

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. XII ♦ MILFORD, PA ♦ FEBRUARY 21, 2020 ♦ NO. 8

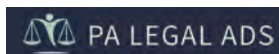


THE PIKE COUNTY BAR ASSOCIATION
WISHES EVERYONE
A SAFE AND PROSPEROUS NEW YEAR

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

PIKE COUNTY LEGAL JOURNAL
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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.

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 \$10 will be added to all legal notices for the Notarized Proof of Publication.*

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$75
Mailed & Emailed	\$125

PIKE COUNTY OFFICIALS

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Kerry Welsh

District Attorney

Raymond Tonkin, Esq.

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Clerk of the Orphans' Court

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Court Administrator

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Chief Public Defender

Robert Bernathy, Esq.
 D. Benjamin vanSteenburgh III, Esq. *Retired*

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Sharon Schroeder

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Christopher Brighton

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Thomas Foran
 Gail Sebring
 Judy Leary-Wagner

PEMA

Tim Knapp



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 24, 2020

- 01:30 AM Docket #: 1317-2018
Brent Leskin vs. Jennifer Leskin
Custody Conference -
Plaintiff Attorney: Ashley Zimmerman, Esq
Defense Attorney: Matthew Galasso, Esq
- 09:00 AM Docket #: 305-2018
Natasha McCoy vs. Leo Macali, III
Custody Trial -
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: James Baron, Esq
- 09:00 AM Docket #: 1330-2019
Victor Orkoosh and Katarzyna Orkoosh, his wife vs. Erin A. Apostolico and Raymond A. Rieder, Jr.
Argument on Preliminary Objections - Def PO
Plaintiff Attorney: Joseph Rydzewski, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 09:00 AM Docket #: 1241-2019
Hal H. Harris and Terrence A. Colbert vs. Jordan Victoria Couttien and Leticia Romain Couttien
Argument on Preliminary Objections - Def PO
Plaintiff Attorney:
Defense Attorney: Elizabeth Anderson, Esq.
- 09:00 AM Docket #: 889-2018
Bayview Loan Servicing, LLC vs. Any and All Unknown Heirs of George S. Matthew, Deceased, et. al.
Argument on Motion for Summary Judgment -
Plaintiff Attorney: David Fein, Esq.
Defense Attorney: Mark Moulton, Esq.
- 09:00 AM Docket #: 1047-2019
Midland Funding, LLC vs. Sheena Murdock
Argument on Preliminary Objections - Def PO to Plaintiff Complaint
Plaintiff Attorney: Daniel J. Santucci, Esq.
Defense Attorney: Eric L. Hamill, Esq.
- 09:00 AM Docket #: 1101-2019
Discover Bank vs. Edmond M. Winkleer
Argument on Motion for Judgment on the Pleadings - Plaint Mtn
Plaintiff Attorney: Michael R. Lipinski, Esq.
Defense Attorney:
- 09:00 AM Docket #: 896-2019
Barclays Bank Delaware vs. Linda Winen
Argument on Preliminary Objections - Def PO to Plaintiff Amend Complaint
Plaintiff Attorney: Michael F. Rachford, Esq.
Defense Attorney: Thomas F. Farley, Esq.
- 09:00 AM Docket #: 1207-2019
Kim Karg vs. Phillip Bly
Argument on Preliminary Objections - Def PO to Recklessness in Plaintiff Compl
Plaintiff Attorney: Lee Mandarin, Esq.
Defense Attorney: Thomas P. Clark, Esq.
- 09:00 AM Docket #: 660-2019
1900 Capital Trust II, By U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Certificate Trustee vs. John P. Melchior
Argument on Motion for Summary Judgment - Plaint Mtn
Plaintiff Attorney: Kaitlin D. Shire, Esq.
Defense Attorney: John J. Martin, Esq.
- 09:00 AM Docket #: 1026-2019
Pocono Woodland Lakes POA vs. Stano Builder's LLC Single d/b/a Stano Builders, LLC.
Argument on Preliminary Objections - Plaintiff PO
Plaintiff Attorney: Nicholas C. Haros, Esq.
Defense Attorney: Eric Hamill, Esq.
- 09:00 AM Docket #: 1180-2019
Arrump, LLC d/b/a Roy Rogers vs. Ruby Tuesday, Inc.
Argument on Preliminary Objections -

- Def PO
Plaintiff Attorney: Edward D. Altabet, Esq.
Defense Attorney: Christopher C. Popper, Esq.
- 09:00 AM Docket #: 1094-2019
U.S. Bank National Association vs. Unknown Heirs and/or Administrators of Dwayne Fraser; Karen Fraser, as believed Heir and/or Administrator of the Estate of Dwayne Fraser
 Argument on Preliminary Objections - D. Fraser POs
Plaintiff Attorney: Karina Velter, Esq.
Defense Attorney: Mark E. Moulton, Esq.
 - 09:00 AM Docket #: 1536-2019
Sheldon Perchick vs. Tanglwood North Community Association
 Argument on Preliminary Objections - Def PO
Plaintiff Attorney: Joseph Gardner Price, Esq.
Defense Attorney: Robert J. Balch, Esq.
 - 09:00 AM Docket #: 1085-2019
PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., formerly known as National City Mortgage Co., Successor by Merger to Integra Mortgage Company vs. Henry E. Green and Annie J. Williams
 Argument on Motion for Summary Judgment - Plaints Mtn
Plaintiff Attorney: Matthew K. Fissel, Esq.
Defense Attorney:
 - 09:30 AM Docket #: 184-2019
Suzanne Grierson vs. Bruce Alan Olsson
 Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney:
 - 10:30 AM Docket #: 1391-2019
Mary Ragone vs. Anthony Snyder
 Mediation -
Plaintiff Attorney:
Defense Attorney:
 - 11:30 AM Docket #: 133-2020
Whitney Conklin vs. Joseph Harris
 Mediation -
Plaintiff Attorney:
Defense Attorney:
 - 01:00 PM Docket #: 1414-2019
Rafael D. Machado vs. Tina M. Machado
 Status Conferencere -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Pamela Wilson, Esq.
 - 01:15 PM Docket #: 1192-2018
Thomas Paul Gurry vs. Jaimee Szulewiski-Gurry
 Status Conferencere -
Plaintiff Attorney: Pamela Wilson, Esq.
Defense Attorney: Ashley Zimmerman, Esq.
 - 01:30 PM Docket #: 1645-2019
Deutsche Bank National Trust Company, as Trustee for the Holders of HSI Asset Securitization Corporatoin Trust 2007-HE1, Mortgage Pass-Through Certificates, Series 2007-HE1 vs. Matthew Hiltz and Dorene A. Petrillo
 Mortgage Diversion Conference -
Plaintiff Attorney: James G. Buck, Esq.
Defense Attorney:
 - 01:30 PM Docket #: 61-2020
MTGLQ Investors, LP vs. Raul Pena; Steven Pena, Christina Pena
 Mortgage Diversion Conference -
Plaintiff Attorney: Stephen M. Hladik, Esq.
Defense Attorney:
 - 01:30 PM Docket #: 153-2020
Wells Fargo Bank, N.A. vs. Bryan C. Walls, Rebecca L. Walls
 Mortgage Diversion Conference -
Plaintiff Attorney: Peter Wapner, Esq.
Defense Attorney:
 - 01:30 PM Docket #: 1621-2019
Pingora Loan Servicing, LLC vs. David A. Alvarado
 Mortgage Diversion Conference -
Plaintiff Attorney: Kevin G. McDonald, Esq.
Defense Attorney:

