

## LEGAL NOTICES

---

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

---

### ESTATE NOTICES

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

---

### ESTATE NOTICE

In the Estate of Alphonse J. Bellavia, of Kings County, New York.

Letters of Administration in the above estate have been granted to the undersigned. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Patricia Bellavia, C/O Briechle Law Offices, PC, 707 Main Street, PO Box 157, Forest City, PA 18421.

Michael Briechle, Esquire  
Briechle Law Offices, P.C.  
707 Main Street PO Box 157  
Forest City, PA 18421  
Attorney for the Estate  
12/14/18 • 12/21/18 • **12/28/18**

---

### ESTATE NOTICE

Estate of Marion Schoenfeld, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Christine Trifari, 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.

12/14/18 • 12/21/18 • **12/28/18**

---

### ESTATE NOTICE

Estate of Eugene C. Goldner, late of Blooming Grove, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Norma Goldner, 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.

12/14/18 • 12/21/18 • **12/28/18**

---

### ADMINISTRATOR'S NOTICE

ESTATE OF GEORGE J. MARTIN, JR., late of Blooming Grove Township, Pike County, Pennsylvania, Deceased.

Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the Estate of George J. Martin, Jr. are requested to make payment and those having claims to present the same without delay to: Jeffrey

B. Martin c/o the Law Office of Moulton & Moulton, 693 Route 739, Suite 1, Lords Valley, PA 18428.  
12/14/18 • 12/21/18 • **12/28/18**

---

**EXECUTOR'S NOTICE**

ESTATE OF JEAN LAWOR, late of Lackawaxen 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 MICHAEL LAWLOR, of 1916 Palmer Street, Grand Junction, CO 81503, or to his attorneys, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

12/14/18 • 12/21/18 • **12/28/18**

---

**EXECUTOR'S NOTICE**

Estate of John Zeman, Deceased, late of Township of Greene, Pike County, Pennsylvania. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Andrea Labbe of 13 Mill Pond Rd, Harwich Ma 02645, Executor of Estate.

12/14/18 • 12/21/18 • **12/28/18**

---

**ESTATE NOTICE**

Estate of Lucille Mahon, late of Dingman Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Bernadette Mahon-Guerra, 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.

12/14/18 • 12/21/18 • **12/28/18**

---

**ESTATE NOTICE**

Estate of Michael R. Muffley, a/k/a, Michael Richard Muffley, late of Bushkill, Pike County, Pennsylvania, Letters of Administration have been granted to the undersigned, who requests that all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: Wayne Muffley, c/o R. Nicholas Nanovic, Esquire

Norris McLaughlin, P.A.  
515 W. Hamilton St., Suite 502 Allentown, PA 18101  
or to his attorney:  
R. Nicholas Nanovic, Esquire  
Norris McLaughlin, P.A.  
515 W. Hamilton St., Suite 502 Allentown, PA 18101

12/14/18 • 12/21/18 • **12/28/18**

---

**ESTATE NOTICE**

ESTATE OF VIVIAN VAZQUEZ deceased May

9, 2017 late of Greentown, Pike County, Pennsylvania. Letters Testamentary in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Lackawanna County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the country where notice may be given to claimant.

EVELYN VELEZ and  
SANDRA M. LEIVA,  
Co-Executrices  
C/O JOHN J. McGEE, Esq.  
Ste 302, 400 Spruce Street  
Scranton PA 18503  
12/14/18 • 12/21/18 • **12/28/18**

---

### NOTICE

The Estate of Walter Abraham, late of Lehman Township, Pike County, Commonwealth of Pennsylvania, deceased. Letters of Testamentary has been granted to the Executrix, Carrie B. Abraham, who request that in four months all persons having claims against the estate present them in writing and all persons indebted to the estate to make payment.

Carrie B. Abraham  
1164 Dorset Drive  
Bushkill, PA 18324  
12/14/18 • 12/21/18 • **12/28/18**

---

### EXECUTRIX NOTICE

Estate of William Hunter Sumner, deceased, late of 433 Silver Lake Rd. Dingmans Ferry PA 18328.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Susan M. Sumner, 433 Silver Lake Rd., Dingmans Ferry PA 18328, Executrix.

