel ID:

03-0-020507

Being known as: 104 Kiel Road,
Milford, Pennsylvania 18337.

Title to said premises is vested
in Barbara J. Fitzmaurice
and Thomas G. Fitzmaurice,
husband and wife, by deed from
Barbara J. Fitzmaurice dated
June 21, 2012 and recorded July
20, 2012 in Deed Book 2394,
Page 831

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Barbara J. Fitzmaurice
and Thomas G. Fitzmaurice
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$81,787.72,
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 Barbara J.
Fitzmaurice and Thomas G.
Fitzmaurice DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$81,787.72 PLUS COSTS
AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, ste.
1400
Philadelphia, PA 19109
12/21/18 · 12/28/18 · **01/04/19**

SHERIFF SALE

January 16, 2019

BY VIRTUE OF WRIT OF
EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1550-2016r SUR JUDGEMENT
NO. 1550-2016 AT THE
SUIT OF MTGLQ Investors,
LP vs German Perez and
Donna Perez 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
January 16, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN lots,
pieces or parcels of land situate
in Lehman Township, Pike
County, Pennsylvania, described
as Lot Nos. 16 and 17, Section
A, as set forth on a draft of
survey marked "Plan Showing
Survey Subdividing Part of
Lands of Stewart Schoonover in
Lehman Township, Pike county,
Pennsylvania, Known as "Section
A", scale 1" = 50', surveyed and
drawn by John E. Edraney, R.S.,
1961", and recorded with the
Recorder of Deeds Office of Pike
County, Pennsylvania, in Plat
Book 3, Page 163.
Map and Parcel ID:
194.03-03-40
Control No.: 06-0-038584

Being known as: 4002 Municipal
Drive, Bushkill, Pennsylvania
18324.

Title to said premises is vested in
German Perez and Donna Perez
by Deed from Larry Giove, Jr and
Miriam Giove, husband and wife,
dated November 15, 2006 and
recorded November 29, 2006 in
Deed Book 2207, Page 472

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
German Perez and Donna Perez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$292,623.35,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF German
Perez and Donna Perez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$292,623.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
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