- 01:30 PM Docket #: 1593-2019
Home Point Financial Corporation vs. Shawn C. Garrett
Mortgage Diversion Conference -
Plaintiff Attorney: Kenya Bates, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1632-2019
Select Portfolio Servicing, Inc. vs. Michael Smith; Christine A. Smith
Mortgage Diversion Conference -
Plaintiff Attorney: Stephen M. Hladik, Esq.
Defense Attorney:
- 01:30 PM Docket #: 1465-2014
Donna Montouri vs. Jason Montouri
Status Conferencere -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: James Baron, Esq.
- 02:00 PM Docket #: 1284-2019
Michelle Angevine vs. Jose Marrero
Status Conferencere -
Plaintiff Attorney:
Defense Attorney:
- 02:15 PM Docket #: 1379-2011
Agustin Marte vs. Maria Cruz
Status Conferencere -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Jason Leon, Esq.
- 02:30 PM Docket #: 484-2019
Andrew Zuidema vs. Kayla Zuidema
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 02:30 PM Docket #: 1260-2019
Tamara Szabo vs. Ronald Szabo
Status Conferencere -
Plaintiff Attorney: Jennifer McCambridge, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 09:00 AM Docket #: 43-2019
Commonwealth of PA vs. Alejandro Vela-Garrett
Hearing - Determine proceed Pro Se
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:30 AM Docket #: 1642-2019
Sarah Culleney vs. Jerry Laird
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 09:30 AM Docket #: 44-2019
In RE: SW
Disposition Hearing - Remainder of Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Joseph Toczydlowski, Esq.
- 10:00 AM Docket #: 1110-2019
Phillip Drumheiser & Blanche Drumheiser vs. Nicki Shook and David Shook
Hearing - Plaintiffs Standing
Plaintiff Attorney: Aimee L. Willett, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 45282-2019
Loretta A. Gioeli and Maria Parks vs. Douglas Marshall and Marshall and Sons
Hearing - Plaintiff Mtn to Release Escrow Funds
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 1649-2019
Laurel Elston vs. Jenna Padgett
Hearing - Plaintiffs Standing
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 45443-2018
Tanglwood North Community Association vs. Anthony J. Moschini
Hearing - Plaintiff Mtn to Direct Sheriff Break & Enter
Plaintiff Attorney: Thomas F. Farley, Esq.
Defense Attorney:

TUESDAY, FEBRUARY 25, 2020

- 09:00 AM Docket #: 215-2020
Ingrid Soto vs. Jesus Soto, Jr.
PFA Hearing -
Plaintiff Attorney: Jeffrey Earlin, Esq.
Defense Attorney:

- 10:00 AM Docket #: 2213-2012
Yahimi S. Mackay vs. Tawana H. Skinner
Hearing - Def Pet for Contempt
Plaintiff Attorney:
Defense Attorney: Thomas Earl Mincer, Esq.
- 10:00 AM Docket #: 1495-2019
Mozeline Beauvais vs. Celena Hardy & Malik Pitchford
Hearing - Plaintiff Standing
Plaintiff Attorney:
Defense Attorney:
- 10:30 AM Docket #: 1276-2019
Emily Hammond vs. Lucas Mackerley
Custody Conference -
Plaintiff Attorney: Pamela Wilson, Esq
Defense Attorney: Matthew Galasso, Esq
- 11:30 AM Docket #: 1386-2019
William McKenzie vs. Lisa McKenzie
Custody Conference -
Plaintiff Attorney: James Baron, Esq
Defense Attorney: Matthew Galasso, Esq
- 01:30 PM Docket #: 4-2017 DP
In Re: AW vs.
Dependency Hearing -
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Justin Pfaff, Esq., GAL, James Baron, Esq., Mark Moulton, Esq.
- 01:30 PM Docket #: 1502-2018
James Higgins vs. Kathleen M. Harris
Case Management Conference -
Scheduling Order Conference
Plaintiff Attorney: Tammy Lee Clause, Esq.
Defense Attorney: Thomas Farley, Esq.
- 01:30 PM Docket #: 134-2020
Corrinne Nestor vs. James Barker
Custody Conference -
Plaintiff Attorney: Shannon Muir, Esq
Defense Attorney:
- 02:00 PM Docket #: 392-2018
Commonwealth of PA vs. Lisa Schmidt
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Mark Moulton, Esq.
- 02:00 PM Docket #: 563-2018
Mary Ann Swingle vs. Estate of Kenneth Gifford and Christopher Eric Gifford
Case Management Conference -
Plaintiff Attorney: Tammy Lee Clause, Esq.
Defense Attorney: Ronald M. Bugaj, Esq.
- 02:00 PM Docket #: 686-2018
Christopher Eric Gifford and Hazel T. Gifford vs. Mary Ann Swingle and Tamara Swingle
Case Management Conference -
Plaintiff Attorney: Ronald Bugaj, Esq.
Defense Attorney: Tammy Lee Clause, Esq.

WEDNESDAY, FEBRUARY 26, 2020

- 09:30 AM Docket #: 1254-2019
Tricia Thomas vs. Richard Thomas
Mediation -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 357-2018
Nicole Guadalupe vs. Lisandro Guadalupe
Divorce Master Hearing -
Plaintiff Attorney: Thomas Farley, Esq
Defense Attorney: Thomas Mincer, Esq
- 01:30 PM Docket #: 386-2015
Christopher Rivera vs. Heather Pearce, n.k.a. Heather Morse
Custody Conference - Review
Plaintiff Attorney: Robert Reno, Esq
Defense Attorney: Thomas Mincer, Esq

THURSDAY, FEBRUARY 27, 2020

- No Events Listed

FRIDAY, FEBRUARY 28, 2020

- 09:00 AM Docket #: 612-2019
Discover Bank vs. Wendy M. Scheuer
Other - Arbitration
Plaintiff Attorney: Nash Boone, Esq
Defense Attorney: William P. Harrington, Jr., Esq
- 01:00 PM Docket #: 2016-2011
James Shunk vs. Robert Pizzo
Other - Arbitration
Plaintiff Attorney: Scott Herlands, Esq
Defense Attorney: Gerald OConnor, Esq

SATURDAY, FEBRUARY 29, 2020

- 10:00 AM Docket #: 596-2019
Commonwealth of PA vs. Ronald Szabo
Hearing - Def Mtn for Discovery
Plaintiff Attorney: District Attorney
Defense Attorney: Jennifer McCambridge, 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.*

EXECUTOR NOTICE

Estate of SHIZUE FUJIURA, late of Greene Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTOR: Robert Fujiura, P.O. Box 656, Greentown, PA 18426; ATTORNEY for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.

2/21/2020 • 2/28/2020 • 3/6/2020

ESTATE NOTICE

ESTATE OF LEONARD L. BALCH, JR. Late of Matamoras Borough, Pike County, Pennsylvania, Deceased. Letters Testamentary on the above estate having been granted the undersigned, all persons indebted to said estate are requested to make payment, and those having legal

claims to present the same without delay to Aaron B. Balch 382 N. Broadway Wind Gap, PA 18091 or Timothy A. Balch 214 Egypt Road Tafton, PA 18464 Co-Executors.

2/21/2020 • 2/28/2020 • 3/6/2020

ESTATE NOTICE

Estate of Marion L McCollum, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Clark McCollum, 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.

2/14/2020 • 2/21/2020 • 2/28/2020

EXECUTOR'S NOTICE

Estate of Michael T. Hoey, Deceased, late of Milford Borough, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to Erin M. Burns and Michael J. Hoey. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Erin M. Burns, Executor, of 9309 Baylor Park Ct. Bristow, VA 20136 or Michael J. Hoey, Executor, of 2652 Lakeview Road, American Falls, ID 83211, or to

the Attorneys for the Estate, Levy,
Stieh & Baron, P.C.

By:

John T. Stieh, Esquire
Attorney for the Estate
Levy, Stieh & Baron, P.C.
542 U.S. Routes 6 & 209
P.O. Box D, Milford, PA 18337

2/7/2020 • 2/14/2020 • 2/21/2020

ESTATE NOTICE

Estate of Susan N. Giampapa
a/k/a Susan Giampapa, late of
Canadensis, Pike County,
Pennsylvania, deceased.

LETTERS OF
ADMINISTRATION in the
above-named estate having been
granted to the undersigned, all
persons indebted to the estate are
requested to make immediate
payment and those having claims
are directed to present the same
without delay to the undersigned or
their attorney within four (4)
months from the date hereof and to
file with the Clerk of the Court of
Common Pleas of Pike County,
Orphans' Court Division, a
particular statement of claim, duly
verified by an affidavit setting forth
an address within the county where
notice may be given to claimant.

