

## LEGAL NOTICES

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

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### 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.*

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### EXECUTOR'S NOTICE

ESTATE OF Paul J Horvat, late of Palmyra 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 Britt P Horvat  
53 Larch Avenue  
Dumont, NJ 07628  
Executor  
01/11/19 • 01/18/19 • **01/25/19**

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### EXECUTOR'S NOTICE

ESTATE OF Harold Joseph Rogers, late of Hawley, 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 Rogers  
57 Indale Avenue  
Staten Island, NY 10309  
Executor  
01/18/19 • **01/25/19** • 02/01/19

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### EXECUTRIX NOTICE

ESTATE OF Michael Brian Gifford, 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 Renee M Gifford  
182 Hawthorne Dr.  
Milford, PA 18337  
Executrix  
01/18/19 • **01/25/19** • 02/01/19

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### EXECUTOR NOTICE

Estate of Peter A. Ufret, deceased, late of 122 South Pond Circle, 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:  
Adam A. Ufret  
2243 Seward Ave

Bronx, New York  
Executor  
**01/25/19 • 02/01/19 • 02/08/19**

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**EXECUTOR'S NOTICE**

ESTATE OF Donia Magal,  
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  
Tina Vergara  
c/o McNees Wallace & Nurick  
LLC  
570 Lausch Lane, Suite 200  
Lancaster, PA 17601  
Executor  
**01/25/19 • 02/01/19 • 02/08/19**

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**EXECUTOR'S NOTICE**

ESTATE OF GEORGE  
R. SANDERCOCK,  
a/k/a GEORGE REED  
SANDERCOCK, late of  
Greene Township, Pike County,  
Pennsylvania. Any person or  
persons having claim against or  
indebted to the estate present  
same to Dianne Sanderock,  
Executor, 57 Branch Road,  
Greentown, PA, 18426. Sally  
N. Rutherford, Esq., 921 Court  
St., Honesdale, PA 18431,  
Attorney for the Estate.  
**01/25/19 • 02/01/19 • 02/08/19**

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**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of James Prol, late of  
Delaware Township, Pike  
County, Commonwealth of  
Pennsylvania, deceased.

Letters of Administration in the  
above named estate having been  
granted to the undersigned, all  
persons indebted to the estate  
are requested to make immediate  
payment, and those having  
claims are directed to present  
the same without delay to the  
undersigned within four months  
from the date hereof and to file  
with the Clerk of the Court of  
Common Pleas of the Sixtieth  
Judicial District, Orphans Court  
Division, a particular statement  
of claim duly verified by an  
Affidavit setting forth an address  
with the County where notice  
may be given to Claimant.  
Janice Goeller  
116 Ledgeway Drive  
Dingmans Ferry, PA 18328  
**01/25/19 • 02/01/19 • 02/08/19**

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**EXECUTRIX'S NOTICE**

ESTATE OF Thomas Harry  
Palmer, Bushkill City, 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  
Tonya Palmer  
7708 Scenic View Dr, Macungie,  
PA 18062  
Allentown, PA 18062  
Executrix  
**01/25/19 • 02/01/19 • 02/08/19**

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA**  
STEVEN C. FOSHAY and  
MARIA L. FOSHAY, Plaintiffs

Vs.

ROBERT VAGNONI and  
FAY VAGNONI, their  
successors and assigns, and  
any and all other persons or  
entities claiming any right, title  
or interest in or to the herein  
described real property other  
than Plaintiff, whose identity  
or identities are unknown,  
Defendants

Pike County No. 321-2018-Civil  
TO: ROBERT VAGNONI and  
FAY VAGNONI

4618 Atlantic Brigantine Blvd.  
Brigantine, NJ 08203-3516  
Notice to Defend

You have been sued in Court. If  
you wish to defend against the  
claims set forth in the following  
pages, you must take action  
within twenty (20) days after  
this Complaint and Notice are  
served, by entering a written  
appearance personally or by  
attorney and filing in writing  
with the Court your defenses or  
objections to the claims set forth  
against you. You are warned  
that if you fail to do so, the case  
may proceed without you and a  
Judgment may be entered against  
you by the Court without further  
notice for any money claimed in  
the Complaint or for any other  
claim or relief requested by the  
Plaintiff. You may lose money  
or property or other rights  
important to you. You should  
take this paper to your lawyer  
at once. If you do not have a  
lawyer, go to or telephone the  
office set forth below. This office  
can provide you with 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.

