

Pike County LEGAL JOURNAL

The Pike County Legal Journal contains decisions of the Pike County Court, legal notices, advertisements and other matters of legal interest.

VOL. IX ♦ MILFORD PA ♦ OCTOBER 20, 2017 ♦ NO. 43



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UPCOMING EVENTS:

PCBA MEETING:

MONDAY, OCTOBER 30, 2017 • 12 noon
Apple Valley Restaurant, Milford

WILLS FOR HEROES:

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

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Legal Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:00 am on the Monday preceding publication or, in the event of a holiday, on the preceding work day.

We reserve the right to reject any advertisements or matters, whether non-legal or otherwise, submitted for publication. Advertisements and Services printed in *The Pike County Legal Journal* are not endorsed by the Pike County Bar Association

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

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



Please check our calendar on page 4 for upcoming events and meetings, including the PCBA Meeting on Monday, October 30, 2017 at Apple Valley Restaurant in Milford; and Wills for Heroes on Saturday, November 18, 2017 at the Hampton Inn, Matamoras.

ED

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$5 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per year

Mailed Copy	\$100
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Mailed & Emailed	\$125

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

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

Magisterial District Judges

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

Sheriff

Phil Bueki

District Attorney

Raymond Tonkin, *Esq.*

**Prothonotary, Clerk of the Court,
Clerk of the Orphans' Court**

Denise Fitzpatrick

Court Administrator

Samantha Venditti, *Esq.*

Chief Public Defender

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

Commissioners

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

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
Gail Sebring
Missi Strub

PEMA

Tim Knapp

EVENTS

PCBA Meeting

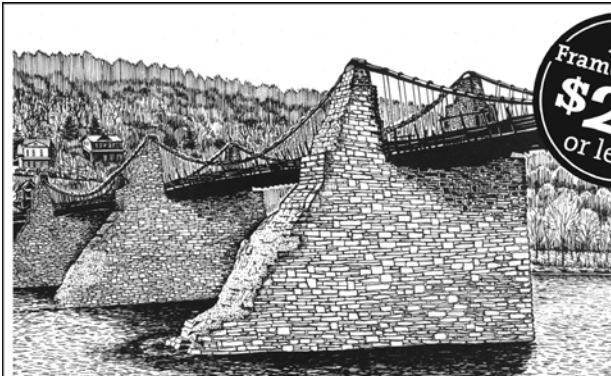
Monday, October 30, 2017
12 noon
Apple Valley Restaurant

November Potpourri CLE mtg

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

Wills For Heroes

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



ALL
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The Pike County Bar Association presents...

Pike County Potpourri CLE

8 CLE { 5 Substance
3 Ethics

MONDAY, NOVEMBER 13, 2017

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

Breakfast served through morning • Lunch provided

No charge for PCBA Members. Non members \$150.00

register online www.pikebar.com

Balch's Seafood Restaurant

586 Route 6 & 209, Milford, Pa 18337

For location details please call (570) 296-7911

www.facebook.com/balchs



PIKE COUNTY BAR ASSOCIATION

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

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COURT CALENDAR

The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>

MONDAY, OCTOBER 23, 2017

- 09:00 AM Docket #: 78-2010
Ralph C. Stang, Jr. vs. Jennene M. Stang
Hearing - Def Pet for Contempt
Plaintiff Attorney: Robert Bernathy, Esq.
Defense Attorney: Marshall E. Anders, Esq.
- 09:00 AM Docket #: 1474-2013
John Kazmierczak vs. Heidi Kazmierczak
Hearing - J. Kazmierczak Pet to Term Alimony Pendente Lite
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Brian J. Cali, Esq.
- 09:00 AM Docket #: 40073-2013
Heidi Kazmierczak vs. John Kazmierczak
Hearing - J. Kazmierczak Pet to Term Alimony Pendente Lite
Plaintiff Attorney: Brian J. Cali, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 694 & 678-2007
Jacklyn Benedito vs. Victor Benedito
Contempt Hearing -
Plaintiff Attorney: John H. Klemeyer, Esq.
Defense Attorney: James E. Brown, Esq.
- 09:00 AM Docket #: 1333-2011
Matthew Schwartz vs. Michelle Garone
Hearing - Guardian Ad Litem Pet for Contempt
Plaintiff Attorney: John H. Klemeyer, Esq.
Defense Attorney: John Lalley, Esq.
- 09:00 AM Docket #: 987-2017
In Re: Petition for Name Change of Christina Marie McNeill
Name Change Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 45741-2016
Pocono Mountain Lake Forest Community Association vs. Ronald Nelson and Natalie Grant
Hearing - Pl Mtn Sheriff Break & Enter Premises
Plaintiff Attorney: Kevin A. Hardy, Esq.
Defense Attorney: Tammy Lee Clause, Esq.
- 09:00 AM Docket #: 1022-2017
In Re: Name Change of Amber Renee Roccabruna
Name Change Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 61-2017 OC
In Re: Liselotte Hof, and Alleged Incapacitated Person
Hearing - Milford Valley Pet Adj of incap & appt guardian
Plaintiff Attorney: Robert Myer, Esq.
Defense Attorney:
- 09:00 AM Docket #: 570-2016
New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing vs. James T. Rickards a/k/a James I Rickards and Kristine Rickards
Hearing - Def Emerg Pet Stay Sher Sale, open default judgmen
Plaintiff Attorney: Stephen M. Hladik, Esq.
Daniel Muklewicz, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 09:00 AM Docket #: 45741-2016
Pocono Mountain Lake Forest Community Association vs. Ronald Nelson and Natalie Grant
Hearing - Def Pet to Set Aside and Stay Writ Execution
Plaintiff Attorney: Kevin A. Hardy, Esq.
Defense Attorney: Tammy Lee Clause, Esq.
- 09:00 AM Docket #: 2333-2009, 40048-2010
Kenneth Fultz vs. Christine Fultz
Hearing - Pl Mtn Full Payment Adoption Stipend
Plaintiff Attorney: Amanda Cbesar, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 09:00 AM Docket #: 40318-2015
Susan M. Schuster vs. Michael G. Schuster
Hearing - M. Schuster Mtn to Term APL
Plaintiff Attorney: Thomas Mincer, Esq.

- *Defense Attorney: James Baron, Esq.*
09:00 AM Docket #: 572-2015
Michael Zyara vs. Barbara Zyara
Hearing - Pl Mtn to Discountinue
APL
Plaintiff Attorney: Eric Hamill, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 715-2015
Vala Wisenberg vs. Derrick Sabaski
Hearing - Pl Mtn to Enforce
Settlement and Contempt
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney:
- 09:00 AM Docket #: 463-2015
Michele Marks Rochacewicz, now known as Michele Marks vs. Michael Rochacewicz
Hearing - Pl Pet for Contempt
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 1209-2016
Sandra Kowalczyk vs. Jessica Kowalczyk and Howard Wheat
Hearing - Grandmothers Standing
for Prim Custody
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 09:00 AM Docket #: 463-2015
Michele Marks Rochacewicz vs. Michael Rochacewicz
Hearing - Def Mtn for Special
Relief
Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:30 AM Docket #: 621-2016
Commonwealth of PA vs. Richard Edward Geis
Non-Jury Trial -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:30 AM Docket #: 711-2016
Hope Franz vs. Peter Franz JR
Mediation - Review
Plaintiff Attorney:
Defense Attorney:
- 10:30 AM Docket #: 981-2017
Katrina Barnes vs. Jason Barnes
Custody Conference -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Brendan Ellis, Esq.
- 11:30 AM Docket #: 984-2017
PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage Co., a Subsidiary of National City Bank of Indiana vs. Gary C. Vazquez; Maureen C. Vazquez
Mortgage Diversion Conference -
Plaintiff Attorney: Rebecca A. Solarz, Esq.
Defense Attorney:
- 11:30 AM Docket #: 1145-2011
Monty Vacura vs. Teresa Wright
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 11:30 AM Docket #: 1028-2017
Caliber Home Loans, Inc. vs. Erik M. Dicks and Kerri Dicks
Mortgage Diversion Conference -
Plaintiff Attorney: Joseph F. Riga, Esq.
Defense Attorney:
- 11:30 AM Docket #: 1059-2017
New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing vs. Lorraine Schmidt, Glenn A. Schmidt
Mortgage Diversion Conference -
Plaintiff Attorney: Rebecca A. Solarz, Esq.
Defense Attorney:
- 11:30 AM Docket #: 1104-2017
U.S. ROF III Legal Title Trust 2015-1, By U.S. Bank National Association, As Legal Title Trustee vs. Gary D. Zinn, Jr. a/k/a Gary Zinn and Janine M. Zinn a/k/a Janine Zinn
Mortgage Diversion Conference -
Plaintiff Attorney: Daniel P. Muklewicz, Esq.
Defense Attorney:
- 11:30 AM Docket #: 921-2017
Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Cptial I Inc. Trust 2005-HE2, Mortgage Pass-Through Certificates Series 2005-HE2 vs. Loise M. Johnson
Mortgage Diversion Conference -
Plaintiff Attorney: Bernadette Irace, Esq.
Defense Attorney:
- 11:30 AM Docket #: 1078-2017

Wells Fargo Bank, N.A. S/B/M to Wachovia Bank, N.A. vs.