Douglas Vincent Giampapa &
Nina Elizabeth Giampapa,
Co-Administrators
c/o 5 Phillips Lane
Roseland, NJ 07068

NEWMAN, WILLIAMS,
MISHKIN, CORVELEYN,
WOLFE & FARERI, P.C.
By: David L. Horvath, Esquire

712 Monroe Street
PO Box 511
Stroudsburg, PA 18360-0511

2/7/2020 • 2/14/2020 • 2/21/2020

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF PIKE COUNTY,
PENNSYLVANIA
CIVIL

NO. 1555-2019 CIVIL

IN THE MATTER OF
PETITION FOR CHANGE OF
NAME OF ARIELLA-
DARSHINE WILMOT

ORDER

AND NOW, this 3rd day of
February, 2020, upon consideration
of the Petitioner Aliza Wilmot for
Change of Name of Ariella-Darshine
Wilmot, following a Hearing where
no proof of publication of notice of
Hearing or proof of notice to the
non-petitioning parent of the child
was presented as required by law, it is
hereby **ORDERED** that the
Hearing is rescheduled to the **23rd**
day of March, 2020 at 9:00 a.m., in
the Pike County Courthouse, 412
Broad St, Milford, Pennsylvania.

It is **FURTHER ORDERED**,
that Petitioner Aliza Wilmot give
notice of the filing of the November
27, 2019 Petition for Change of
Name and the above Hearing date
by publication one time in the Pike
County Dispatch, telephone 570-
296-6641, and the Pike County

Legal Journal, telephone 570-251-1512, being papers of general circulation in the County. Proof of publication shall be filed at the Pike County Prothonotary's Office prior to above Hearing.

It is **FURTHER ORDERED**, that Petitioner Aliza Wilmot, parent of the minor child, give notice to any non-petitioning parent/father of the child by mailing a copy of the Petition and this Order by regular and certified mail, return receipt requested. Proof of mailing to non-petitioning parent, including the certified return receipt, shall be filed at the Pike County Prothonotary's Office prior to above Hearing or the non-petitioning parent/father may be present at the Hearing.

BY THE COURT

s/Kelly A Gaughan

Hon. Kelly A. Gaughan, J.

2/21/2020

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 on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1136-2017r SUR

JUDGEMENT NO. 1136-2017 AT THE SUIT OF 1900 Capital Trust II, by US Bank Trust National Association, not in its Individual Capacity but Solely as Certificate Trustee vs Melissa P. Cipollaro and John C. To 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Legal Description

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

Tract No 706, Section No. 11, Conashaugh Lakes, as shown on plot or map recorded in the office of the Recorder of Deeds of Pike County in Plat Book 7, page 33

Parcel #121.04-03-06 (Control: 060892)

BEING the same premises which Anthony Potulicki and Farida M. F. Gadalla, granted and conveyed unto John C. To and Melissa P. Cipollaro by deed dated April 18, 2006 and recorded in the Office of the Recorder of Deeds of Pike County on April 28, 2006 in Instrument No.200600007199.

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Melissa P. Cipollaro and John C. To DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF 1.306,064.19 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Melissa P. Cipollaro and John C. To DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT_ \$_306,064.19 _PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hill Wallack LLP
777 Township Line Rd., Ste. 250
Yardley, PA 19067

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1287-2019r SUR JUDGEMENT NO. _1287-2019_ AT THE SUIT OF Select Portfolio Servicing, Inc. vs Violeta V. Pena aka Violeta Pena 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 18.2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 2019-01287
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: Map Number: 189.04-07-49 Control No. 039691
PROPERTY ADDRESS 1239 Mink Trl a/k/a Lot 591, Pocono Mountain Lake Estates Bushkill, PA 18324
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Violeta V. Pena a/k/a Violeta Pena and Epifanio S. Pena, deceased
ATTORNEY'S NAME: Roger Fay, Esquire
SHERIFF'S NAME: Pike County Sheriff

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Violeta V. Pena aka Violeta Pena DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$62,641.08 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 Violeta V. Pena aka Violeta Pena DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 62,641.08 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 944-2019r SUR JUDGEMENT NO. _244-2019_ AT THE SUIT OF CSMC 2018-RPL12 Trust vs Carol R. Thompson 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township Lehman, County of Pike and Commonwealth of Pennsylvania, Being Lot Number 22, Stage 7 as shown on Map or plan of Pine Ridge on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 10, Page 126 (Previously incorrectly referenced as Plat Book Volume 10, Page 26). Parcel Number 188.04-01-45

BEING THE SAME PREMISIES which Fenton D. Lynch and Lavern P Lynch, husband and wife conveyed to Carol R. Thompson via deed dated February 21, 2006 and recorded on February 27, 2016 in the

Pike County Recorder of Deeds
office under Book 2161 and Page
346.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Carol R.
Thompson
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$ 299.860.67
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 R.
Thompson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 299.860.67 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Richard M. Squire & Assoc.
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1764-2015r SUR
JUDGEMENT NO. 1764-
2015__AT THE SUIT OF U.S.
Bank, NA s/b/m/t U.S. Bank, N.A.,
N.D. vs. Stephan W. Gaichin and
Deborah A. Galt-Gaichin
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 18.
2020 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:

Lot No. 152, 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 Plot Book No. 10 at page 135.

Parcel No.: 123.02-01-63

BEING known and numbered as 161 Pitch Pine Drive, Milford, PA 18337

Being the same property conveyed to Deborah A. Galt-Gaichin who acquired title by virtue of a deed from Stephan W. Gaichin and Deborah A. Galt-Gaichin, husband and wife, dated December 3, 2016, recorded July 12, 2017, at Instrument Number 201700005867, and recorded in Book 2528, Page 201, Office of the Recorder of Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephan W. Gaichin and Deborah A. Galt-Gaichin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF 5 312.311.93 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A

DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Stephan W. Gaichin and Deborah A. Galt-Gaichin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$312.311.93 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley, Deas Kochalski, LLC
POB 165028
Columbus, OH 43216-5028

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1513-2019r SUR JUDGEMENT NO. 1513-2019_AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs Gwen H. Warnke and Arthur Warnke 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 18.
2020 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THAT CERTAIN lot, tract,
parcel and piece of land situate in
the Borough of Milford, Pike
County, Pennsylvania, said lot being
numbered on the map or plan of said
borough 446 being 60 feet wide in
front and rear, fronting on George
Street and extending back In depth
160 feet to Plum alley, and adjoining
property (formerly) of Fuller.

BEING TAX PARCEL NO.
113.13-02-03

BEING KNOWN AS 110 West
George Street, Milford, Pa 18337

BEING the same premises in which
W. Cole Riggs and Ann Riggs, his
wife, by deed dated 09/28/2001 and
recorded 10/04/2001, in and for the
Office of the Recorder of Deeds in
and for the County of Milford,
Commonwealth of Pennsylvania, in
Deed Book 1899, Page 2700, granted
and conveyed unto Arthur Warnke
and Gwen H. Warnke, his wife

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Gwen H.
Warnke and Arthur Warnke
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$189,889.97 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF_ Gwen H.
Warnke and Arthur Warnke
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 189,889.97 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1423-2019r SUR

JUDGEMENT NO._1423-
2019_AT THE SUIT OF Quicken
Loans, Inc. vs Jessica Rosen and
Jason Rosen
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
18.2020 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

THE FOLLOWING
DESCRIBED REAL PROPERTY
IN THE CITY OF Dingmans
Feny COUNTY OF Pike STATE
OF PA, DESCRIBED AS: LOT
6ABCD, BLOCK W-501, AS SET
FORTH ON A PLAN OF LOTS
WILD ACRES, SECTION 5,
DELAWARE TOWNSHIP, PIKE
COUNTY; PENNSYLVANIA,
DATED MARCH 1968, BY
JOHN B. AICHER, MONROE
ENGINEERING, INC,
STROUDSBURG,
PENNSYLVANIA, A.ND FILED
IN THE OFFICE FOR THE
RECORDING OF DEEDS IN
AND FOR PIKE COUNTY,
PENNSYLVANIA IN PLAT
BOOK 6, PAGE 198 ON
AUGUST 16,1968.