12/14/18 • 12/21/18 • **12/28/18**

---

### ESTATE NOTICE

ESTATE OF Jose A. Vazquez, Deceased, of Bushkill, Pike County, Pennsylvania, deceased.

Notice is hereby given that Letters Testamentary on the above named estate have been granted to the undersigned. All persons indebted to the estate are requested to make immediate payment and those having claims or demands to present the same without delay to:

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

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

12/21/18 • **12/28/18** • 01/04/18

---

### ESTATE NOTICE

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

persons indebted to the Estate are requested to make payment, and those having claims are to present same, without delay, to the Executrix, Indra C. Van Slyke, c/o Eric L. Hamill, Esquire, Attorney for the Estate, 501 Broad Street, Suite 3, Milford, PA 18337.  
Eric L. Hamill, Esquire  
**12/28/18 • 01/04/18 • 01/11/19**

---

**ESTATE NOTICE**

Estate of John M Drewes, late of Dingmans Ferry, Pike County, Pennsylvania.  
Letters Testamentary on the above estate having been granted to John E. Drewes, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to him c/o Joseph Kosierowski, Esq. 400 Broad Street, Milford, Pennsylvania 18337.  
**12/28/18 • 01/04/18 • 01/11/19**

---

**SHERIFF SALES**

*Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board of the Sheriff's office in Milford, located at 500 Broad Street.*

---

**SHERIFF SALE  
January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 519-2018r SUR JUDGEMENT

NO. 519-2018 AT THE SUIT OF LSF10 Master Participation Trust vs Matthew Wiemann aka Matthew J. Wiemann and Jamie Wiemann aka Jamie E. Wiemann DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**  
ALL THAT CERTAIN lot, or parcel of land situate in the Township of Shohola, County of Pike and Commonwealth of Pennsylvania, BEING LOTS 28, 30 and 32, Block 6, Unit 1, as shown on a map or plan of Pennsylvania Lake Shores on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 3, page 59.  
ALL OF THE ABOVE DESCRIBED LOTS, HAVE BEEN COMBINED INTO ONE LOT, BY VIRTUE OF A PLAT MAP RECORDED IN THE Pike County Recorder of Deeds Office in Plat Book 43, at Page 152, and said properties are now known as Lot 28A, Block 6, Unit 1 Walker Lake Shores. Lot 28, Block 6, Unit 1; Lot 30, Block 6, Unit 1 and Lot 32, Block 6, Unit 1 are hereby irrevocably joined together as

one lot or building site. These lots may not be sold separately or further subdivided without the prior approval of Shohola Township. The lot joinder described herein shall constitute a covenant running with the land.

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

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

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

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

Matthew J. Wiemann and Jamie E. Wiemann, his wife.

ALSO BEING the same premises which Mark Bossowski and Robert Bossowski by deed dated September 11, 2003, and recorded in the Pike County Recorder of Deeds Office in Record Book 2103, page 419, granted and conveyed unto Matthew J. Wiemann and Jamie E. Wiemann, his wife. ALSO BEING the same premises which Christopher Wiemann by deed dated February 2, 2007, and recorded in the Pike County Recorder of Deeds Office in Record Book 2218, page 2572, granted and conveyed unto Matthew J. Wiemann and Jamie E. Wiemann, his wife.

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

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

Property Address: 116 Pine Drive, Shohola, PA 18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Matthew Wiemann aka Matthew J. Wiemann and Jamie Wiemann aka Jamie E. Wiemann DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$71,765.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028

12/21/18 · 12/28/18 · 01/04/19

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 570-2016r SUR JUDGEMENT NO. 570-2016 AT THE SUIT OF New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs James T. Rickards and Kristine Rickards DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

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

Tract One:

BEGINNING in center of State Highway leading from Rosencrance's corner to Lackawaxen and on line diving Lot No. 1 and Lot No. 2 in the subdivision of Robert Goller Estate; thence along said line

North 77 degrees, 32 minutes East 2018 feet to stake and stones on line of Aaron Howel Warrantee; thence along same South 13 degrees, 5 minutes East 136 feet to stake and stones on line of Lot No. 3; thence along same South 77 degrees, 32 minutes West 1957 feet to center of said

Highway; thence along same North 36 degrees, 28 minutes West 149 feet to point of BEGINNING.