Mouwaffac Kaylani

Mortgage Diversion Conference -
Plaintiff Attorney: Abigail Brunner, Esq.
Defense Attorney:

- 11:30 AM Docket #: 1098-2017

Wells Fargo Bank, N.A. vs.

James M. Miller, Diane V. Miller

Mortgage Diversion Conference -
Plaintiff Attorney: Jennie C. Tsai, Esq.
Defense Attorney: Thomas Mincer, Esq.

- 11:30 AM Docket #: 1052-2017

Ditech Financial LLC vs.

James Poggie; Karyn L. Poggie aka Karyn Poggie

Mortgage Diversion Conference -
Plaintiff Attorney: Rebecca A. Solarz, Esq.
Defense Attorney:

- 01:30 PM Docket #: 332-2011

Annabella Powdar vs.

Floyd Powder

Settlement Conference -
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Robert Reno, Esq.

- 01:30 PM Docket #: 1522-2016

J.M. Tynan vs. Pike County Board of Assessment Appeals, et al.

Hearing -
Plaintiff Attorney: Stacey Beecher, Esq.
Defense Attorney:

- 01:30 PM Docket #: 591-2017

104 Pennsylvania Avenue LLC vs.

James Allen Muller and

Terry M. Muller

Argument on Motion for Judgment on the Pleadings - Plaintiffs Motion
Plaintiff Attorney: Stacey Beecher, Esq.
Defense Attorney:

- 01:30 PM Docket #: 59-2017

Commonwealth of PA vs.

Dawn Parker

Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.

- 01:30 PM Docket #: 1340-2016

In Re: Upset of Public or Tax Sale of Pike County Pennsylvania The Lands of Gretchen Neison Duarte

Hearing - G. Duarte Pet to Declare Tax Sale Defective
Plaintiff Attorney: Tammy Lee Clause, Esq.

- *Defense Attorney: Stacey Beecher, Esq.*
02:30 PM Docket #: 186-2017

Commonwealth of PA vs.

Richard Glenn

Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.

- 03:30 PM Docket #: 1229-2016

Kendra Cofield vs.

Jonathan Cofield

Divorce Master
Hearing - Pre-Hearing Conference
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Kelly Gaughan, Esq.

TUESDAY, OCTOBER 24, 2017

- 09:00 AM Docket #: 427-2017

Eileen Vincent vs.

Nicholas Sansevero

PFA Hearing -
Plaintiff Attorney: Ashley G. Zimmerman, Esq.
Defense Attorney: Robert Bernathy, Esq.

- 09:00 AM Docket #: 1232-2017

Ida Christman vs. Gary Christman

PFA Hearing -
Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 1245-2017

Janet Vicaretti on behalf of K.M.V., a Minor vs. Scott Alessio

Hearing - Protection from Intimidation
Plaintiff Attorney:

- 09:00 AM Docket #: 1246-2017

Janet Vicaretti on behalf of K.N.V., a Minor vs. Scott Alessio

Hearing - Protection from Intimidation
Plaintiff Attorney:

- 09:00 AM Docket #: 1244-2017

Janet Vicaretti vs. Scott Alessio

PFA Hearing -
Plaintiff Attorney:
Defense Attorney:

- 09:00 AM Docket #: 1254-2017

Teresa Beers vs. Alphonse DiMino

PFA Hearing -
Plaintiff Attorney:
Defense Attorney:

- 10:00 AM Docket #: 804-2015

- **Karina Asper vs. Manuel Rivera**
Custody Trial -
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: David Aikens, Jr., Esq.
- 10:00 AM Docket #: 17-2017 OA
In Re: EM
Termination of Parental Rights - Term of Mother
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Matthew Galasso, Esq., James P. Baron, Lindsey Collins, Esq.
GAL
- 10:00 AM Docket #: 17-2017 OA
In Re: EM
Termination of Parental Rights - Term of Father
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Matthew Galasso, Esq., James P. Baron, Lindsey Collins, Esq.
GAL
- 10:15 AM Docket #: 7-2016 OA
In Re: The Interest of D.A.R.
Adoption Hearing -
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney:
- 10:15 AM Docket #: 8-2016 OA
In Re: In the Interest of A.L.R.
Adoption Hearing -
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney:
- 11:00 AM Docket #: 672-2015
Commonwealth of PA vs. Daniel Force
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 01:30 PM Docket #: 2333-2009
Kenneth Fultz vs. Christine Fultz
Custody Conference -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 01:30 PM Docket #: 93-2015
Commonwealth of PA vs. Timothy Keys
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 02:30 PM Docket #: 573-2015
Commonwealth of PA vs. James D. Stoss
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney

- *Defense Attorney: Thomas P. Sundmaker, Esq.*
03:30 PM Docket #: 194-2017
Commonwealth of PA vs. Gregory M. Cooper
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Marshall E. Anders, Esq.

WEDNESDAY, OCTOBER 25, 2017

- 09:00 AM Docket #: 33-2017
In Re: DF
Disposition Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 21-2017
In Re: RW
Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 09:30 AM Docket #: 442-2014
Matthew Jones vs. Ayana Ismailova
Custody Hearing -
Plaintiff Attorney: Kelly Gaughan, Esq.
Defense Attorney: Christine Rechner, Esq.
- 11:00 AM Docket #: 1208-2017
Mark Volpe vs. Brian McKenna
Hearing - Pl Pet for Prelim Injunction
Plaintiff Attorney: Jason R. Obliger, Esq.
Defense Attorney: Eric L. Hamill, Esq.
- 11:30 AM Docket #: 2008-2013
Maria Ramos vs. Oscar Ramos
Custody Conference -
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Christine Rechner, Esq.
- 01:30 PM Docket #: 351-2017
Commonwealth of PA vs. Angel Casiano
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:30 PM Docket #: 399-2017
Commonwealth of PA vs. Devin Thomas Crellin
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 01:30 PM Docket #: 581-2016
Commonwealth of PA vs. Kenneth Nealon
ARD -
Plaintiff Attorney: District Attorney

- *Defense Attorney: Christopher J. Szcweczyk, Esq.*
01:30 PM Docket #: 205-2017
Commonwealth of PA vs. Robert Lee Reddick
ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
 - 01:30 PM Docket #: 277-2017
Commonwealth of PA vs. John B. Koss
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 317-2017
Commonwealth of PA vs. Benjamin Anthony Perrin
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 01:30 PM Docket #: 338-2017
Commonwealth of PA vs. Eric Marshall
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Albert Netthropp, Esq.
 - 01:30 PM Docket #: 351-2017
Commonwealth of PA vs. Angel Casiano
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 353-2017
Commonwealth of PA vs. Osvaldo Espiritusanto
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 355-2017
Commonwealth of PA vs. Tahsheena Green
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Ventrella, Esq.
 - 01:30 PM Docket #: 130-2017
Commonwealth of PA vs. Timothy F. Hedden
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Fiscus, Esq.
 - 01:30 PM Docket #: 373-2017
Commonwealth of PA vs. Marie Rifford
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 01:30 PM Docket #: 389-2017
Commonwealth of PA vs. Steven Michael Deweese
Arraignment & ARD -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:30 PM Docket #: 1716-2014
Jonathan Palencik vs. Elizabeth Rase
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- THURSDAY, OCTOBER 26, 2017**
- 08:59 AM Docket #:
Call of the November 2017 Trial List
Other -
Plaintiff Attorney:
Defense Attorney:
 - 09:00 AM Docket #: 684-2016
Commonwealth of PA vs. Jonathan Swift
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
 - 09:00 AM Docket #: 319-2016
Commonwealth of PA vs. Jerald Marro
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 09:00 AM Docket #: 218-2017
Commonwealth of PA vs. Jenna Reddig
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 09:00 AM Docket #: 239-2017
Commonwealth of PA vs. Addison Knitter
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 09:00 AM Docket #: 97-2017
Commonwealth of PA vs. Vincent Levier
Sentencing -
Plaintiff Attorney: District Attorney