BEING the same premises that
Patricia A. Purcaro, a single woman
conveyed to Jessica Rosen and Jason
Rosen, wife and husband via Deed
dated April 13,2018 and recorded in
the Pike County Recorder of Deeds

on April18, 2018 under Instrument
Number 201800002768 in Book
2548 and on Page 993.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Jessica
Rosen and Jason Rosen
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83.938.81 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF_Jessica Rosen and
Jason Rosen DEFENDANTS,
OWNERS REPUTED OWNERS
TO COLLECT \$83.938.81 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Richard M. Squire & Assoc.
1 Jenkintown Station Ste. 104
115 West Avenue
Jenkintown, PA 19046

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1216-2018r SUR JUDGEMENT NO. 1216-2018__AT THE SUIT OF PHH Mortgage Corporation vs John J. Martin,
Esq. solely as Executor of the Estate of William W. Sherrick, II, Rhonda S. Meals, as Real Property Owner and Kurt E. Sherrick, as Real Property 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of ground, situate, lying and being in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 35, Stage IV, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 4, recorded on July 19, 1969, by the Pike County

Recorder of Deeds in Plat Book Volume 7, at Page 107, and as described in accordance with "Survey of Lands of James Brennan, Pine Ridge, Lot 35, Section 4", as prepared by George Fetch, Jr., Registered Surveyor, on October 4, 1988, and being more particularly bounded and described as follows, to-wit;

BEGINNING at an iron pin along the 50' right-of-way, Davis Circle, said point being a common corner of the subject lot and Lot 49; thence along said Lot 49 and also along Lot 48, S. 31 degrees 30 minutes 00 seconds E. 166.83 feet to an iron pin, said point also being the most northerly corner of Lot 36; thence along said Lot 36, S. 57 degrees 38 minutes 00 seconds W. 261.51 feet to an iron pin along the 50' right-of-way, Davis Circle; thence along said Davis Circle on a curve to the right having a radius of 160.43 feet an arc length of 101.16 feet to an iron pin; thence by the same along a curve to the right having a radius of 309.67 feet, an arc length of 151.81 feet to an iron pin marking the place of beginning.

HAVING ERECTED THEREON a Residential Dwelling.

BEING KNOWN AND NUMBERED AS 113 Davis Circle f/k/a 1143 Davis Circle, Bushkill, PA 18324.

BEING Control No. 039500.

BEING Map No. 193.04-03-33.

BEING THE SAME PREMISES AS Gregg Artzt and Jennifer Artzt, by Deed dated October 5, 2009, and recorded on October 6, 2009, by the Pike County Recorder of Deeds in Book 2321, at Page 293, granted and conveyed unto William W. Sherrick, II, an Individual.

AND THE SAID William W. Sherrick, II, departed this life on November 13, 2018, leaving a last Will and Testament.

AND THE SAID Last Will and Testament having been probated by the Pike County Register of Wills on December 13, 2018, as Case No. 52-18-00374.

WHEREBY ON December 13, 2018, John J. Martin, Esquire, was granted Letters Testamentary and appointed as the Administrator D.B.N.C.T.A. of the Estate of William W. Sherrick, II, Deceased.

WHEREBY TITLE TO THE AFORMENTIONED PREMISES VESTED WITH Rhonda S. Meals and Kurt E. Sherrick, as Tenants in Common, by bequest of the said probated Will and Testament.

Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to John J. Martin, Esquire, solely as Executor of the Estate of William W. Sherrick, II, Rhonda S. Meals, as Real Property Owner, and Kurt E. Sherrick, as Real Property Owner, Defendant(s) and owner(s) or reputed owner(s) of

the aforesaid real property, for execution upon a judgment in the amount of \$124,248.45 plus interest from January 3, 2020 and costs. The sale is made subject to all past due and current real estate taxes unless otherwise announced at sale.

Notice to all patties 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 propety of Rhonda S. Meals and Kurt E. Sherrick, owners or reputed owners, to collect \$124,248.45, plus interest and costs.
PHILIP BUEKI,
Sheriff Pike County
James G. Buck, Esquire
Stem & Eisenberg, PC
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976
Phone: (215) 572-8111

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John J. Martin, Esq. soley as Executor of the Estate of William W. Sherrick, II, Rhonda S. Meals, as Real Property Owner and Kurt E. Sherrick, as Real Property Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY

FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$124,248.45 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John J. Martin, Esq. solely as Executor of the Estate of William W. Sherrick, II, Rhonda S. Meals, as Real Property Owner and Kurt E. Sherrick, as Real Property Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124,248.45 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1393-2019r SUR JUDGEMENT NO. 1393-2019_AT THE SUIT OF M & T Bank vs Mayra A. Melendez aka Mayra Melendez 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or tract of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being known as Lot No.1049, as shown on a certain plan entitled Final Plan Subdivision of Lands of Saw Creek Estates, Section-IS, as recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plot Book 15, Page 14.

BEING KNOWN AS: 396
CANTERBURY ROAD,
BUSHKILL, PA 18324

PROPERTY # NUMBER:
192.02-02-67

BEING THE SAME PREMISES

WHICH WILLIAM KOWAL AND PATRICIA KOWAL, HUSBAND AND WIFE BY DEED DATED 10/19/2017 AND RECORDED 10/26/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2536 AT PAGE 567, GRANTED AND CONVEYED UNTO MAYRA MELENDEZ, A MARRIED WOMAN.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mayra A. Melendez aka Mayra Melendez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,743.07 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH 85,743.07 _PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street, Ste. 5000
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 403-2019r SUR JUDGEMENT NO. 403-2019__AT THE SUIT OF Citizens Bank, NA s/b/m Citizens Bank of Pennsylvania vs Theresa Lehman 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in the center line of the public road that leads from Milford to Sawkill Pond, known as Legislative Route No. 51025, said point being located

South 83° East, 224.5 feet from a stone corner, the Northerlymost corner of lands of Ross Weaver; thence South 83° East along the lands of New Jersey YMCA Camps, formerly Saybolt, 1,176 feet to a found stone corner; thence South 18° 5' West, 47.4 feet to a found stone corner; thence cutting the lands of Guy L. Terhune South 66° 5' West, 888 feet passing an iron pipe on line on the Easterly side of the aforesaid public road to a point in the center line of said road; thence along the center line of public road North 29° 50' West, 341 feet, North 35° 10' West, 309 feet to the point of BEGINNING.

CONTAINING 7.21 acres, more or less.

EXCEPTING thereout and therefrom.

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

BEGINNING at a point in the center line of Legislative Route No. 51025 that runs from Milford to Route No. 6, the said point of beginning being the Northerlymost corner of premises herein described, and a common corner of lands of New Jersey YMCA Camps; thence running along the lands of New Jersey YMCA Camps South 81° 17' 44" East, 424.21 feet to an iron bar corner; thence running along Lot No. 2 South 5° 10' 30" West, 138.36 feet to an iron bar corner; thence

along same cutting across a driveway North 84°, 87.21 feet to an iron bar corner of a driveway South 59° 23' West, 96.75 feet to a point in the center of Legislative Route No. 51025; thence running along the center of said route North 34° 5' 30" West, 225.14 feet to the place and point of BEGINNING.

BEING Lot No. 1.

CONTAINING 1.093 acres, more or less.

BEING THE SAME PREMISES which Louis A. Trapp, Jr., Executor of the Estate Doris M. Luhrs, Deceased, by deed of distribution dated 05-23-91 and recorded 02-20-92 in the Office of the County Clerk in and for the County of Pike in Deed Book 505, page 69, granted and conveyed unto Arthur Lehman and Theresa Lehman, husband and wife.