CONTAINING six and nineteen hundredths (6.19) acres more or less, being Lot No. 2 in the subdivision of Robert Goller Estate as surveyed May 16, 1938, by Ernest Appert, C.E.

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

BEGINNING at a point where the center line of Pennsylvania Route No. 434 intersects the northerly line of the parcel herein conveyed, said line being also the southerly line of property of Viola Dooley, et vir; thence North seventy-seven (77) degrees thirty-two (32) minutes East fifty-four and thirty-four one hundredths (54.34) feet to a stake; thence through

the lands of Peter Stocker, et al., South sixty (60) degrees thirty-seven (37) minutes West fifty and two one-hundredths (50.02) feet to the center line of the above mentioned Pennsylvania Highway; thence along the center line of said highway North thirty-six (36) degrees twenty-eight (28) minutes West fifteen and ninety-five one-hundredths (15.95) feet to the point or place of BEGINNING.

CONTAINING 0.009 acres, more or less.

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

Tract Two:

BEGINNING at a point for a corner in the center of the State Highway leading from Rosencrance's corner to Lackawaxen, being a common corner of Lots 2 and 3 as set forth on the draft of survey hereinafter referred to, and being also the southwest corner of the lands of the grantor herein; thence along the center of said State Highway South 36 degrees 28 minutes East 2 feet to a point for a corner of said highway; thence North 77 degrees 32 minutes East 20 feet to a point for a corner; thence parallel with the first course herein mentioned North 36 degrees 28 minutes West 2 feet to the line of other lands of the grantor herein; thence along said line South 77 degrees 32 minutes West 20 feet

to the point of BEGINNING. Being part of Lot 3 on the draft of survey hereinafter referred to. The within description has been prepared in accordance with a draft of survey marked "Subdivision of Land of Robert Goller Estate, located in Lackawaxen Township, Pike County, Pennsylvania. Being part of land described in deed of Louise Thiele and wife to Robert Goller dated April 29, 1886, recorded in Deed Book 42, page 496. Surveyed May 16, 1938 by Ernest Appert, Civil Engineer." BEING THE SAME PREMISES which Fredy Sanchez a/k/a Fredy D. Sanchez and Isabel Sanchez a/k/a Isabel Caridad Sanchez by Deed dated August 7, 2007 and recorded on September 7, 2007, in the Pike County Recorder of Deeds Office at Deed Book Volume 2248 at Page 1955, granted and conveyed unto James T. Rickards and Kristine Rickards. Being Known as 197 Route 590, Greeley, PA 18425 Parcel I.D. No. 034.00-02-48

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James T. Rickards and Kristine Rickards DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$129,567.08, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

---

**SHERIFF SALE**  
**January 16, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED



OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 694-2018r SUR JUDGEMENT NO. 694-2018 AT THE SUIT OF Bayview Loan Servicing, LLC vs Helen Concepcion-Bergoine fka Helen Concepcion-Darrow DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Helen Concepcion-Bergoine fka Helen Concepcion-Darrow DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$108,687.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

AFORESAID.