Legal Services of North  
Eastern Pennsylvania, Inc., 729  
Monroe Street, Stroudsburg,  
PA 18360-2116. Phone  
570-424-5338

Steven C. Foshay and Maria  
L. Foshay, Plaintiffs vs. Robert  
Vagnoni and Fay Vagnoni,  
their successors and assigns,  
and any and all other persons or  
entities claiming any right, title  
or interest in or to the herein  
described real property other  
than Plaintiff, whose identity  
or identities are unknown,  
Defendants, Pike County No.  
321-2018-Civil

TAKE NOTICE that on  
December 17, 2018, the  
Plaintiffs, Steven C. Foshay  
and Maria L. Foshay, Plaintiffs,  
filed a Complaint in the matter  
of an Action to Quiet Title  
averring that they are the owners  
of all that certain lot, piece or  
parcel of land situate, lying  
and being in the Township of  
Lackawaxen, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
follows: Lot 70, Section 10 in  
the subdivision of Westcolang  
Park, Division Section X by  
Deed dated July 20, 1971 in the  
Office of the Recorder of Deeds,  
Pike County, Pennsylvania,  
Record Book 250, pages 1005  
through 1006.

The above described property  
was exposed to a Free and  
Clear Tax Sale No. 2001-252,

by the Pike County Tax Claim Bureau, of Milford, Pa., in June of 2011, and sold to Plaintiffs, on 11/27/2001, for \$150.00, for delinquent taxes, together with penalties, interest and costs and recorded on 11/28/2001 in the Office of the Recorder of Deeds of Pike County, PA, in Record Book 1906, Pages 1703 through 1706.

The real property described above was assessed from 7/20/1971 to 2/13/2001 to Robert Vagnoni and Fay Vagnoni. The Defendants, Robert Vagnoni and Fay Vagnoni, did fail and refuse to pay the fair and reasonable taxes imposed upon the aforesaid real property in violation of the laws of this Commonwealth and as a result of said sale, title to the property is uninsurable thereby necessitating the within quiet title action.

This Action to Quiet Title is founded upon Statutory authority, as set forth under the Act of May 16, 1919, P.L. 180, as amended and by Rule 1061 and 1066 inclusive of the Pennsylvania Rules of Civil Procedure.

WHEREUPON said Court ordered that notice of said facts be served by the Plaintiffs on said Defendants, Robert Vagnoni and Fay Vagnoni, their successors and assigns, and any and all other persons or entities claiming any right, title or interest in or to the herein described real property other than Plaintiffs, via publication one time in the Pike County Legal Journal and the Pike County Dispatch.

ORDER  
AND NOW, this 2nd day of January, 2019, upon consideration of Plaintiffs' Motion for Service by Publication, Plaintiffs' Motion is hereby GRANTED.

Plaintiffs are permitted to serve the Complaint and all subsequent documents filed in the above-captioned matter upon the Defendants, Robert Vagnoni and Fay Vagnoni, their successors and assigns and any and all other persons or entities claiming any right, title, or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown, by publication as provided by Rule 430(b).

Plaintiffs shall serve the Defendants, Robert Vagnoni and Fay Vagnoni, their successors and assigns and any and all other persons or entities claiming any right, title, or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown, by publication of same original service process in the Pike County Legal Journal and another newspaper circulation in the County, one time.

BY THE COURT:  
HON. GREGORY H.  
CHELAK, P.J.

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**IN THE COURT OF  
COMMON PLEAS  
FOR THE COUNTY  
OF PIKE  
COMMONWEALTH OF  
PENNSYLVANIA**

Peter Pirog and Kyle Pirog  
as Executors for the Estate of  
For their Parents, Eugene and  
Virginia Pirog,  
Vs.