ALSO BEING THE SAME PREMISES which Louis A. Trapp, Jr., Executor of the Estate Doris M. Luhrs, Deceased, by corrective deed dated 04-03-92 and recorded 05-08-92 in the Office of the County Clerk in and for the County of Pike in Deed Book 541, page 43, granted and conveyed unto Arthur Lehman and Theresa Lehman, husband and wife.

BEING the same premises which Theresa Lehman, by Deed dated November 14, 2007 recorded November 27, 2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2258, Page 627, conveyed unto

Theresa Lehman.

BEING known as 425 Sawkill
Road, Milford, PA 18337

TAX PARCEL: #111.00-01-03

IMPROVEMENTS: Residential
property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Theresa
Lehman
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$86.378.78 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 Theresa Lehman
DEFENDANTS, OWNERS
REPUTED OWNERS TO

COLLECT \$86.378.78 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian LLC
1310 Industrial Blvd
First Floor, Ste, 101
Southampton, PA 18966

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
N01320-2019r SUR
JUDGEMENT NO. 1320-
2019_AT THE SUIT OF
JPMorgan Chase Bank, National
Association vs Catherine LaChance
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 18,
2020 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

All those certain Lots of ground
situate in the Township of Shohola,
County of Pike, and
Commonwealth of Pennsylvania,
being Lots 16A, 17, 19, and 21,
Block 3, Unit 1, of Sagamore
Estates, on file in the Recorder's
office in Milford, Pennsylvania in

Plat Book 3, Page 73. Lots 16A, 17, 19, and 21, Block 3, Unit One are now known as Lot 16B, Block 3, Unit 1, of Sagamore Estates as recorded in Plat Book 3, Page 73, as surveyed by P.R. Addio, Registered Land Surveyor.

Beginning at an iron pin corner, situated on the Northern most side rights of way of Algonquin Road and being a most common corner with Lot No. 14, and further being located N-74-21-00W, 499 feet more or less from the intersection of the above said road R.O.W., with the Westerly most side R.O.W. of Navajo Road the following to wit:

Thence, along Algonquin Road right of way N-74-21-00-W, 80.00 feet to an iron pin corner. Thence, leaving said road and running along Lot No. 20A, N9-15-39-00-E, 120.000 feet to an iron pin corner, thence, along same N-74-21-00-W, 115.00 feet to an iron pin corner, thence along the Easterly side right of way of undeveloped road, N-22-45-00-E 120.93 feet to a point for corner situated on the Southern most side of the way of Navajo Road, thence along, Navajo Road right of way, S-74-21-00-E, 180.00 feet to a point for corner, thence along said Lots No. 15 and 14, S-15-39-00-W, 240.00 feet to a point of beginning.

Containing 0.736 acres more or less.

UNDER AND SUBJECT to covenants, charges, reservation, conditions, restrictions and requirements which shall run with the land as stated in the above

recorded deed.

Lots described hereon are hereby joined together as one lot, and any further subdivision of said lot must comply with the ordinances of Shohola Township. Lots 16A, 17, 19, and 21 in Section 1, Block 3 in Sagamore Estates shall be jointed together and become a part of Lot 16B, and cannot be subdivided conveyed or sold separately or apart therefrom without prior township approval.

PARCEL NO. 12-0-005179

FOR INFORMATIONAL PURPOSES ONLY: Being known as 104 Josephine Lane, Shohola, PA 18458

BEING THE SAME PREMISES WHICH Catherine La Chance by Deed dated February 25, 1997 and recorded February 25, 1997 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Book 1320, Page 272 granted and conveyed unto Catherine La Chance in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine LaChance DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$51,839.42 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_ Catherine LaChance DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 51,839.42 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 885-2017r SUR JUDGEMENT NO. 885-2017_AT THE SUIT OF Wells

Fargo Bank, NA vs Thomas A. Martin and Pauline Martin 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2017-00885

Wells Fargo Bank, NA

v.

Thomas A. Martin Pauline Martin owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being

126 Roundhill Road, Dingmans Ferry, PA 18328
Parcel No. 168.04.09-81
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$167,831.98

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas A. Martin and Pauline Martin DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,144.98 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Thomas A. Martin and Pauline Martin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,144.98 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Ctr Plaza
1617 JFK Blvd., StE. 1400
Philadelphia, PA 19103

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 294-2018r SUR JUDGEMENT NO. 294-2018 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2007-HY7C Mortgage Pass-Through Certificates, Series 2007-HY7C vs Victoria Sinisgalli 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN tract, parcel or piece of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron on the westerly line of Sunset Drive, said iron being the most northerly corner of Lot No. 706 as shown on map entitled "Section B, Sky View Lake, Pocono Sky Enterprises, Inc., 6 November 1968"; thence along Lot No. 706 (a radial line to the hereinafter described curve) South 36

degrees 16 minutes 40 seconds West 786.27 feet to an iron on line of other lands of Sky View Lake; thence along other lands of Sky View Lake, South 86 degrees 29 minutes 50 seconds West 64.68 feet to an iron on line of lands now or formerly of Frank Fribole; thence along lands now or formerly of Frank Fribole, North 7 degrees 40 minutes 10 seconds East 303.72 feet to an iron said iron being the southwesterly corner of Lot No. 708; thence along Lot No. 708 (a radial line to the hereinafter described curve) North 47 degrees 45 minutes 20 seconds East 580.63 feet to an iron on the westerly line of Sunset Drive; thence along the westerly line of Sunset Drive in a southeasterly direction on a curve to the left having a radius of 400 feet an arc length of 80.13 feet to the place of BEGINNING.

CONTAINING 4.89 Acres more or less.

BEING Lot No. 707 as shown on said map.

BEING THE SAME PREMISES which Ronald Sinisgalli, by Deed dated December 9,2003 and recorded January 5, 2004 in the Pike County Recorder of Deeds Office, at Deed Book Volume 2026, Page 582, as Instrument No. 200400000114, granted and conveyed unto Victoria Sinisgalli.

Being known as 114 Sunset Drive, Greentown, PA 18426.

Control No. 04-0-014766.

Tax Map No. 129.03-01-22

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_Victoria Sinisgalli
 DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$224.191.57 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) DA YS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_Victoria Sinisgalli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$224.191.57 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
 PIKE COUNTY,
 PENNSYLVANIA
 Hladik Onorato & Federman
 298 Wissahickon Avenue
 North Wales, PA 19454

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1025-2019r SUR JUDGEMENT NO_1025-2019_AT THE SUIT OF PHH Mortgage Corporation vs Robert Lasky Known Surviving Heir of Mildred E. Lazarus, and Unknown Surviving Heirs of Mildred E. Lazarus
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 18,2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN lots, pieces or parcels of land, situate, lying and being in the Township of Blooming Grove, County of Pike, and State of Pennsylvania, more particularly described as:

Lot 10, Block 11, Hemlock Farms Community, Hemlock Hills, State XLII, as shown on Plat of Hemlock Farms Community, Hemlock Hills, Stage XLII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 4, page 155. March 20, 1964.

Lot 11, Block 2, Hemlock Farms Community, Stage 42, as shown on

Plat of Hemlock Farms Community, Hemlock Hills. Stage 42, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 4, page 155. March 20, 1964.

Map and Parcel ID: 120.03-05-54

Being known as: 104 Summer Hill Road, Hawley, Pennsylvania 18428.

Title to said premises is vested in Mildred E.Lazarus and Stephen K. Lazarus by deed from Ralph Venice and Viola Venice, husband and wife, dated April 27, 1984 and recorded May 3, 1984 in Deed Book 919, Page 44. The said Mildred E.Lazarus died on February 13, 2019 without a will or appointment of an Administrator, thereby vesting title in Robert Lasky Known Surviving Heir of Mildred E. Lazarus and Unknown Surviving Heirs of Mildred E. Lazarus by operation of law.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_Robert Lasky Known Surviving Heir of Mildred E. Lazarus, and Unknown Surviving Heirs of Mildred E. Lazarus
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,972.53 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 _ Robert Lasky Known Surviving Heir of Mildred E. Lazarus, and Unknown Surviving Heirs of Mildred E. Lazarus DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,972.53 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste 1400
Philadelphia, PA 19109

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1534-2019 r SUR JUDGEMENT NO._1534-

2019_AT THE SUIT OF CSMC 2018-RPLI Trust vs Nancy J. Scarnecchia 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 18,2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or piece of ground situate in County of Pike, Commonwealth of Pennsylvania.