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

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
701-2018r SUR JUDGEMENT  
NO. 701-2018 AT THE SUIT  
OF Midfirst Bank vs Elijah L.  
Vandermark DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 16, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT LEGAL FOR  
ADVERTISING:**

ALL that parcel of land in  
Delaware Township, Pike  
County, Pennsylvania, being  
LOTS 18 ABCD, BLOCK  
W-403, Wild Acres Plan of  
Lots, Section 4, dated February  
1968, Pike County Plat  
Book 6, page 132. HAVING  
THEREON ERECTED A

DWELLING KNOWN AND  
NUMBERED AS: 187 WILD  
ACRES DRIVE, DINMANS  
FERRY, PA 18328.  
MAP #169.03-02-76  
CONTROL # 032094  
Pike Deed Book 1345, page 124  
TO BE SOLD AS THE  
PROPERTY OF ELIJAH L.  
VANDERMARK UNDER  
PIKE COUNTY  
JUDGMENT NO. 701-2018

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Elijah L. Vandermark  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$53,517.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elijah L. Vandermark DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$53,517.76 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**January 16, 2019**

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

Under Michael E. Petrakian, Sr. aka Michael E. Petrakian, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

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

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

v.

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

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

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael E. Petrakian, Sr a/k/a Michael E. Petrakian, Deceased owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 201 Conashaugh Road, Milford, PA 18337-7768 Parcel No. 137.00-01-53 - (Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**

Judgment Amount: \$118,364.76  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Petrakian, in His Capacity as Heir of Michael E. Petrakian, Sr. aka Michael E. Petrakian, Deceased and Christopher Petrakian, in his Capacity as Heir of Michael E. Petrakian, Sr aka Michael E. Petrakian, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael E. Petrakian, Sr. aka Michael E. Petrakian, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$118,364.76, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Petrakian, in His Capacity as Heir of Michael E. Petrakian, Sr. aka Michael E. Petrakian, Deceased and Christopher Petrakian, in his Capacity as Heir of Michael E. Petrakian, Sr aka Michael E. Petrakian, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael E. Petrakian, Sr. aka Michael E. Petrakian, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,364.76 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**  
**January 16, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 940-2018r SUR  
JUDGEMENT NO. 940-2018  
AT THE SUIT OF Ditech  
Financial LLC vs Maria J.  
Martinez DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 16, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

v.  
MARIA J. MARTINEZ  
Defendant(s)  
COURT OF COMMON  
PLEAS  
PIKE COUNTY  
NO: 940-2018  
SHORT LEGAL  
DESCRIPTION  
ALL THOSE CERTAIN  
LOTS OR PIECES OF  
GROUND SITUATE IN THE  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS: 612

KILI WAY TAMIMENT  
(LEHMAN), PA 18371  
BEING PARCEL NUMBER:  
06-0-110056  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY  
RAS Citron, LLC  
Attorneys for Plaintiff  
Robert Crawley, Esq. ID No.  
319712

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ditech Financial  
LLC vs Maria J. Martinez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$296,260.31,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Maria J. Martinez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$296,260.31 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 954-2018r SUR JUDGEMENT NO. 954-2018 AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs Scott A. Flatt aka Scott Flatt and Dawn M. Flatt aka Dawn Flatt DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

**LEGAL DESCRIPTION**

All that certain lot or parcel of land situate in the Development of Lake-in-the-Clouds, Inc., Greene Township, Pike County, Pennsylvania, more particularly described as Lot No. 2, Section A on the map of said Development as prepared by Harry F. Schoenagel, R.I. and recorded in the Office for the Recording of deeds, at Milford, Pike County, Pennsylvania, said lot being comprised of 20,000 square feet.

Parcel No.: 154.04-01-07  
BEING known and numbered as 111 Lake In The Clouds Road, Canadensis, PA 18325

Being the same property conveyed to Scott Flatt and Dawn Flatt, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Frances V. Taylor, unmarried widow, dated September 30, 1998, recorded November 4, 1998, at Instrument Number 12779, and recorded in Book 1637, Page 110, Office of the Recorder of Deeds, Monroe County, Pennsylvania.  
Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Scott A. Flatt aka Scott Flatt and Dawn M. Flatt aka Dawn Flatt DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,678.49, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Scott A. Flatt aka Scott Flatt and Dawn M. Flatt aka Dawn Flatt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,678.49 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 982-2018r SUR JUDGEMENT NO. 982-2018 AT THE SUIT OF Ditech Financial LLC vs Gina Lugo and Robert Hutchinson aka Robert D. Hutchinson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 982-2018 Ditech Financial LLC v. Gina Lugo Robert Hutchison a/k/a Robert D. Hutchison owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 457 Pocono MT Lake Estates, Bushkill, PA 18324 Parcel No. 189.04-07-44.001- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$151,531.28 Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gina Lugo and  
Robert Hutchinson aka  
Robert D. Hutchinson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$151,531.28,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$151,531.28 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