- *Defense Attorney: Christian E. Weed, Esq.*
09:00 AM Docket #: 7-2017
Commonwealth of PA vs. Jarae Hunter
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:00 AM Docket #: 140-2017
Commonwealth of PA vs. Steven Pitt
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Leonard Gryskewicz, Esq.
- 09:00 AM Docket #: 253, 296, 704-2016
Commonwealth of PA vs. Jason Pirl
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Joseph Compitello, Esq.
- 09:00 AM Docket #: 262-2017
Commonwealth of PA vs. Patrick Scott
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 09:00 AM Docket #: 144-2017
Commonwealth of PA vs. Thomas Costanzo
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 09:00 AM Docket #: 203-2017
Commonwealth of PA vs. Jared Welch
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 09:00 AM Docket #: 192-2017
Commonwealth of PA vs. Shaquille Springer
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 09:00 AM Docket #: 65-2017
Commonwealth of PA vs. Jamaal Goodwin
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 352-2017
Commonwealth of PA vs. Vanessa Yates
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jeffrey Velandar, Esq.
- 10:00 AM Docket #: 102-2017 MD
Commonwealth of PA vs. August Rempkowski
Indirect Criminal Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 187-2012
Commonwealth of PA vs. Tyreak Cowan
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 288 & 360-2015
Commonwealth of PA vs. Mariano Russo
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 339-2017
Commonwealth of PA vs. Brandon Gries
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Jeffrey Clemente, Esq.
- 10:00 AM Docket #: 126-2017
Commonwealth of PA vs. Robert Scotti
Plea - State Intention
Plaintiff Attorney: District Attorney
Defense Attorney: David Lampman, Esq.
- 10:00 AM Docket #: 209-2017
Commonwealth of PA vs. Adam Garcia
Plea - State Intention
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 204-2017
Commonwealth of PA vs. Shaniefah Humphrey
Plea - State Intention
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 357-2016 & 18-2017
Commonwealth of PA vs. Lyndsey Watkins

- Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 653-2016
Commonwealth of PA vs.
Michael Christian
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 10:00 AM Docket #: 431-2016
Commonwealth of PA vs.
Louis Didonna
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 10:00 AM Docket #: 432-2016
Commonwealth of PA vs.
Kimberly Eilbacher
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Patrick Rogan, Esq.
 - 10:00 AM Docket #: 328-2017
Commonwealth of PA vs.
Maureen Sullivan-Brown
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 189-2015
Commonwealth of PA vs.
Izzuddin Mahdi
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 39-2017
Commonwealth of PA vs.
Nathaniel Rendon
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 412-2016
Commonwealth of PA vs.
Linda Richter Scillia
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 220-2017
Commonwealth of PA vs.
Erica Thiessen
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
 - 10:00 AM Docket #: 255-2017
- **Commonwealth of PA vs.**
Daniel Conklin
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Farley, Esq.
 - 10:00 AM Docket #: 321-2017
Commonwealth of PA vs.
Amanda Brower
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Reeves, Esq.
 - 10:00 AM Docket #: 322-2017
Commonwealth of PA vs.
Michael Podell
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Reeves, Esq.
 - 10:00 AM Docket #: 510-2016
Commonwealth of PA vs.
David Schultz
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 10:00 AM Docket #: 311-2015
Commonwealth of PA vs.
Suellen Spangenberg
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
 - 10:00 AM Docket #: 283 &
 284-2017
Commonwealth of PA vs.
Kimberly Galati
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 733-2016
Commonwealth of PA vs.
Russell Compton
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 10:00 AM Docket #: 331-2017
Commonwealth of PA vs.
Shakiem Terry
 Arraignment & Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 10:00 AM Docket #: 469-2015
Commonwealth of PA vs.
Christina Venerly
 Contempt Hearing -

- Plaintiff Attorney: District Attorney*
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 324-2014
Commonwealth of PA vs. Justin Vonsee
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 342-2014, 126-2015
Commonwealth of PA vs. Thomas James Carofano
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 249-2017
Commonwealth of PA vs. Brooke Altmix
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 115-2017
Commonwealth of PA vs. Matthew Daub
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 677-2016
Commonwealth of PA vs. Ashley Nellums
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 354-2017
Commonwealth of PA vs. Mathew Stillwagon
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 700-2016
Commonwealth of PA vs. Christina Garringer
 Plea - State Intention
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 163-2017
Commonwealth of PA vs. Rahshem Harris
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 252-2017
- Commonwealth of PA vs. Lance Anderson**
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 167-2017
Commonwealth of PA vs. Brian Fitzgerald
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 187-2017
Commonwealth of PA vs. Brandon Garrett
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 98-2017
Commonwealth of PA vs. Michael Podell
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 332-2017
Commonwealth of PA vs. Christopher Karangis
 CAPS -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 324-2017
Commonwealth of PA vs. Kyle Messinetti
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Mark Moulton, Esq.
- 10:00 AM Docket #: 514-2013
Commonwealth of PA vs. Christopher Karangis
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 117 & 118-2017
Commonwealth of PA vs. Theodore Ochsen
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 470-2016
Commonwealth of PA vs. Patrick Slicker
 Plea -

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

 - 10:00 AM Docket #: 143-2017
Commonwealth of PA vs. Nicholas McLaughlin
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian Weed, Esq.
 - 10:00 AM Docket #: 469-2014
Commonwealth of PA vs. Jaime Santiago
 Hearing - Mtn for Return of Property
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Sundmaker, Esq.
 - 10:00 AM Docket #: 218-2017
Commonwealth of PA vs. Jenna Reddig
 Hearing - Commonwealth Mtn for Bail Revocation
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 709 & 710-2016
Commonwealth of PA vs. Paul Sybrandy
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 304-2017
Commonwealth of PA vs. Marybeth Van Orden
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 370-2013
Commonwealth of PA vs. Stephanie Reis
 Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 10:00 AM Docket #: 40-2014 SA
Commonwealth of PA vs. Martin B. Russo
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 10:00 AM Docket #: 52-2017 MD
Commonwealth of PA vs. Pablo Garcia
 Indirect Criminal Contempt Hearing -
Plaintiff Attorney: District Attorney
- Defense Attorney: Michael Weinstein, Esq.*

 - 10:00 AM Docket #: 223-2011
Commonwealth of PA vs. James Joseph Redmond
 Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 10:00 AM Docket #: 686-2016
Commonwealth of PA vs. Jennifer Hogan
 Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 01:00 PM Docket #: 569-2016
Commonwealth of PA vs. Hector Cruz
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 459-2016
Commonwealth of PA vs. Jamie Bradshaw
 Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 01:30 PM Docket #: 188-2013
Commonwealth of PA vs. Angel Edgardo Velez
 Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Sundmaker, Esq.
 - 01:30 PM Docket #: 625-2015
Commonwealth of PA vs. Jason Michael Cuff
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 468-2012
Commonwealth of PA vs. Stephen James Martini
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 01:30 PM Docket #: 385-2014
Commonwealth of PA vs. Ashley Hazel Torres
 Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
 - 01:30 PM Docket #: 476-2016
Commonwealth of PA vs. Ruthann Kaegi

- Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 01:30 PM Docket #: 478-2016
Commonwealth of PA vs. Jacob Singer
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:30 PM Docket #: 416-2014
Commonwealth of PA vs. Wendy Nicole Huttie
Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Jair Novajosky, Esq.

FRIDAY, OCTOBER 27, 2017

- 09:00 AM Docket #: 40108-2017
Victoria Halse vs. Christopher A. Cafaro
Support Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:00 AM Docket #: 40307-2015
Melissa Jean Devito vs. Michael Devito
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40326-2014
Jennifer Smith vs. Craig Dick
Support Contempt Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40119-2017
Melissa Karley vs. Marvin A. Fitts, III
Support Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:00 AM Docket #: 40329-2015
Heather Prisco vs. Nathan A. Krape
Support Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 09:00 AM Docket #: 40080-2017
Christina Nash vs. Robert Jackson

- Violation of Probation -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40097-2017
Joseph Meyer, Jr. vs. Leslie R. Meyer
Violation of Probation -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 40108-2013
Mary Dannenfels vs. Jeniune Romano
Violation of Probation -
Plaintiff Attorney:
Defense Attorney:
- 09:30 AM Docket #: 1180-2015
Timothy Baughan vs. Diann Baughan
Divorce Master Hearing -
Plaintiff Attorney: Brian Cali, Esq.
Defense Attorney: Kelly Gaughan, Esq.
- 11:00 AM Docket #: 1645-2015
Amber Ryan vs. Justin Humphreys
Hearing - Def Emerg Pet for Custody
Plaintiff Attorney: James A. Butz, Esq.
Defense Attorney: Thomas Farley, Esq.
- 01:30 PM Docket #: 40145-2017
Joy Patire vs. Troy Morgan
De Novo Support Hearing -
Plaintiff Attorney:
Defense Attorney:
- 01:30 PM Docket #: 40281-2016
Samantha R. Delgado vs. Luis Delgado
De Novo Support Hearing -
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Amanda Chesar, Esq.
- 01:30 PM Docket #: 40247-2016
Kimberly A. Seul vs. James A. Seul
De Novo Support Hearing -
Plaintiff Attorney: Marshall E. Anders, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 01:30 PM Docket #: 40166-2016
Angelica Michael vs. Joseph V. Basile
De Novo Support Hearing -
Plaintiff Attorney:
Defense Attorney:

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

ESTATE OF Rolf K. Neuber, late of Dingman Township, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to
Rose Manz
833 Ensign Drive
Forked River, NJ. 08731
Executrix
10/06/17 • 10/13/17 • **10/20/17**

EXECUTOR'S NOTICE

ESTATE OF JOHN WEISS, late of Milford, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present

same, without delay to JOHN H. KLEMEYER, 406 Broad Street, Milford, PA 18337.
10/06/17 • 10/13/17 • **10/20/17**

EXECUTOR'S NOTICE

ESTATE OF SPENCER ANDERSEN, a/k/a SPENCER R. ANDERSEN, late of Rowland, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to WAYNE McCUE, 870 Route 434, Greeley, PA 18425, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.
10/06/17 • 10/13/17 • **10/20/17**

ESTATE NOTICE

Estate of Robert L. Clouse, late of Lackawaxen, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Peggy Sue Goble, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.
10/13/17 • **10/20/17** • 10/27/17

EXECUTRIX NOTICE

ESTATE OF JAMES OKEY
WILLIAMS, a/k/a JAMES
O. WILLIAMS, JR., late of
Dingman Township, Pike
County, Pennsylvania, deceased.
Letters testamentary on the
above estate having been granted
to the undersigned, all persons
indebted to the said estate are
requested to make payment and
those having claims to present
same, without delay to MADIE
D. JONES-WILLIAMS,
3701 Sunrise Lake, Milford,
PA 18337, or to her attorneys,
KLEMEYER, FARLEY &
BERNATHY, LLC, 2523
Route 6, Suite 1, Hawley, PA
18428.