Lot Number 31, Stage VI, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VI, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10 at Page 74 on March 28, 1973. Lehman Township

BEING KNOWN AS: 216 MURPHY CIRCLE AKA 1318 PINE RIDGE, BUSHKILL, PA 18324
PROPERTY ID NUMBER: 189-03-01-07

BEING THE SAME PREMISES WHICH NANCY J. DONOVAN, N/K/A NANCY J. SCARNECCHIA, SINGLE WOMAN BY DEED DATED 4/30/1998 AND RECORDED 5/5/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1521 AT PAGE 227, GRANTED AND CONVEYED UNTO NANCY J. SCARNECCHIA, SINGLE WOMAN.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nancy J. Scarnecchia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,625.36 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 J. Scarnecchia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 100,625.36 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 824-2018r SUR JUDGEMENT NO._ 824-2018 _AT THE SUIT OF U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-3 vs Thomas C. Hamm 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3339 BLUEBIRD DIRVE A/K/A 195 BLUEBIRD DRIVE BUSHKILL (LEHMAN), PA 18324

BEING PARCEL NUMBER: 06-0-040381

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas C. Hamm DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$198,241.86 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 Thomas C. Hamm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$198,241.86 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
RAS Citron, LLC
133 Gaither Drive, Ste. F
Mt. Laurel, NJ 08054

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1183-2019r SUR JUDGEMENT NO. _1183-2019_ AT THE SUIT OF Wells Fargo Bank, NA, as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFCI, Asset-Backed Pass-Through Certificates vs Edward Ayala 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 18, 2020 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. 3229, Section No. 34 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 26, Page III and 166.

Being the same property conveyed to Edward Ayala and Margaret Ayala, husband and wife, by Special Warranty Deed dated October 23, 2002, of record in Book 1950,

Page 1827, in the Office of the Recorder of Deeds of Pike County, Pennsylvania.

BEING KNOWN AS: 104
CRANBORNE COURT A/K/A
3229 CRANBORNE COURT,
BUSHKILL, PA 18324

PROPERTY ID NUMBER: 06-0-
106217

BEING THE SAME PREMISES WHICH LOUIS CAPONE AND GALE CAPONE, HUSBAND AND WIFE BY DEED DATED 10/23/2002 AND RECORDED 10/25/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1950 AT PAGE 1827, GRANTED AND CONVEYED UNTO EDWARD AYALA AND MARGARET AYALA (DECEASED), HUSBAND AND WIFE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward Ayala DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$338,477.09 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward Ayala DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 338,477.09 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 879-2019r SUR JUDGEMENT NO. 879-2019_ AT THE SUIT OF Bank of America, NA vs Bernadette Farrell Ouellette and Gilman R. Ouellette 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 18, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SITUATED IN COUNTY OF PIKE, STATE OF PENNSYLVANIA, AND DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF BLOOMING GROVE, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT 25, BLOCK LIII, HEMLOCK FARMS COMMUNITY, STAGE VIII, AS SHOWN ON PLAT OF HEMLOCK FARMS COMMUNITY, LAUREL RIDGE, STAGE VIII, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PIKE COUNTY, IN PLAT BOOK 5, PAGE 134, ON THE 3RD DAY OF SEPTEMBER, 1966.

BEING KNOWN AS: 3102 HEMLOCK FARMS, LORDS VALLEY, PA 18428

PROPERTY ID NUMBER:
107.04-03-54

BEING THE SAME PREMISES WHICH GILMAN R. OUELLETTE AND BERNADETTE FARRELL

OUELLETTE, HUSBAND AND WIFE BY DEED DATED 11/15/2014 AND RECORDED 7/15/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2474 AT PAGE 307, GRANTED AND CONVEYED UNTO GILMAN R. OUELLETTE AND BERNADETTE FARRELL OUELLETTE, HUSBAND AND WIFE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bernadette Farrell Ouellette and Gilman R. Ouellette DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 252.732.75 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 Bernadette Farrell
Ouellette and Gilman R. Ouellette
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$252,732.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106

2/21/2020 • 2/28/2020 • 3/6/2020

**SHERIFF SALE
MARCH 18, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1604-2019r SUR
JUDGEMENT NO. 1604-20 19_
AT THE SUIT OF The Money
Store vs Steven Schultz
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 18,
2020 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1604-2019-CV

The Money Source Inc.

v.
Steven Schultz

Owner(s) of property situate in the
BLOOMING GROVE
TOWNSHIP, PIKE County,
Pennsylvania, being
813 Hillview Place, a/k/a 813 North
Hillview Place, Lords Valley, PA
18428
Parcel No. 107.02-05-19
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$125,658.09

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 Steven
Schultz DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,658.09 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 Steven Schultz DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$125,658.09 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

2/21/2020 • 2/28/2020 • 3/6/2020

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CIVIL ACTIONS FILED

*From February 5, 2020 to February 13, 2020
Accuracy of the entries is not guaranteed.*

CONTRACT — BUYER PLAINTIFF

2020-00231	Cavalry SPV I LLC Vega David	Plaintiff Defendant	2/10/2020
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CONTRACT — DEBT COLLECTION: CREDIT CARD

2020-00216	Citibank NA Feliciano Henry	Plaintiff Defendant	2/05/2020
2020-00217	Citibank NA Palau Carlos E	Plaintiff Defendant	2/05/2020
2020-00218	Barclays Bank Delaware Ryan Carol N	Plaintiff Defendant	2/05/2020
2020-00224	Bank Of America NA Oliveri John	Plaintiff Defendant	2/06/2020

CONTRACT — DEBT COLLECTION: OTHER

2020-00238	Valley National Bank Larios Henry	Plaintiff Defendant	2/12/2020
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CONTRACT — OTHER

2020-00223	Wayco Inc Shohola Township	Plaintiff Defendant	2/06/2020
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CUSTODY

2020-00214	Preisner Emma Farwell Steven Schefer Nathaniel Clausi Kaylee	Plaintiff Plaintiff Defendant Defendant	2/05/2020
2020-00227	Khan Elizabeth Khan Kyle	Plaintiff Defendant	2/10/2020
2020-00239	Margaronis Emmanuel Medico Stephanie	Plaintiff Defendant	2/12/2020

DIVORCES FILED

2020-00222	Samona Diana Samona Dean	Plaintiff Defendant	2/06/2020
2020-00235	Geitz Elizabeth Geitz Michael	Plaintiff Defendant	2/11/2020

FEDERAL TAX LIEN

2020-45202	Internal Revenue Service Esposito Anthony	Plaintiff Defendant	2/10/2020
2020-45203	Internal Revenue Service Durrenberger Kristin	Plaintiff Defendant	2/10/2020
2020-45204	Internal Revenue Service Indelicato Joseph Indelicato Kerry	Plaintiff Defendant Defendant	2/10/2020

MARRIAGE LICENSE FILINGS

2020-00011	OShea Simon James Ager James Alexander	Filed	2/06/2020
2020-00012	OShea Simon James Ager James Alexander	Filed Married	2/06/2020 2/10/2020
2020-00013	King Akela Marie Beal Christopher Roger	Filed	2/07/2020
2020-00014	Conover Kelly Marie OBrien Holden Everett	Filed	2/10/2020
2020-00015	Outer Phillip Michael Ben Dayan Alexandra	Filed	2/12/2020

MISCELLANEOUS — OTHER

2020-00225	Westfall Township Smith Thomas	Plaintiff Defendant	2/06/2020
2020-00228	Herman David Mansi Antoinette Creegan James James Creegan Chimney Sweep	Plaintiff Plaintiff Defendant Defendant	2/07/2020