---

**SHERIFF SALE**  
**January 16, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1015-2018r SUR  
JUDGEMENT NO. 1015-2018  
AT THE SUIT OF Lakeview  
Loan Servicing, LLC vs  
Rena Biedrzycki aka Rena  
Facundo DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 16, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,



lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Lot 18 ABCD, Block W-1304, as set forth on a Plat of Lots – Wild Acres, Section 13, Delaware Township, Pike County, Pennsylvania, dated September 1971 by Joseph Sincavage, Monroe Engineering, Inc. Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Map Book Volume 9, Page 87, on December 14, 1971.

Map ID: 020028608

Parcel ID: 168.04-02-12

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

Title to said premises is vested in Rena Biedrzycki a/k/a Rena Facundo by deed from Michael W. Bowe and Michelle K.

Bowe dated October 7, 2005 and recorded October 7, 2005 in Instrument Number 200500019254.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Rena Biedrzycki aka Rena Facundo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$76,192.62, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

---

**SHERIFF SALE**  
**January 16, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1018-2018r SUR  
JUDGEMENT NO. 1018-2018  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Indenture Trustee, on Behalf  
of the Holders of the Accredited  
Mortgage Loan Trust 2004-3  
Asset-Backed Notes vs Frank  
Gormley DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 16, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

bounded and described as  
follows, to wit:  
BEGINNING at a point in the  
center of Old Milford Road the  
said point of beginning being the  
West most corner of Lot 2 and a  
common corner of Lot 3 and Lot  
2 of lands Subdivided for Mark  
Strouse; thence running along  
the center of Old Milford Road  
North 62 degrees 16 minutes  
51 seconds East 225.00 feet  
to a point in the center of Old  
Milford Road; thence running  
along Lot 1 of Lands Subdivided  
for Mark Strouse South 33  
degrees 13 minutes 45 seconds  
East 341.77 feet to a fence  
along the Interstate 84 right of  
way; thence running along the  
fence of the Interstate 84 right  
of way in a Westerly direction  
300.00 feet to an iron bar; thence  
running along Lot 3 North 22  
degrees 56 minutes 14 seconds  
West 224.69 feet to the point  
and place of beginning being  
Lot 2 and containing 1.614  
acres more or less and subject  
to electric and power line right  
of ways of record as surveyed by  
Victor E. Orben, Professional  
Land Surveyor, drawing number  
FF-384  
Revision A, dated 11/21/1998.  
BEING THE SAME  
PREMISES which Mark A.  
Strouse and Wendy H. Strouse  
by Deed dated November 4,  
1999 and recorded on March  
16, 2000, in the Pike County  
Recorder of Deeds Office at  
Deed Book Volume 1845 at  
Page 93, granted and conveyed  
unto Frank Gormley and Mary  
Towle, as husband and wife.

AND the said Mary Towle departed this life on September 1, 2015 thereby vesting her ownership interest in the property to Frank Gormley by operation of law.  
Being Known as 152 Mountain Avenue, Westfall Township, PA 18336  
Parcel I.D. No. 082.00-01-65

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frank Gormley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$204,880.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Frank Gormley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$204,880.23 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**  
**January 16, 2019**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1040-2018r SUR JUDGEMENT NO. 1040-2018 AT THE SUIT OF U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-RF3 vs William Cortez, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

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

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

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

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

PROPERTY ADDRESS: 101  
Clover Court, Milford, PA  
18337

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

OF PENNSYLVANIA  
TO William Cortez, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$237,259.30,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William  
Cortez, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$237,259.30 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 market Street