10/20/17 • 10/27/17 • 11/03/17

ESTATE NOTICE

Estate of Donald R. Seeley, Sr.,
deceased of Palmyra Township,
Pike County, Pennsylvania.
Letters Testamentary on the
above estate having been granted
to Bertha Seeley, Executrix, all
persons indebted to the said
estate are requested to make
payment, and those having
claims to present the same
without delay to her attorney,
Anthony J. Magnotta, Esquire,
1307 Purdytown Turnpike, Suite
A, Lakeville, PA 18438.

10/20/17 • 10/27/17 • 11/03/17

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE IN THE
COURT OF COMMON
PLEAS OF PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW**

SANTANDER BANK, N.A.
Plaintiff

vs.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT,
TITLE OR INTEREST
FROM OR UNDER
ELIZABETH BINELLI
FINZI, DECEASED
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER KENNETH JOHN
FINZI A/K/A KENNETH J.
FINZI, DECEASED HEIR
OF ELIZABETH BINELLI
FINZI

Defendants

COURT OF COMMON
PLEAS
CIVIL DIVISION
PIKE COUNTY
No. 1604-2016

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER KENNETH JOHN
FINZI A/K/A KENNETH J.
FINZI, DECEASED HEIR
OF ELIZABETH BINELLI
FINZI and UNKNOWN
HEIRS, SUCCESSORS,
ASSIGNS, AND ALL
PERSONS, FIRMS,
OR ASSOCIATIONS
CLAIMING RIGHT, TITLE

OR INTEREST FROM
OR UNDER ELIZABETH
BINELLI FINZI,
DECEASED

You are hereby notified that on
December 19, 2016, Plaintiff,
SANTANDER BANK, N.A.,
filed a Mortgage Foreclosure
Complaint endorsed with a
Notice to Defend, against you
in the Court of Common Pleas
of PIKE County Pennsylvania,
docketed to No. 1604-2016.

Wherein Plaintiff seeks to
foreclose on the mortgage
secured on your property
located at 13 LAKE DRIVE,
A/K/A 214 LAKE DRIVE,
DINGMANS FERRY, PA
18328 whereupon your property
would be sold by the Sheriff of
PIKE County.

You are hereby notified to
plead to the above referenced
Complaint on or before 20 days
from the date of this publication
or a Judgment will be entered
against you.

NOTICE

If you wish to defend, you must
enter a written appearance
personally or by attorney and
file your defenses or objections
in writing with the court. You
are warned that if you fail to do
so the case may proceed without
you and a judgment may be
entered against you without
further notice for the relief
requested by the plaintiff. You
may lose money or property or
other rights important to you.
**YOU SHOULD TAKE
THIS NOTICE TO YOUR
LAWYER AT ONCE. IF
YOU DO NOT HAVE A**

LAWYER, GO TO OR
TELEPHONE THE OFFICE
SET FORTH BELOW. THIS
OFFICE CAN PROVIDE
YOU WITH INFORMATION
ABOUT HIRING A
LAWYER.

IF YOU CANNOT AFFORD
TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE
TO PROVIDE YOU WITH
INFORMATION ABOUT
AGENCIES THAT MAY
OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT
A REDUCED FEE OR NO
FEE.

Notice to Defend:

Pike County
Commissioner's Office
Pike County
Administration Building

506 Broad Street

Milford, PA 18337

Telephone (570) 296-7613

Lawyer Referral Service:

Pennsylvania Lawyer
Referral Service

Pennsylvania Bar Association

100 South Street

P.O. Box 186

Harrisburg, PA 17108

Telephone (800) 692-7375

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

IN RE: PETITION FOR
NAME CHANGE OF
CHRISTINA MARIE
MCNEILL

NO. 987-2017 CIVIL
ORDER

AND NOW, this 29th
day of August, 2017, upon

consideration of the Petition for Name Change of Christina Marie McNeill, a hearing is hereby scheduled for the 23rd day of October, 2017 at 9:00 a.m. in the Pike County Courthouse Main Courtroom, 412 Broad Street, Milford, PA 18337.

Petitioner is directed to give notice of the filing of this Petition and the date of the Hearing by publication in the Pike County Dispatch and the Pike County Legal Journal, both being newspapers of general circulation in the County, one time. Further, Petitioner is directed to present official proof that there are no outstanding judgments against her. Official proof consists of a judgment/lien check, completed, signed, and sealed by the Prothonotary or Clerk of Courts Office in the county where Petitioner resides and any other county or state where Petitioner has resided within five years prior to filing this Petition. At the Hearing, Petitioner shall present to this Court proof of such publication, along with the results of the official lien search pursuant to 54 Pa. C.S. §701(4)(B).

BY THE COURT:
HON. GREGORY H.
CHELAK
ACTING PRESIDENT
JUDGE

SHERIFF SALES

Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale

notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 192-2017r SUR JUDGEMENT NO. 192-2017 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") a Corporation organized and existing under the laws of the United States of America vs John J. Franks, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township of Dingman, Pike County, Pennsylvania, and being known as 136 Hawthorne Drive, Milford, Pennsylvania 18337. TAX MAP AND PARCEL NUMBER: 111.03-03-10-THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$51,661.31

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: John J.
Franks, Jr.,
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John J. Franks, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$51,661.31,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John J.
Franks, Jr. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$51,661.31 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
390-2017r SUR JUDGEMENT
NO. 390-2017 AT THE
SUIT OF Mortgage Research
Center, LLC d/b/a Veterans
United Home Loans, A
Missouri Limited Company vs
Unknown Heirs, Successors,
Assigns, and all Persons, Firms,
or Associations Claiming
Right, Title or interest from
or under Thomas McBride,
deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

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

SHORT DESCRIPTION

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$123,389.16
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Mortgage Research Center,
LLC d/b/a Veterans United
Home Loans, A Missouri
Limited Company vs Unknown
Heirs, Successors, Assigns,
and all Persons, Firms, or
Associations Claiming Right,

Title or interest from or under
Thomas McBride, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$123,389.16,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mortgage
Research Center, LLC d/b/a
Veterans United Home Loans,
A Missouri Limited Company
vs Unknown Heirs, Successors,
Assigns, and all Persons, Firms,
or Associations Claiming Right,
Title or interest from or under
Thomas McBride, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$123,389.16 PLUS
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

10/20/17 · 10/27/17 · 11/03/17

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
451-2015r SUR JUDGEMENT
NO. 451-2015 AT THE
SUIT OF Hemlock Farms
Community Association vs
Stephen J. Dunko and Stephen
Jacob Dunko DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

Description of Property
ALL THAT CERTAIN LOT,
PIECE OR PARCEL OF
LAND situate, lying and being
in the Township of Blooming
Grove, County of Pike and
State of Pennsylvania, more

particularly described as Lot
13, Block LXXX, Hemlock
Farms Community, Stage LIV,
as shown on plat of Hemlock
Farms Community, Hemlock
Hills, Stage LIV, recorded in
the Office of the Recorder of
Deeds, Pike County, in Plat
Book 7, Page 17, on the 7th day
of March, 1969.

Tax Map Identification No.
120.02-02-58.

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

Having erected thereon a
residential building.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Stephen J. Dunko
and Stephen Jacob Dunko
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$46,526.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 520-2014r SUR JUDGEMENT NO. 520-2014 AT THE SUIT OF Richard Steinberg and Ronald Steinberg vs Victoria's Management Group, LLC DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DESCRIPTION OF PROPERTY TO BE SOLD

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

Control Number 05-0-022822
BEING THE
SAME PREMISES
which VICTORIA'S
MANAGEMENT GROUP
LLC, by indenture bearing the
date 22nd day of January, 2007
and being recorded at Milford,
Pennsylvania in the Office for
the Recording of Deeds, in and
for the County of Pike, on the
23rd day of January, 2007 in
Record Book Volume 2215, page
1839, granted and conveyed unto
RICKY K. DEMERS, in fee.
ALSO BEING THE SAME
PREMISES which RICKY
K. DEMERS, a married
man, by his certain deed dated
June 5, 2007 and intended to
be simultaneously recorded
herewith in the Office for
the Recording of Deeds in
and for the County of Pike,
Pennsylvania, granted and
conveyed unto VICTORIA'S
MANAGEMENT GROUP,
LLC a New York Limited
Liability Company, in fee.