Mary Weberly  
Address Unknown  
her heirs, executors,  
administrators, successors, and  
assigns, and all persons claiming  
by, through or under her  
1467 - Civil- 2018

#### NOTICE TO DEFEND

You have been sued in court. If  
you wish to defend against the  
claims set forth in the following  
pages, you must take action  
within twenty days after this  
complaint and notice are served,  
by entering personally or by an  
attorney and filing in writing  
with the court your defenses or  
objections to the claims set forth  
against you. You are warned  
the if you fail to do so the case  
may proceed without you and a  
judgment may be entered against  
you by the court without further  
notice for any money claimed  
in the complaint or for any  
other claim or relief requested  
by plaintiff. **YOU MAY LOSE  
MONEY OR PROPERTY  
OR OTHER RIGHTS  
IMPORTANT TO YOU.  
YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER  
AT ONCE. IF YOU DO  
NOT HAVE A LAWYER OR  
CANNOT AFFORD ONE,  
GO TO OR TELEPHONE  
THE OFFICE SET FORTH  
BELOW TO FIND OUT  
WHERE YOU CAN GET  
LEGAL HELP.  
PA LAWYER REFERRAL**

SERVICE  
100 SOUTH STREET  
P.O. BOX 186  
HARRISBURG, PA 17108  
(800) 692- 7375 (PA residents)  
(717) 238- 6715  
Legal Services of Northeastern  
Pennsylvania  
729 Monroe Street  
Stroudsburg, PA 18360-2116-29  
(570) 424- 5338

IN THE COURT OF  
COMMON PLEAS  
FOR THE COUNTY  
OF PIKE

COMMONWEALTH OF  
PENNSYLVANIA

Peter Pirog and Kyle Pirog  
as Executors for the Estate of  
For their Parents, Eugene and  
Virginia Pirog,  
Vs.

Mary Weberly  
Address Unknown  
her heirs, executors,  
administrators, successors, and  
assigns, and all persons claiming  
by, through or under her  
1467 - Civil- 2018

COMPLAINT IN  
QUIET TITLE

AND NOW, comes the  
Plaintiffs, Peter Pirog and  
Kyle Pirog as Executors for the  
Estate of their parents, Eugene  
and Virginia Pirog, by and  
through their Attorneys, Spall,  
Rydzewski, Anderson, Lalley  
& Tunis, P.C. by Leatrice A.  
Anderson, Esquire, and files the  
following Action to Quiet Title,  
whereof the following is a true  
and correct statement, to wit:  
1. That the Plaintiffs are  
executors for the estate of their  
parents, Eugene and Virginia

Pirog.

a. Plaintiffs were appointed as executors pursuant to the New Jersey Somerset County Surrogates Court.

b. Said Probate was filed in September of 2018.

2. The Defendant, Mary Weberly, is presumed to be an adult individual with an unknown address.

3. The property equitably owned by Plaintiffs and the subject of the litigation is described as follows:

ALL THAT CERTAIN, tract, piece or parcel of land situate, lying and being in the Township of Delaware, in the County of Pike and State of Pennsylvania, and described as follows, to wit: BEGINNING at a stone situated in the Northeasterly line of a lot or tract of land surveyed under and in pursuance of a covenant granted to William Jackson, distant from the Northerly corner of said lot or tract of land in a Southeasterly direction One Hundred perches; thence running along the line of said lot or tract of land North Fifty degrees and Thirty minutes (50° 30') West One Hundred perches to a white oak at a corner of said lot; thence running along the line of said lot or tract of land and at right angles with the line of said lot or tract of land last aforesaid South Thirty-Nine degrees and Thirty minutes (39° 30') West Sixty perches to a corner; thence running at eight angles and with the line or said lot or tract of land last aforesaid and along other land

of the parties hereto of the first party South Fifty degrees and Thirty minutes (50° 30') East about Seventy-Five perches to land now or late belonging to one Jacob Erks, thence North Fifty-Nine degrees (59°) East along the line of land now or late belonging to said Jacob Erks about Sixty-Four perches to a stone in the line of said lot or tract of land surveyed in pursuance of said warrant foresaid the place of BEGINNING, and containing Thirty-One acres, be the same more or less.