Philadelphia, PA 19106-1532  
12/21/18 · 12/28/18 · 01/04/19

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1053-2018r  
SUR JUDGEMENT NO.  
1053-2018 AT THE SUIT  
OF Freedom Mortgage  
Corporation vs Michael A.  
Cerciello and Kimberly W.  
Cerciello DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 16, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1053-2018 CIVIL  
Freedom Mortgage Corporation  
v.  
Michael A. Cerciello  
Kimberly W. Cerciello  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 145  
Gunstock Lane, Tafton, PA  
18464-9613  
Parcel No. 056.02-04-06 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$192,796.92  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael A. Cerciello  
and Kimberly W. Cerciello  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$192,796.92,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Michael A. Cerciello and Kimberly W. Cerciello DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,796.92 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1093-2018r SUR JUDGEMENT NO. 1093-2018 AT THE SUIT OF U.S. Bank, NA as Trustee for Citigroup Mortgage Loan Trust, Inc. vs Carlotta Franz Mendez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

v.  
Carlotta Franz Mendes owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 110 Stirrup Lane, Blooming Grove, PA 18428  
Parcel No. 120.01-02-88 (Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$126,294.53  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carlotta Franz Mendez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$126,294.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carlotta Franz Mendez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$126,294.53 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1150-2018r SUR JUDGEMENT NO. 1150-2018 AT THE SUIT OF Wells Fargo Bank, NA vs Kenneth A. Watson aka Kenneth

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1150-2018  
Wells Fargo Bank, NA  
v.  
Kenneth A. Watson a/k/a  
Kenneth Watson  
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 151 Ash Lane, Milford, PA 18337-7515  
Parcel No. 123.02-02-30-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$268,744.01  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth A. Watson aka Kenneth Watson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$268,744.01, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth A. Watson aka Kenneth Watson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$268,744.01 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1176-2018r SUR JUDGEMENT NO. 1176-2018 AT THE SUIT OF Wayne Bank vs Earl S. Lindenberg and Rosemarie Sangiorgi and Bushkill Boarding, Inc. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PROPERTY DESCRIPTION  
ALL THAT tract or parcel of land, situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being known and designated as Lot 2, as shown on a certain map entitled "Lemoncelli - Final Minor Subdivision", filed in the Pike County Recorder's Office on November 8, 2001, in Plat Book 38, at page 22, and being more particularly described as follows:  
BEGINNING at a point located in the existing center line of the public road known as Old Milford Road (S. R. 2001), said



point marks the southeasterly most corner of lands now or formerly Seese (Deed Book 129, page 327) and the southwesterly most corner or the parcel herein described; running thence along lands now or formerly of the aforementioned Seese (Deed Book 129, page 327) and continuing along lands now or formerly Seese (Deed. Book 1028, page 43) and passing through a found iron bolt located on the northwesterly side of Old Milford Road, North 16 degrees 37 minutes 13 seconds West 542.26 feet to a found stone corner; thence running along lands now or formerly Van Gelder (Deed Book 253, page 44) and crossing a fifty (50) foot wide underground gas transmission line, North 11 degrees 12 minutes 00 seconds West 545.69 feet to a found stone corner: thence running along lands now or formerly Bruno (Record Book 1498, page 153) and partially following the general line of an old stone wall, North 79 degrees 31 minutes 24 seconds West 817.22 feet to a found iron rod; thence running along lands now or formerly Martini (Record Book 464, page 345) to and along lands now or formerly Martini (Record Book 974, page 156, to and along lands now or formerly Ladlee (Deed Book 118, page 512) to and along lands now or formerly Vieira (Record Book 1647, page 7), to and along lands now or formerly St. Pierre (Deed Book 775, page 132), to and along lands now or formerly