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

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

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

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

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,

TO EXECUTION NO
595-2017r SUR JUDGEMENT
NO. 595-2017 AT THE SUIT
OF Bank of America, NA vs
Lynda Wyatt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 595-2017
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO: MAP
Number: 182.02-05-26 Control
Number: 039091
PROPERTY ADDRESS 425
Mallard Lane a/k/a 424 Pocono
Ranch Lands, Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Lynda Wyatt
ATTORNEY'S NAME: Roger
Fay, Esquire
SHERIFF'S NAME: Pike
County Sheriff

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

OF PENNSYLVANIA
TO Lynda Wyatt
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,880.71,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lynda Wyatt
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,880.71 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

10/20/17 · 10/27/17 · 11/03/17

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
609-2017r SUR JUDGEMENT
NO. 609-2017 AT THE SUIT
OF Citimortgage, Inc. vs Alfred
N. Brown DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 609-2017

CitiMortgage, Inc.

v.

Alfred N. Brown

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 128 Kittatinny Dr a/k/a,
1359 Pine Ridge, Bushkill, PA
18324-8158

Map Number 194.03-0181

Control Number 038621

Premises Being: 128 Kittatinny
Drive a/k/a 1359 Pine Ridge,
Bushkill

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$18,058.81
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Alfred N. Brown
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$18,058.81,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$18,058.81 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
678-2017r SUR JUDGEMENT
NO. 678-2017 AT THE SUIT
OF Citizens Bank, NA f/k/a
RBS Citizens, NA vs. Marie
L. Van Cleaf & Gregory R.
Van Cleaf DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate in Lehman

Township, Pike County,
Pennsylvania, and being known
as 6186 Decker Road f/k/a
928 Decker Road, Bushkill,
Pennsylvania 18324.
TAX MAP AND PARCEL
NUMBER: 192.04-04-65-
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$114,946.33
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Marie L. Van
Cleafand Gregory R. Van Cleaf
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Marie L. Van Cleaf
& Gregory R. Van Cleaf
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$114,946.33,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Marie L. Van Cleaf & Gregory R. Van Cleaf DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$114,946.33 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 697-2017r SUR JUDGEMENT NO. 697-2017 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”) vs. Joseph C. Dicandia DEFENDANTS,

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

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2017-00697 ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) PROPERTY BEING KNOWN AS:

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

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

Pennsylvania.
BEING THE SAME
PREMISES which EAST
STROUDSBURG SAVINGS
ASSOCIATION, by deed
dated 10/30/95 and recorded
in the Recorder's Office in and
for Pike County, Pennsylvania,
in Record Book Volume 1121,
Page 099 on 11/3/95, and
recorded in the Recorder's Office
in and for Monroe County,
Pennsylvania in Record Book
Volume 2054, Page 8433 on
10/16/98, conveyed unto JOAN
FITZGERALD, Grantor
hereof, in fee.
BEING KNOWN AS: 3583
Acorn Circle, F/K/A RR 6 Box
6901, East Stroudsburg, PA
18301, AKA 187 Whitetail
Road, Henryville, PA 18332
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph C.
Dicandia
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): 199.02-01-54
Property is being sold subject
to a separate foreclosure action
with the Monroe County Court
of Common Pleas at Docket
2017-03910.
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.
Martha E. Von Rosenstiel, Esq /
No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7

Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff

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

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

\$148,095.16 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Martha E. Von Rosenstiel PC
649 South Ave, Ste 7
Secane, PA 19018

10/20/17 · 10/27/17 · 11/03/17

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
698-2017r SUR JUDGEMENT
NO. 698-2017 AT THE SUIT
OF Branch Banking & Trust
Company vs Christopher Keith
O'Brien DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 698-2017

Branch Banking & Trust
Company

v.

Christopher Keith O'Brien
owner(s) of property situate in

the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 104 Kassandra Lane, a/k/a
108 Kassandra Lane, Shohola,
PA 18458-3411

Parcel No. 077.00-01-01.003-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$277,032.98

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Christopher Keith O'Brien
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$277,032.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Keith O'Brien DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$277,032.98 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 715-2017r SUR JUDGEMENT NO. 715-2017 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Robert H. Murray aka Robert H. Murray, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All That certain lot, piece or parcel of land, situate in the Township of Lehman, County of Pike and state of Pennsylvania, more particularly described as follows:

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

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

Address: 1064 Pine Ridge, Bush kill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert H. Murray aka Robert H. Murray, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$359,871.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert H. Murray aka Robert H. Murray, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$359,871.84 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 744-2017r SUR JUDGEMENT NO. 744-2017 AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Vanessa

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 744-2017
Ditech Financial LLC f/k/a Green Tree Servicing LLC
v.
Vanessa De Danzine a/k/a Vanessa Dedanzine owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 270 Ranch Lands, Bushkill, PA 18324 Parcel No. 175.03-01-31 (Acreage or street address) Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$170,696.69
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vanessa De Danzine aka Vanessa Dedanzine DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$170,696.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vanessa De Danzine aka Vanessa Dedanzine DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,696.69 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 825-2016r SUR JUDGEMENT NO. 825-2016 AT THE SUIT OF Nationstar Mortgage LLC vs Doreen J. Nester DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

PREMISES which Joseph P. Scarry and Mary P. Scarry, Trustees of the Scarry, Living Trust, by Deed dated August 24, 2007 and recorded September 4, 2007 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2248, Page 64, granted and conveyed unto Doreen J. Nester.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Doreen J. Nester DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$117,916.30, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Doreen J. Nester DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$117,916.30 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 843-2017r SUR JUDGEMENT NO. 843-2017 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") vs Edward T. Sisco and Robert L. Compton and Stephanie C. Compton DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION
BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 843-2017-Civil
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”)
PROPERTY BEING KNOWN AS:
ALL THAT CERTAIN piece or parcel of land situated in Greene Township, Pike County, Pennsylvania bounded and described as follows:
BEGINNING at a point in the center of Township road 372 (Saw Mill road), being the northeasterly corner of lands of Mark Giblin, et al (Deed book 1120, page 50) and running; thence North 89 degrees 20 minutes 34 seconds West 430.02 feet along the northerly line of said Giblin passing a #4 rebar set at 25 feet to a #4 rebar set, being the common corner of Lot 1 and Lot 4; thence North 03 degrees 34 minutes 14 seconds East 314.90 feet along the easterly line of Lot 4 to a #4 rebar set, being the common corner of Lot 1 and Lot2; thence North 88 degrees 32 minutes 19 seconds East 416.29 feet along the southerly line of Lot 2 passing a #4 rebar set at 391.29 feet to a point in the center of T-372; thence South 01 degree 00 minute 10 seconds West 329.88 feet along the center of T-372 to the point of BEGINNING. CONTAINING 3.13 acres more or less.

BEING LOT 1 in the M AND O Properties subdivision prepared by Christopher Knash, P.L. S. dated April 26, 2000 and recorded in the Pike County Book 1852 at Page 150.
BEING KNOWN AS: 280 Saw Mill Road Greentown, PA 18426
IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward T. Sisco and Robert L. Compton and Stephanie C. Compton PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): PIN #128.00-01-05, CONTROL#: 04-0-110877

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward T. Sisco and Robert L. Compton and Stephanie C. Compton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,868.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward T. Sisco and Robert L. Compton and Stephanie C. Compton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,868.69 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 900-2016r SUR JUDGEMENT NO. 900-2016 AT THE SUIT OF Nationwide Advantage

Mortgage Company vs Helen Webb, in her capacity as Heir at Law of Donna L. Webb, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Association Claiming Right, Title or interest from or under Donna L. Webb, deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

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

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

Title or interest from or under
Donna L. Webb, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$41,621.04 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

**SHERIFF SALE
November 15, 2017**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
916-2017 SUR JUDGEMENT
NO. 916-2017 AT THE
SUIT OF ESSA Bank &
Trust vs Estate of Armando
Beniamino, deceased, John
P. Beniamino, and Armond
Beniamino DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