MISCELLANEOUS — REPLEVIN

2020-00200	Ally Financial Inc Peirano Robert Alan Peirano Anita Laraine	Plaintiff Defendant Defendant	2/03/2020
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PROTECTION FROM ABUSE

2020-00215	Soto Ingrid Soto Jesus Jr	Plaintiff Defendant	2/05/2020
2020-00233	Snook Jason Snook Lauren	Plaintiff Defendant	2/11/2020

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2020-00219	Nationstar Mortgage LLC Mr Cooper Czahor Susan	Plaintiff Plaintiff Defendant	2/05/2020
2020-00232	Quicken Loans Inc Lane Vincent	Plaintiff Defendant	2/10/2020
2020-00234	Nationstar Mortgage LLC Mr Cooper Kochovos Demetrius J	Plaintiff Plaintiff Defendant	2/11/2020

REAL PROPERTY — QUIET TITLE

2020-00226	Tschopp Warner Sr Crawford James C Jr Crawford Arlene Crawford James C Jr Unknown Heirs Crawford Arlene Unknown Heirs	Plaintiff Defendant Defendant Defendant Defendant	2/07/2020
2020-00236	Tigue Wayne Lipari John P Lipari Rochelle Lomsky Shari Lomsky Steven Gregg	Plaintiff Defendant Defendant Defendant Defendant	2/12/2020
2020-00237	Tigue Wayne Splitt Florence	Plaintiff Defendant	2/12/2020

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MORTGAGES AND DEEDS

*Recorded from February 6, 2020 to February 12, 2020
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Misturini Robert Misturini Maria MERS	USAA Federal Savings Bank		
Mortgage Electronic Registration System Inc Alvarado Norma	MERS Mortgage Electronic Registration System Inc	210000.00	Shohola Twp
	Quicken Loans Inc	78674.00	Lehman Twp
Mobilio Dominick J Mobilio Lisa	Citizens Bank NA	105000.00	Dingman Twp
Potter Gregory W Potter Nancy L Potter Sheryl L	MERS Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC	180405.00	Delaware Twp
Martins Alberto C Martins Georgina Martins Georgina Agent	JPMorgan Chase Bank NA	212000.00	Dingman Twp
Gentile Anthony Gentile Brittany	MERS Mortgage Electronic Registration System Inc Ark-La-Tex Financial Services LLC		
	Benchmark Mortgage	403750.00	Dingman Twp
Xavisean LLC	Wayne Bank	915000.00	Milford Borough
Ocampo Edward Wood Mario N	Bank Of America NA MERS	50000.00	Blooming Grove Twp
	Mortgage Electronic Registration System Inc USAA Federal Savings Bank	223530.00	Delaware Twp
Geddes Carmen	MERS Mortgage Electronic Registration System Inc Atlantic Home Loans Inc	134518.00	Lehman Twp

Zuniga Patricia	Citizens Bank Of Pennsylvania	100000.00	Dingman Twp
Strelecki Lori R	Citizens Bank Of Pennsylvania	17500.00	Milford Twp
Cuddehe Mary	Jeff Bank		
Bishop MacLean		48750.00	Dingman Twp
Sibilia Nicholas J	MERS		
Sibilia Ellen	Mortgage Electronic Registration System Inc Quicken Loans Inc	88800.00	Lehman Twp
Baumann Robert Edwin	MERS		
Baumann Jennifer M	Mortgage Electronic Registration System Inc Sun West Mortgage Company Inc	174820.00	Palmyra Twp
Dean Marie	MERS		
Feld Oawnmarie	Mortgage Electronic Registration System Inc		
Williams Kevin	Quicken Loans Inc	85470.00	Lehman Twp
Herringer John R	American Advisors Group		
Herringer Janet L	MERS		
	Mortgage Electronic Registration System Inc	307500.00	Palmyra Twp
Herringer John R	Commissioner Of Housing & Urban Development		
Herringer Janet L		307500.00	Palmyra Twp
Canna Juana	MERS		
Canna Anthony	Mortgage Electronic Registration System Inc Bank Of America NA	128000.00	Lehman Twp
Green Dianne	Keybank NA	69500.00	Greene Twp
Robillard Deven M	MERS		
Robillard Amy R	Mortgage Electronic Registration System Inc		
Robillard Deven M Agent	Firsttrust Bank	119000.00	Greene Twp
Arnott Rance G	PNC Bank NA	113229.50	Delaware Twp
Moscattelli Lorraine	PNC Bank NA	50000.00	Lackawaxen Twp
Wilson Daniel	Citizens Savings Bank		
Wilson Sarah		74000.00	Delaware Twp
McMann Peter	MERS		
McMann Maryanne	Mortgage Electronic Registration System Inc Quicken Loans Inc	280000.00	Dingman Twp

Micek Joseph	MERS		
Micek Kathleen	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	232500.00	Palmyra Twp
Daghstani Nail	MERS		
Awari Khairieh	Mortgage Electronic Registration System Inc		
	Freedom Mortgage Corporation	125543.00	Lehman Twp
GA Homes Inc	Dime Bank		
G A Homes Inc		175000.00	Lackawaxen Twp
Center For Development Disabil Pike Co Ltd	Wayne Bank	150000.00	Milford Twp
Reid Thomas Joseph	MERS		
Reid Kimberly Ann	Mortgage Electronic Registration System Inc		
	Caliber Home Loans Inc	96750.00	Lackawaxen Twp
Eppler Edward J	MERS		
Eppler Sandra	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	285952.00	Porter Twp
Strelecki Lori R	MERS		
	Mortgage Electronic Registration System Inc		
	United Wholesale Mortgage	136619.00	Milford Twp
Cayot Charles	Dime Bank	42750.00	Delaware Twp
Thomas Jeffrey D	MERS		
Thomas Carla C	Mortgage Electronic Registration System Inc		
	Ally Bank Corporation	124000.00	Palmyra Twp
Larese Andrew Mario Jr	MERS		
	Mortgage Electronic Registration System Inc		
	Mortgage Research Center LLC		
	Veterans United Home Loans	227500.00	Delaware Twp
Ostapiuk Nicole	MERS		
Ostapiuk David	Mortgage Electronic Registration System Inc		
	Everett Financial Inc		
	Supreme Lending	126170.00	Blooming Grove Twp
Schaffer Kimberly A	MERS		
	Mortgage Electronic Registration System Inc		
	Homebridge Financial Services Inc	162626.00	Dingman Twp

Matteson William Jacob	MERS Mortgage Electronic Registration System Inc Ark-La-Tex Financial Services LLC Benchmark Mortgage	125656.00	Dingman Twp
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DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Welsh Kerry Shrff	Federal National Mortgage Association		
Peterson James E Peterson Evelyn C Welsh Kerry Shrff	FNMA	1121.59	Lehman Twp
Lomax Judith Lomax Judith S Roberson Donna A Roberson Donna	Federal National Mortgage Association	1027.63	Lehman Twp
Welsh Kerry Shrff	Federal National Mortgage Association FNMA		
Marte Francisco J Marte Juanita Marte Junita Welsh Kerry Shrff	Federal National Mortgage Association	1055.04	Lehman Twp
Naughton Donna M Welsh Kerry Shrff	Federal National Mortgage Association	1021.66	Delaware Twp
Sklareski Sandra M Welsh Kerry Shrff	FNMA	1176.75	Lehman Twp
Ela Bonneita Louise Est Ela Bonnieta Louise Est Ela Bonnie Louise Est Ela Bonneita Lest Ela Bonnie Lest	HSBC Bank USA NA Tr Renaissance Home Equity Loan Trust 2007-1	1362.86	Lehman Twp