Schwartz (Record Book 1113, page 84) and crossing said fifty (50) foot wide underground gas transmission line, to and along lands now or formerly Green (Record Book 488, page 155), to and along lands now or formerly Tovani (Deed Book 806, page 151), to and along lands now or formerly Hart (Deed Book 1047, page 166), to and along lands now or formerly Barone (Deed Book 678, page 152) and partially following the general line of an old stone wall, North 61 degrees 25 minutes 46 seconds East 2807.01 feet to an iron rod set for a corner; thence running along lands now or formerly Schoonover (Deed Book 764, page 24), and following the general line of an old stone wall, South 04 degrees 46 minutes 09 seconds East 447.00 feet to an iron rod set for a corner, thence running along Lot 1 as shown on the above mentioned filed map entitled "Lemoncelli - Final Minor Subdivision", on the following three (3) courses and distances: (1.) South 54 degrees 49 minutes 07 seconds West 1513.74 feet to an iron rod set for a corner; (2.) South 03 degrees 14 minutes 24 seconds East 637.80 feet to an iron rod set for a corner; (3.) partially along the center of a joint access easement as shown on said filed map, and passing through an iron rod set on the northwesterly side of Old Milford Road, South 23 degrees 12 minutes 44 seconds East 395.89 feet to a point located in the existing center line of Old

Milford Road (S.R. 2001) thence running along the existing center line of Old Milford Road, South 59 degrees 53 minutes 01 seconds West 453.79 feet to the point and place of BEGINNING.

EXCEPTING AND RESERVING, for the public use, all that portion of the above described parcel which lies in the bounds of the public road.

SUBJECT TO AND TOGETHER WITH a joint access easement for driveway use as shown on the above mentioned filed map entitled "Lemoncelli- Final Minor Subdivision".

FURTHER SUBJECT TO a fifty (50) foot wide right of way for underground gas transmission line, as shown on said filed map:

FURTHER SUBJECT TO AND TOGETHER with any other easements, restrictions or rights of way of record.

BEING PART OF 06-0-197.00-01-62

Lot is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Earl S. Lindenberg and Rosemarie Sangiorgi and Bushkill Boarding, Inc. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$173,450.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Earl S. Lindenberg and Rosemarie Sangiorgi and Bushkill Boarding, Inc. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,450.38 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**

**January 16, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1370-2014r SUR  
JUDGEMENT NO. 1370-2014  
AT THE SUIT OF Live Well  
Financial, Inc. vs Barbara J.  
Fitzmaurice and Thomas G.  
Fitzmaurice DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 16, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN  
PIECE, PARCEL AND  
LOT OF LAND, SITUATE,  
LYING AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS LOT  
NO. 19, BLOCK NO.  
31, SECTION NO. 2,  
GOLD KEY ESTATES,  
AS SHOWN ON PLAT  
OR MAP OF GOLD KEY  
ESTATES, SUBDIVISIONS  
RECORDED IN THE  
OFFICE OF THE

RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK 6 AT PAGE 6.

Map and-Parcel ID:  
03-0-020507

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

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Barbara J. Fitzmaurice  
and Thomas G. Fitzmaurice  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$81,787.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara J. Fitzmaurice and Thomas G. Fitzmaurice DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,787.72 PLUS COSTS AND INTEREST AS AFORESAID.

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

---

**SHERIFF SALE**  
**January 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1550-2016r SUR JUDGEMENT NO. 1550-2016 AT THE SUIT OF MTGLQ Investors, LP vs German Perez and Donna Perez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY January 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN lots, pieces or parcels of land situate in Lehman Township, Pike County, Pennsylvania, described as Lot Nos. 16 and 17, Section A, as set forth on a draft of survey marked "Plan Showing Survey Subdividing Part of Lands of Stewart Schoonover in Lehman Township, Pike county, Pennsylvania, Known as "Section A", scale 1" = 50', surveyed and drawn by John E. Edraney, R.S., 1961", and recorded with the Recorder of Deeds Office of Pike County, Pennsylvania, in Plat Book 3, Page 163.

Map and Parcel ID:  
194.03-03-40

Control No.: 06-0-038584

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO German Perez and Donna Perez DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$292,623.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

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

---