LEGAL DESCRIPTION
ALL CERTAIN lot, piece or

parcel of land, situate, lying
and being in the Township of
Lehman, County of Pike, and
State of Pennsylvania, being
more particularly described as
follows:
BEGINNING at an iron pipe
on the Westerly right-of-way
line of Fawn Lane, said iron
pipe being also the most
Southeasterly corner of Lot
65 as shown on a map entitled
“Pine Ridge, Stage 2” dated
May 1968 and recorded in Plat
Book Vol. 6, page 14 7; thence
along said Fawn Lane South
twenty-six degrees twenty-nine
minutes West 100.00 feet to
an iron pipe; thence along Lot
67 North sixty-three degrees
thirty-one minutes West 150.00
feet to an iron pip, thence long
Lot 43 and 44 North twenty-six
degrees twenty-nine minutes
East 100.00 feet to an iron pipe;
thence along said Lot 65 South
sixty-three degrees thirty-one
minutes East 150.00 feet to the
place of BEGINNING. BEING
Lot No. 66, Stage 2, Pine Ridge.
CONTAINING 15,000 square
feet.
BEING the same premises
which George Lean and Mary
Z. Lenar, his wife by Deed dated
August 14, 1985, and recorded
on August 15, 1985 in the
Office of the Recorder of Deeds
in and for the County of Pike,
Commonwealth of Pennsylvania
in Record Book 992, Page 106,
granted and conveyed unto
Armando Beniamino and Carol
Ann Beniamino, his wife.
Tax ID/Assessment No.:
06-0-194.03-02-25

Pin/Control No.: 194.03-02-25
Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Estate of Armando Beniamino, deceased, John P. Beniamino, and Armond Beniamino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$46,653.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

and Armond Beniamino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$46,653.93 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1292-2016r SUR JUDGEMENT NO. 1292-2016 AT THE SUIT OF Freedom Mortgage Corporation vs. Jon Wilding & Jennifer Wilding DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1292-2016

Freedom Mortgage Corporation
v.
Jon Wilding
Jennifer Wilding
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 114
Robin Way, Lackawaxen, PA
18435-7806
Parcel No. 014.03-01-84 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$116,887.80
Attorneys for Plaintiff ·
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jon Wilding & Jennifer Wilding
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$119,999.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF Jon
Wilding & Jennifer Wilding
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$119,999.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1402-2016r SUR
JUDGEMENT NO. 1402-2016
AT THE SUIT OF Nationstar
Mortgage, LLC vs Samantha
Cerone, Administratrix of
the Estate of Samuel Cerone,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

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

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

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

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

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

P868 as follows:

BEGINNING at an axle point
on the southerly right of way
of Wild Acres Drive, said
point being in common with
Lot 31; thence along lands in
common with Lot 31, on a
bearing of South 49 degrees
46 minutes 12 seconds East,
a distance of 150.00 feet to an
iron pin in common with Lot
4; thence along lands partly in
common with Lot 4 and partly
in common with Lot 5, on a
bearing of South 36 degrees
51 minutes 30 seconds West, a
distance of 65.93 feet to an iron
pin in common with Lot 29;
thence along lands in common
with Lot 29, on a bearing of
North 58 degrees 41 minutes
01 seconds West, a distance of
153.75 feet to an iron pin on the
southerly right of way of Wild
Acres Drive, thence along the
right of way, on a curve to the
right, whose radius is 578.51
feet. an arc distance of 90.00 feet
to the point of BEGINNING.

TOGETHER WITH all
rights, rights of way and
privileges, AND UNDER AND
SUBJECT TO all the covenants,
restrictions, reservations,
easements, exceptions and
conditions as may be found in
the chain of title of the premises
herein conveyed.

LOTS 29 and 30ABCD, Block
W-906, Section 9, Wild Acres
Lakes were combined to be
known and designated as LOT
29A by virtue of a map entitled
"Lot Improvement Subdivision,
Delaware Township, Pike
County, Pennsylvania," dated

July 29, 2004 and prepared by Pasquale R. Addio, L. S., P.R. Addio, Inc., Drawing No. 04-250, approved by the Board of Supervisors of Delaware Township and recorded in the Pike County Recorder of Deeds Office on October 7, 2004, in Plat Book 40, Page 138.

THE TWO LOTS described herein are hereby irrevocably joined together as one lot or building site. The lots may not be sold separately or further subdivided without the prior approval of Delaware Township and Wild Acres Lakes Property and Homeowners Association. The lot joinder described herein shall constitute a covenant running with the land. BEING THE SAME PREMISES which Samuel Cerone, by Deed Dated 3/7/2005 and Recorded 3/17/2005, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2099, Page 439, Instrument# 200500004431, granted and conveyed unto Samuel Cerone. AND the said Samuel Cerone, hereby departed this life on or about November 3, 2015.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Samantha Cerone, Administratrix of the Estate of Samuel Cerone, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$122,532.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1426-2016r SUR JUDGEMENT NO. 1426-2016 AT THE SUIT OF Caliber Home Loans, Inc vs William Cox aka William P. Cox DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY November 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1426-2016-CIVIL Caliber Home Loans, Inc. v. William Cox a/k/a William P. Cox owner(s) of property situate in the BARRETT TOWNSHIP, PIKE County, Pennsylvania, being 113 Crest Hill Road, Canadensis, PA 18325 Parcel No. 154.02-01-41- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$113,666.33 Attorneys for Plaintiff Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Cox aka William P. Cox DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$113,666.33, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William Cox aka William P. Cox DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,666.33 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

10/20/17 · 10/27/17 · 11/03/17

SHERIFF SALE

November 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1734-2015r
SUR JUDGEMENT NO.
1734-2015 AT THE SUIT
OF Wilmington Savings Fund
Society FSB d/b/a Christiana
Trust, not individually but as
Trustee for Pretium Mortgage
Acquisition Trust vs. Cheryl
Pigford, as Administratrix
of the Estate of Allen B.
Pigford aka Allen Pigford,
deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
November 15, 2017 at 11:00
AM PREVAILING TIME
IN THE AFORENOON OF
SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1734-2015
ALL THAT CERTAIN lot
or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO:

03-0-107055

PROPERTY ADDRESS 215

Wild Meadow Drive, Milford,
PA 18337

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Allen Pigford, deceased

ATTORNEY'S NAME: Roger

Fay, Esquire

SHERIFF'S NAME: Pike

County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Cheryl Pigford, as
Administratrix of the Estate
of Allen B. Pigford aka
Allen Pigford, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$88,690.64,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl Pigford, as Administratrix of the Estate of Allen B. Pigford aka Allen Pigford, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$88,690.64 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
November 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1899-2014r SUR JUDGEMENT NO. 1899-2014 AT THE SUIT OF LSF9 Master Participation Trust vs

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

LEGAL DESCRIPTION
All that certain lot, parcel or piece of ground, situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, as shown on a map recorded in Plot Book Volume 13 Page 35 at Pike County Recorder's Office, Milford, Pennsylvania.
Being Lot No. 15 Pine Hill Developments.
Parcel No.: 127.00-01-47
BEING known and numbered as 131 Daffodil Drive f/k/a 215 Balsam Drive, Newfoundland, PA 18445
BEING the same property conveyed to Gerald E. Clark and Cheryl A. Clark, his wife who acquired title by virtue of a deed from Gerald E. Clark and Cheryl A. Clark, his wife, dated December 17, 1999, recorded December 28, 1999, at Document ID 0016520, Book 1830, Page 925, Pike County, Pennsylvania records.
Exhibit "A"

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cheryl A. Clark and Gerald E. Clark DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,783.19, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl A. Clark and Gerald E. Clark DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,783.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manely Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
10/20/17 · 10/27/17 · 11/03/17



CIVIL ACTIONS FILED

From October 05, 2017 to October 11, 2017

Accuracy of the entries is not guaranteed.

COMMENCEMENT OF ACTION: WRIT OF SUMMONS CIVIL

Crawn Cynthia v. Joseph Politoski No. 01268-2017 10/10/17

CONTRACT – DEBT COLLECTION: CREDIT CARD

Discover Bank v. Elisaveta Novikova No. 01266-2017 10/10/17

CONTRACT – DEBT COLLECTION: OTHER

Americredit Financial Services, Inc. and GM Financial
v. Dennis W. Hines No. 01249-2017 10/05/17

Pennsylvania State Employees Credit Union v.
Ryan P. Cooke No. 01262-2017 10/10/17

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

Wayne Bank v. Jan Szpernoga and Elizabeth Szpernoga No. 01248-2017 10/05/17

Citizens Bank of Pennsylvania v. Louise A. Duffy,
Louise A. Ruzanski, and Kevin Duffy No. 01256-2017 10/06/17

Ditech Financial LLC v. Allen Slade and Margaret Young No. 01257-2017 10/06/17

LSF9 Master Participation Trust v. Daniel W. Zink, Jr. No. 01258-2017 10/06/17

Bank of New York Mellon v. Anthony Diaz, Sr.,
Anthony Diaz, and A. Diaz No. 01267-2017 10/10/17

REAL PROPERTY – QUIET TITLE

US Bank National Association v. Kenia Vega and
Osvaldo Vega No. 01270-2017 10/10/17

MISCELLANEOUS - OTHER

Valley View at Montvale Condominium Association,
Inc. v. K. Hovanian at Montvale LLC, SJP Contractors,
Inc., Virginia Surety Company, Inc., Old Republic
Insurance Company, Wausau Underwriters Inc., Co.,
Sokoloski Paulus, Sartor LLC, Advanced Drainage
Systems, Inc., and Hancor, Inc. No. 01252-2017 10/05/17