Welsh Kerry Shrff	Bank Of New York Mellon Trust Company NA		
Craft Dale Bernice	JPMorgan Chase Bank Tr		
Craft Dale	Mastr Alternative Loan Trust 2003-5 Mortgage Pass Thru Certs Series 2003-5	1013.60	Blooming Grove Twp
Welsh Kerry Shrff	Wells Fargo Bank NA		
Wendland Amy L			
Wendland James F		1260.63	Delaware Twp
Welsh Kerry Shrff	Wells Fargo Bank NA		
Gonzalez Melissa			
Graham James		134401.60	Lehman Twp
Welsh Kerry Shrff	Quicken Loans Inc		
Connellis Matthew		1024.93	Lehman Twp
Colon Renata	Eagle Village POA	1519.06	Lehman Twp
Bereziouk Victor	Potter Gregory W		
Bereziouk Viktor	Potter Sheryl L Potter Nancy L	189900.00	Delaware Twp
Thompson James	Martins Alberto C		
Thompson Careon J	Martins Georgina	265000.00	Dingman Twp
Fairbanks Marylynn	Gentile Anthony		
Fairbanks Marylynn Exrx	Gentile Brittany		
Fairbanks Stephen E Est		425000.00	Dingman Twp
Bickel Frederick J Jr	Bickel Frederick J Jr		
Bickel Frederick J Sr Est			Lehman Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
Nedjoh Henry			
Gyimah Henrietta		203614.40	Lehman Twp
Shapiro Serge	Keja Holdings 2 LLC	90000.00	Blooming Grove Twp
Bottone Mary Ann	Bottone Michael	1.00	Matamoras Borough
Bottone Mary Ann	Bottone Michael	1.00	Matamoras Borough
Bottone Mary Anne	Bottone Michael		
Bottone Mary Ann		1.00	Matamoras Borough
Butler James A	Butler Sylvia	5000.00	Lehman Twp
Chen Tzeng Ming	Pocono Ranch Lands Property Owners Assoc		
Chen Helena Hui Mel		12575.00	Lehman Twp
Lynch Daniel F	McManus Barbara A	1.00	Palmyra Twp
Gokce Capital LLC	Sota Niko		
	Sota Manuela	30180.00	Lackawaxen Twp
Murphy Doreen	Murphy William		
Murphy William		10.00	Lackawaxen Twp

Malpica Mitchell	Geddes Carmen		
Malpica Yazmin A		137000.00	Lehman Twp
Citizens Bank NA	MKL Associates Inc		
Citizens Bank Of Pennsylvania		62000.00	Lehman Twp
Cabrera Adicta Brenda	Johnson Adicta Brenda		
Johnson Adicta Brenda		1.00	Greene Twp
Cuddehe Mary	Cuddehe Mary	1.00	Dingman Twp
Fitzpatrick Brian	Filippides Vasilios		
	Filippi Des Nicole	7545.00	Shohola Twp
Huang Carlene	Eagle Village POA		
Huang David		1519.06	Lehman Twp
Gilbert Helen	Gilbert David	1.00	Blooming Grove Twp
Fannie Mae	Wierzbicka Anna Magdalena		
Federal National Mortgage Association			
KML Law Group PC Agent		50265.60	Delaware Twp
Harrison Nancy A	Harrison Nancy A		
Harrison John Test		1.00	Shohola Twp
Us Bank NA Tr	Kurtz Theodore F		
Bank One NA Tr			
Credit Suisse First Boston Mtg Sec Corp			
CSFB MTG Backed Pass Thru Series 2002-29			
Specialized Loan Servicing LLC Agent		30000.00	Greene Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
Smiley Michael		165436.70	Lehman Twp
Herringer Janet L	Herringer John R		
	Herringer Janet L	1.00	Palmyra Twp
Vargas Aida	Canna Juana		
	Canna Anthony	160000.00	Lehman Twp
Arent Christopher	Wilson Daniel		
	Wilson Sarah	45000.00	Milford Twp
Bowe Thomas L	Robillard Deven		
Bowe Dolores G Agent	Robillard Amy R		
Bowe Dolores G		149000.00	Greene Twp
Dellarocco Vincent	Lukowiak Elba A		
	Lukowiak Girard Daniel	2000.00	Dingman Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
Janelli John David			
Janelli Karen J		1.00	Blooming Grove Twp

Schroeder Tiffany A	Schroeder Tiffany A Meyerhoff Jay Robert Irving	1.00	Dingman Twp
Fegley Scott I	Fegley Scott I Tr Scott I Fegley Trust 12/10/2019	1.00	Blooming Grove Twp
Pavone John J Pavone Susan	Pavone John Tr Pavone Susan Tr Pavone Revocable Trust 01/21/2020	1.00	Palmyra Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
Gandolfo Robert C Gandolfo Robert		1.00	Lehman Twp
Foley Mary C	Granieri Claire Tr Foley Christopher M Tr Mary & Robert Foley Family Trust 01/29/2020	1.00	Dingman Twp
Kalkhof Charles P Exr Carman Denise J Exrx Kalkhof Charles H Est	Eagle Village POA	1519.06	Lehman Twp
Argenziano Mario Argenziano Janet	Argenziano Francesca	1.00	Dingman Twp
Argenziano Mario Argenziano Janet	OLeary Teresa C OLeary Stephen O	1.00	Dingman Twp
MM&A Properties LLC	MM&A Properties LLC	1.00	Lackawaxen Twp
Dellarocco Vincent	Serrano Miguel Maturro Alejandra	2000.00	Dingman Twp
Dellarocco Vincent	Colondres Diana C	2000.00	Dingman Twp
Martinez Maria Martinez Maria Tr Antonia Martinez Revocable Trust 05/06/2013 Martinez Diana Martinez Charles Martinez Anthony Martinez Joseph	M5! Glen Wild NY LLC	1.00	Dingman Twp
Sessler Bonnie A	McMann Peter McMann Maryanne	350000.00	Dingman Twp
Cue Joanne Cue Jim A Cue Cynthia A	Moon Felecia	45018.50	Shohola Twp
McIntyre Darrell J McIntyre Patricia A	McIntyre Darrell J	1.00	Dingman Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
Perrotta Rita		1.00	Lehman Twp

Shvager Yelena	Chernichkin Andrei		
Prebulovyck Mykola	Chernichkina Radmila	6000.00	Shohola Twp
Robinson Ryan	Robinson Kelly		
	Robinson Ryan	1.00	Dingman Twp
Newswanger Jestyn C	Horrell Douglas G		
Gillis-Newswanger Tiffany A	Horrell Stacey		
Newswanger Tiffany A Gillis			
Gillis Newswanger Tiffany A		199000.00	Palmyra Twp
Gorski Chester Jr	Reid Thomas J		
	Reid Kimberly Ann	107500.00	Lackawaxen Twp
Barnes Dudley	TDC Nassau Inc	35000.00	Delaware Twp
Pike County Tax Claim			
Bureau Tr	Rodriguez Roberto		
Maou Stacey	Bonilla-Rodriguez Damary M		
Maou Helen	Rodriguez Damary M Bonilla		
	Bonilla Rodriguez Damary M	1250.00	Lehman Twp
Houck-Hegyí Tekla	Houck-Hegyí Tekla		
Hegyí Tekla Houck	Hegyí Tekla Houck		
Houck Hegyí Tekla	Houck Hegyí Tekla		
Houck-Hegyí Tekla Admrx			
Hegyí Tekla Houck Admrx			
Houck Hegyí Tekla Admrx			
Houck-Heemer Gloria			
Victoria Est			
Heemer Gloria Victoria			
Houck Est			
Houck Heemer Gloria			
Victoria Est		1.00	Westfall Twp
Usher James R	Thomas Jeffrey D		
	Thomas Carla C	155000.00	Palmyra Twp
Lapiedra Jacquelynn	Lapiedra Richard J	1.00	Blooming Grove Twp
Piermatteo David	Piermatteo David Tr		
	Piermatteo Family		
	Trust 12/03/2019	1.00	Lackawaxen Twp
Williams Carl M Jr	Larese Andrew Mario Jr	227500.00	Delaware Twp
Potter Gregory W	Schaffer Kimberly A	161000.00	Dingman Twp
Davis Kathy L	Matteson William Jacob		
Davis Martin W		124400.00	Dingman Twp
Diagostino Thomas M	Diagostino Ann Y		
Diagostino Ann Y		1.00	Dingman Twp

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