The above premises are more particularly described pursuant to a map entitled "Map Showing Statement of Claim Eugene D. Pirog, et. al.", Delaware Twp., Pike Co., Penna. Scale 1" = 200', January 28, 2980, Harry F. Schoenagel, P.S. 8-011", as follows, to wit:

BEGINNING at the common corner of the lands of Pocono Mountain Water Forest, lands of Valley View Hunting Camp, Inc., and lands claimed by Eugene D. Pirog, said point being marked by an iron bar set in an old stones corner; thence along the lands of the Valley View Hunting Camp, Inc., South 40 degrees 23 minutes, 58 seconds East 1823.24 feet to an old found stones corner; thence along the lands of Chmiel the following two courses and distances: (1) South 66 degrees, 45 minutes, 22 seconds West 1006.06 feet to a stone corner; and, (2) North 41 degrees, 11 minutes, 38 seconds West 64.00 feet to an old stones

corner; thence along the lands of Eugene D. Pirog North 40 degrees, 37 minutes, 48 seconds West 1462.38 feet to a set iron bar in the line of lands of the Pocono Mountain Water Forest; thence along the lands of the Pocono Mountain Water Forest North 49 degrees, 35 minutes, 36 seconds East 968.06 feet to the point and place of BEGINNING.

BEARINGS of the magnetic meridian and CONTAINING thirty-seven and nine one-hundredths (37.09) acres of land to be the same more or less. 4. Virginia Pirog departed this life on February 20, 2015 leaving her husband and children as surviving heirs.

5. Eugene D. Pirog departed this life on April 9, 2016 leaving his children as heirs, two of which are executors of his estate herein.

6. Plaintiffs' parents became record owners of the premises based upon two statement of claims in 1979 and 1980.

7. The 1979 Claim was filed on February 9, 1979 and recorded in the Pike County Recorder of Deeds office in Book 659 on page 175. Said copy of claim is attached to the original filing of the complaint is Pike County Prothonotary Office in Milford, Pennsylvania.

8. The 1979 Claim provides that, "Adverse entry was made upon the said land by [Pirog] on or about the 17th day of October, 1977 and is continuing at the present time and will continue in the future."

9. The 1979 Claim provides

that, "At the time of said entry Mary Weberly was the owner or reputed owner of the above described premises and [Pirog] claim adversely to her, her heirs, executors, administrators and/ or assigns."

10. The 1980 Claim was signed April 23, 1980 and recorded in the Pike County Recorder of Deeds in Book 719 on page 29 on May 1, 1980.

11. The 1980 Claim is similar, but includes Mary Weberly as a "Grantor" of the property. Copy of the 1980 Claim attached to the original filing of the complaint is Pike County Prothonotary Office in Milford, Pennsylvania.

12. There is no record for Mary Weberly ever having any right, title or interest to this property.

13. There is no chain of title prior to the 1979 Statement of Claim filed by Eugene and Virginia Pirog.

14. There is no additional information known of Mary Weberly or any other owner of the premises prior to the 1979 Statement of Claim.

15. The Plaintiffs' parents and the Plaintiffs have assumed all responsibility for the property since that time including maintenance, upkeep, insurance and tax liability.

16. In 1996, the Plaintiffs' parents put the property into Clean and Green for beneficial tax treatment and they have been the assessed owners since 1979.

17. Defendant has made no attempt to reclaim, assert or proclaim any right, title interest

for these premises.

18. Defendant is not listed in any index for the property (other than the Statement of Claim) or for any other property in Pike County Recorder of Deeds at any time.

19. Defendant's interest in this property is not known.

20. There has never been another Action to Quiet Title or any adverse possession action filed with the Pike County Court of Common Pleas which is the only court that would have jurisdiction over this property in Pennsylvania (since Plaintiffs never resided in Pennsylvania).

21. No action was ever filed against the Plaintiffs in New Jersey disputing their ownership of this property.

22. Because the Defendant's name has been raised in title, however, and the fact that there has been no final court determination of the Statement of Claim or a final determination that adverse possession was ever granted by any court (one who claims title by adverse possession must prove that he had actual, continuous, exclusive, visible, notorious, distinct, and hostile possession of the land for 21 years. Each of these elements must exist; otherwise, the possession will not confer title), an action to Quiet Title is needed to extinguish any right title or interest she may have in the premises.

23. The Plaintiff now seeks to extinguish any and all alleged right, title or interest that the Defendant, or her heirs,

executors, administrators, successors or assigns and all persons claiming by, through or under her, shall hold, own or claim.

WHEREFORE, the Plaintiff prays this Honorable Court to enter:

(a) An Order barring forever the right of the Defendant and her successors, heirs and assigns from asserting any right, title or interest in and to premises; and  
(b) An Order decreeing the Plaintiffs are the owners in fee simple free of any encumbrances of Defendant of the premises herein described.