MARRIAGE LICENSE FILINGS

James Thomas Savage and Cheyane Lauren Heacock No. 00221-2017 10/06/17

Bruce Allen Morgan and Samantha Robyn Tuebner No. 00222-2017 10/06/17

Nicole Rae Madison and Stephen Patrick Bramhall No. 00223-2017 10/06/17

Peter Kim Thompson and Connie Mae Campbell No. 00224-2017 10/06/17

Michael Jarred Aurricchio and Malisa Lynn Degroot No. 00225-2017 10/11/17

Thomas Galante and Lisa Anne Hoadley No. 00226-2017 10/11/17

CUSTODY

Deborah Rotella v. Nicholas Taormina No. 01247-2017 10/05/17

DIVORCES FILED

Robert Lee Orben, Jr. v. Crystal Rose Orben No. 01253-2017 10/05/17

Gina Hutchison v. Robert D. Hutchison No. 01261-2017 10/10/17

DIVORCES GRANTED

Nancy Eveland Daily v. John Daily No. 736-2017 CV 10/05/17

CERTIFIED COPY OF LIEN

PA Department of Revenue Bureau of Compliance v. Alan C. Freeman (\$499.86) No. 45623-2017 10/06/17

PA Department of Revenue Bureau of Compliance v. Felix M. Balines (\$1,756.08) No. 45624-2017 10/06/17

PA Department of Revenue Bureau of Compliance v. Pike County Towing Tire and Auto LLC (\$12,713.95) No. 45625-2017 10/06/17

PA Department of Revenue Bureau of Compliance v. Howard Shankler (\$1,125.81) No. 45626-2017 10/06/17

PRIVATE DETECTIVE APP

North American Security, Inc., Kenneth D. Hillman, and Arthur Lopez No. 01255-2017 10/06/17

PROTECTION FROM ABUSE

Janet Vicaretti v. Scott Alessio No. 01244-2017 10/05/17

Lizzette Giles v. Lawrence Giles No. 01250-2017 10/05/17

Teresa Beers v. Alphonse Dimino No. 01254-2017 10/06/17

Lesa Mercereau v. Jon Mercereau No. 01260-2017 10/10/17

MORTGAGES AND DEEDS

*Recorded from October 05, 2017 to October 11, 2017
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Rideout, Chester B. Rideout, Eleanor W.	NBT Bank NA	70,000	PMWL Dingman Township
Berrios, Enrique Morales, Maribel	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	186,239	Conashaugh Lakes Dingman Township
Gibson, Timothy	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLS Benchmark Mortgage	154,500	Whispering Pines Map Blooming Grove Township

Darcy, Steven T.	MERS Mortgage Electronic Registration System, Inc. Stearns Lending LLC	145,563	Delaware Township
Caldwell, Jacob B. Sehnal, Rebecca	MERS Mortgage Electronic Registration System, Inc. American Financial Network, Inc.	85,858	Wild Acres Delaware Township
Dilemno, Zinnia	MERS Mortgage Electronic Registration System, Inc. American Advisors Group	345,000	Hemlock Farms Blooming Grove Township
Dilemno, Zinnia	Secretary of Housing & Urban Development	345,000	Hemlock Farms Blooming Grove Township
Schirripa, Gabriela	MERS Mortgage Electronic Registration System, Inc. American Financial Network, Inc.	160,000	Conashaugh Lakes Dingman Township
Adamo, Patrick Adamo, Grace	Dime Bank	175,000	Woodloch Springs Lackawaxen Township
Mangan, Robert Mangan, Patricia	Dime Bank	254,000	Woodloch Springs Lackawaxen Township
Deans, John Deans, Jacqueline R.	MERS Mortgage Electronic Registration System, Inc. Ditech Financial LLC	142,500	Hinkel Estates Shohola Township
Porter, Joanalyn Porter, Timothy	MERS Mortgage Electronic Registration System, Inc. Intercontinental Capital Group, Inc.	87,300	Pine Ridge Lehman Township
Lukjanska-Vasilevskaya, Anzelika Vasilevskaya, Anzelika Lukjanska	Wilson, Norman	41,080	Saw Creek Estates Lehman Township
Torres Osorio, Armando Osorio, Armando Torres	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	91,315	Pine Ridge Lehman Township
Helms, Albert T. Helms, Kathryn L.	Manufacturers & Traders Trust Company	50,000	Quick Addition Matamoras Borough
Ferrara, Marie McCafferty, Francis	PNC Mortgage PNC Bank NA	107,000	Lackawaxen Township

Benicasa, Frank J. Benicasa, Nancy A.	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC MR Cooper	125,644	Dingman Township
Hauss, Michael R. Hauss, Faith A.	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	148,000	PMWL Dingman Township
McCauley, John J., Jr. McCauley, Lynn McCauley, Lynn E.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	120,800	Conashaugh Lakes Dingman Township
Weston, Jacqueline Weston, Aaron T.	MERS Mortgage Electronic Registration System, Inc. Home Point Financial Corporation	203,245	Fahey Lands Westfall Township
Noll, Scott B. Rheame, Lynne P.	MERS Mortgage Electronic Registration System, Inc. Capital One NA	160,000	Cabel Map Palmyra Township
Roytberg, Allia Vant, Mairim	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	144,450	Hemlock Farms Blooming Grove Township
Bennett, Ronald J. Bennett, Carol A.	MERS Mortgage Electronic Registration System, Inc. PHH Mortgage Corporation	202,500	Greene Township
Ekpe, Enyosiobi Eme Enyosiobi, Eme Ekpe Enyosiobi, Emeka	PNC Bank NA	168,553	Lehman Township
Gallagher, Ronald J.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	95,000	Westcolang Park Division Lackawaxen Township
Johannessen, Brian Jason Johannessen, Shasta M. Johannessen, Shasta M., Agent	MERS Mortgage Electronic Registration System, Inc. Finance of America Mortgage LLC	147,862	PMLF Delaware Township

Almy, Susan A.	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	51,000	Greene Township
Brice, Eugene J., Jr. Brice, Denise L.	MERS Mortgage Electronic Registration System, Inc. Reliance First Capital LLC	217,000	Blooming Grove Acres Map Blooming Grove Township
Tennant, Jeanette	Mazer, Edythe Mazer, Robert	105,000	The Glen at Tamiment Lehman Township
Strickland, Howard Albertson, Jacqueline	MERS Mortgage Electronic Registration System, Inc. Cityworth Mortgage LLC	104,080	Blooming Grove Township
Weston, Jacqueline Weston, Aaron T.	MERS Mortgage Electronic Registration System, Inc. Home Point Financial Corporation	203,245	Fahey Lands Westfall Township
Millan, William Millan, Lisa	Wells Fargo Bank NA	35,000	Saw Creek Estates Lehman Township
Popick, Elsie	Wells Fargo Bank NA	25,000	PMWL Dingman Township
Ginolfi, Michael A. Hoffmann, Jessica M.	MERS Mortgage Electronic Registration System, Inc. Advisors Mortgage Group LLC	124,896	Marcel Lake Estates Delaware Township
Bello, Frank T. Bello, Kristie	JPMorgan Chase Bank NA	232,000	Masthope Rapids Lackawaxen Township
Muldoon, Michael Muldoon, Cynthia E.	NBT Bank NA	30,000	Sunset Ridge Subdivision Lehman Township
Evans, Cindy L.	NBT Bank Na	205,000	Greene Township
DeYoung, Robert R. DeYoung, Stacy L.	NBT Bank NA	50,000	Lehman Township
Johannes, Arthur M. Johannes, Susan	NBT Bank NA	80,000	Hemlock Farms Blooming Grove Township
Muffaletto, Alfred	Dellarocco, Anna May	15,000	Lake Adventure Dingman Township
Rosenthal, Marilyn	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	194,600	Traces of Lattimore Delaware Township

Kotar, Lawrence J. Kotar, Christina	MERS Mortgage Electronic Registration System, Inc. USAA Federal Savings Bank	60,000	Nearing Lands Milford Township
Berger, Christopher W.	MERS Mortgage Electronic Registration System, Inc. Everett Financial, Inc. Supreme Lending	158,000	Tanglwood Lakes Blooming Grove Township
Perez, Victor Perez, Diane	MERS Mortgage Electronic Registration System, Inc. USAA Federal Savings Bank	225,280	PMWF Delaware Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Archer, David C.	Lobaído, Salvatore Lobaído, Karen	118,000	Crawford Lands Delaware Township
Berrios, Enrique Morales, Maribel	Messeri, Oren Levin, Keri	182,320	Conashaugh Lakes Dingman Township
Gibson, Timothy	Grassi, Susan M. Grassi, Frank	172,500	Whispering Pines Map Blooming Grove Township
Daly, Andrew	Fagans, Richard W. Fagans, Susan M.	125,000	Gold Key Estates Dingman Township
Darcy, Steven T.	Zoccola, Susan	142,500	Delaware Township
Caldwell, Jacob C. Sehnal, Rebecca	Michell, Debra J.	85,000	Wild Acres Delaware Township
Gibson, Gary M.	Melville, Michael Dick, Carmel	66,000	Saw Creek Estates Lehman Township
Schirripa, Gabriela	Schirripa, Gabriela Schirripa, Gabriella Schirripa, Francesca	1.00	Conashaugh Lakes Dingman Township
Eagle Village POA	Helin, William A. Helin, Donna D.	1,307	Eagle Village at Tamiment Lehman Township
Schneider, James P., Tr. Schneider, Paula S., Tr. James Schneider Rev. Liv. Trust Agr. 06/21/17 Paula Schneider Rev. Liv. Trust Agr. 06/21/17	Schneider, James P. Schneider, Paula S.	1.00	Saw Creek Estates Lehman Township

Kowalenko, Edward A. Kowalenko, Eugenie P. Kowalenko, Brent E.	Kowalenko, Edward A. Kowalenko, Eugenie P.	1.00	Palmyra Township
Burshteyn, Tamila Burshteyn, Ilya	Russell, Virginia S.	5,000	Lake Adventure Dingman Township
Dock, William Arena, Anthony, Jr.	Dock, William Arena, Anthony, Jr.	1.00	Saw Creek Estates Lehman Township
Paluch, Monika, Guard. Matyjaszek, Daniel Pawel	Paluch, Monika, Admrx. Matyjaszek, Robert, Est.	1.00	The Escape Palmyra Township
Adamo, Patrick Adamo, Grace	Orlando, Kathryn M. Orlando, Christopher P.	240,000	Woodloch Springs Lackawaxen Township
Mangan, Robert Mangan, Patricia	Sweet, Joann	317,500	Woodloch Springs Lackawaxen Township
Liu, Anly Haiian	Fannie Mae Federal National Mortgage Association Servicelink LLC, Agent	3,100	Fawn Lake Forest Lackawaxen Township
Hofmann, Joseph Hofmann, Joseph T. Davignon, Margaret	Hofmann, Joseph Hoffmann, Joseph Hofmann, Elizabeth, Est.	1.00	Woodloch Pines Lakehouses Lackawaxen Township
Porter, Joanaly Porter, Timothy	Fannie Mae Federal National Mortgage Association KML Law Group PC, Agent	97,000	Pine Ridge Lehman Township
Sychevskiy, Marianna Sychevskiy, Roseanna Luisa	Bryantesev, Volodymyr	1.00	Saw Creek Estates Lehman Township
Lukjanska-Vasilevskaya, Anzelika Vasilevskaya, Anzelika Lukjanska	Wilson, Norman L.	85,000	Saw Creek Estates Lehman Township
Bova, Anthony	Morrison, Edward G. Morrison, Shirley Ann	11,500	Palmyra Township
Torres, Osorio Armando Osorio, Armando Torres	Fannie Mae Federal National Mortgage Association McCabe Weisberg & Conway PC, Agent	93,000	Pine Ridge Lehman Township
Emery, Jason Charles Weinzierl, Charlene Emery, Stacie	Kopp, Donald P., Exr. Gonzalez, Virginia, Est.	44,900	Sunrise Lake Dingman Township
Pace, Angelo V. Pace, Joyce A.	Cino, James	155,000	Masthope Rapids Lackawaxen Township

Hinphy, Brian Hinphy, Catherine	Serecka, Karen L. Serecka, John	6,000	Lake Adventure Dingman Township
Matey, Raymond E. Matey, Diane L.	Snair, Alan D. Snair, Sandra Z.	380,000	Lakeview Acres Palmyra Township
Hauss, Michael R. Hauss, Faith A.	Coughlin, Doreen A., Tr. Diana Living Trust 04/01/1996 Diana, Rita M., Est. Diana, Frederick E., Est.	185,000	PMWL Dingman Township
Brehm, Charles	Stewart, Eric Stewart, Becky	30,000	Westfall Township
Oleszek-Robinson, Amy S. Robinson, Amy S. Oleszek Robinson, Ronald	Oleszek, Amy Robinson, Ronald	1.00	Birchwood Lakes Delaware Township
Garman, Thomas M. Garman, Doreen K.	Garman, Thomas M. Garman, Doreen K.	1.00	Palmyra Township
Garcia, Ana Garcia, Antonio	Zerega, Thomas Zerega, Dianne	4,000	Lake Adventure Dingman Township
Burnett Properties LLC	Burnett, Bonnie L. Burnett, Truman T., Jr., Est.	46,850	Palmyra Township
Green, Dianne	Foppiano, Stephen Foppiano, Patricia	129,900	Greene Township
Hazzard, David Coles	Cartaino, Stella A.	125,000	Marshall Lands Palmyra Township
Noll, Scott B. Rheaume, Lynne P.	Denardo, Dominick Terplin, George Terplan, George Terplan, Susan	200,000	Cabel Map Palmyra Township
Roytberg, Alla Vant, Mairim	Flippo, Christopher L. Flippo, Beth S.	160,500	Hemlock Farms Blooming Grove Township
Bennett, Ronald J. Bennett, Carol A.	Obremski, Agnes H.	225,000	Greene Township
Roethel, Mark Roethel, Maureen	Montemarano, Paul Greene, Maureen Roethel, Maureen	1.00	Falling Waters at Masthope Lackawaxen Township
Louisa, Denise	Cincotta, James Louisa, Denise	1.00	Saw Creek Estates Lehman Township
Hunt, Helen M., Tr. 107 East Lake Court Realty Trust One Zero Seven East Lake Court Realty Trust	Hunt, Helen M.	1.00	Birchwood Lakes Delaware Township

Banach, Gene, Tr. Armstrong, Maureen, Tr. Abbatiello, Stockton Kathleen, Tr. Stockton, Kathleen Abbatiello, Tr. Tierney Family Trust 08/11/2017	Tierney, Gaetana Tierney, Thomas, Est.	1.00	Hemlock Farms Blooming Grove Township
Federal National Mortgage Association	Roberts, Devayani S. Roberts, Timothy, Est.	1.00	Pocono Ranchlands Lehman Township
Gallagher, Ronald J.	Fannie Mae Federal National Mortgage Association KML Law Group PC, Agent	105,000	Westcolang Park Division Lackawaxen Township
Johannessen, Brian Jason Johannessen, Shasta M.	Cardona, Orlando Cardona, Riki	144,750	PMLF Delaware Township
Strickland, Howard Lee Albertson, Jacqueline Marie	Glisson, Cheryl	106,000	Blooming Grove Township
Leydiker, Bronislav	Kalmykov, Edward	12,990	Falling Waters at Masthope Lackawaxen Township
Roddy, James A. Roddy, John P. Roddy, Joseph P.	Roddy, James A. Roddy, John P. Roddy, Mary K. Roddy, Joseph P.	1.00	Tanglwood Lakes Palmyra Township
Grzymko, Christie Noelle	Ervitas Properties, Inc.	79,000	PMLE Lehman Township
Foss, Jeffrey Foss, Katherine	Holley, Joyce H.	60,000	Bell Tract Map Matamoras Borough
Peppard, Doris G.	Peppard, Thomas E. Peppard, Doris G.	1.00	Woodloch Pines Lakehouses Lackawaxen Township
Peppard, Doris G.	Peppard, Thomas E. Peppard, Doris G.	1.00	Woodloch Pines Lakehouses Lackawaxen Township
Ginolfi, Michael A. Hoffmann, Jessica M.	Macaluso, Michael Macaluso, Joan A.	127,200	Marcel Lake Estates Delaware Township
Bello, Frank T. Bello, Kristie	Horowitz, Robert Horowitz, Linda	290,000	Masthope Rapids Lackawaxen Township
Carmichael, Paul A. Carmichael, Elaine	Cellamare, Nancy Anne Carmichael, Paul Carmichael, Gilbert Brown, Catherine Carmichael, Gilbert J., Est. Carmichael, Gilbert, Est.	1.00	Shohola Falls Trails End Shohola Township

Rizzi, Frank J. Rizzi, Michelle	Cooper, Frank Cooper, Willie F. Hicks, Judith E.	6,000	Shohola Falls Trails End Shohola Township
O'Rourke, Christopher, Sr.	Martins, Publius Martins, Fatima	3,500	Lake Adventure Dingman Township
Muffaletto, Alfred	Dubiel, Irena Dubiel, Wojciech, Est.	10,000	Lake Adventure Dingman Township
Cope, Frank Travis Cope, Adriane Marie	Cope, Frank William Cope, Janice B.	1.00	Otter Springs Palmyra Township
Cybulski, Lukasz	Whitenack, Thomas Whitenack, Geraldine	6,495	Lake Adventure Dingman Township
Berger, Christopher W.	Stamile, Raymond Stamile, Catherine	235,000	Tanglwood Lakes Blooming Grove Township
Perez, Victor Perez, Diane	Dellavecchia, Daniel	220,000	PMWF Delaware Township

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8:30am (registration) • 9am - 4pm

Breakfast & lunch provided

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*last appointment will be set for 3pm

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