By:

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LEATRICE A. ANDERSON,  
ESQ.

I.D. # 88401

Attorney for Plaintiff

2573 Route 6

Hawley, PA 18428

(570) 226-6229

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**NOTICE:**

TO: GEORGE B. ERBSTEIN  
AND BETTY M. ERBSTEIN,  
their heirs, assigns and executors,  
and any other person claiming  
any rights as mortgagees to  
a certain mortgage between  
Stephen Chory and Arlene  
S. Chory, and George B.  
Erbstein and Betty M. Erbstein,  
Defendants and Mortgagees,  
dated July 11, 1974, and  
recorded in Pike County  
Mortgage Book 173 at page 218.  
You are hereby notified that  
the Plaintiff, Estate of Arlene  
S. Chory by JoAnn Donnelly,  
Executrix/Mortgagors have



filed a Complaint to Quiet Title and satisfy a mortgage in the Court of Common Pleas of Pike County, Pennsylvania, to docket No.: 17-2019 CIVIL, claiming that the mortgage dated July 11, 1974, and recorded in Pike County Mortgage Book 173 at page 218 has been paid in full and requesting that the Court of Common Pleas issue an order directing the Recorder of Deeds to satisfy the mortgage on the records of the courthouse. 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 within twenty (20) days of this notice. 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** NORTH PENN LEGAL SERVICES  
10 North Tenth Street  
Stroudsburg PA 18360  
(570) 424-5338  
Michael J. Farley, Esq.  
831 Court Street  
Honesdale, PA 18431

(570) 253-4921  
Attorney for Plaintiff

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### **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.*

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### **SHERIFF SALE**

**February 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 238-2018r SUR JUDGEMENT NO. 238-2018 AT THE SUIT OF US Bank Trust national Association as Trustee of American Homeowner Preservation Trust Series 2015A+ vs George A. Hinnekamp and Denise Hinnekamp 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 February 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike and

Commonwealth of Pennsylvania, being Lot 149, Stage VI, Pine Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Monroe, In Plot Book Volume 10, Page 73, Incorrectly cited as Page 74 in Previous Deeds.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George A. Hinnekamp and Denise Hinnekamp DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$238,059.37, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George A. Hinnekamp and Denise Hinnekamp DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$238,059.37 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Michael Boland  
1324 Locust Street #1602  
Philadelphia, PA 19107  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE  
February 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 369-2018r SUR JUDGEMENT NO. 369-2018 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2006-R2 c/o Ocwen Loan Servicing, LLC vs Michael Bello and Sandra Bello 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

February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain piece, parcel  
and tract of land situate, lying  
and being in the Township of  
Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit:

Being Lot No. 247, Section  
No. 3-A, as shown on map  
entitled Subdivision of Section  
A, Pocono Mountain Woodland  
Lakes Corp., on file in the  
Recorder's Office at Milford,  
Pennsylvania in Plat Book No.  
10, Page 136

ALSO KNOWN AS 137  
Arbutus Lane, Milford, PA  
18337

PARCEL# 03-0-018343  
Fee Simple Title Vested in  
Michael Bello and Sandra Bello,  
his wife by deed from, Michael  
Bello, a married individual,  
dated January 13, 2006, recorded  
February 2, 2006, in the Pike  
County Recorder of deeds in  
Deed Book OR 2157, Page  
2299.

Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Michael Bello and Sandra Bello  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$302,478.07,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Bello and Sandra Bello  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$302,478.07 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, ste. 200  
Warrington, PA 18976  
01/25/19 · 02/01/19 · 02/08/19

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**SHERIFF SALE**  
**February 20, 2019**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
375-2018r SUR JUDGEMENT  
NO. 375-2018 AT THE  
SUIT OF Sun West Mortgage  
Company, Inc. vs Unknown  
Heirs, Successors, Assigns  
and All Persons, Firms  
or Associations Claiming  
Right, Title or Interest  
From or Under Rudolf Otte,  
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  
February 20, 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 the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 13, Block XIII, Hemlock  
Farms Community, Stage  
XCVIII, as shown on plat of  
Hemlock Farms Community,  
Maple Ridge, Stage XCVIII,  
recorded in the Office of the  
Recorder of Deeds, Pike County,  
in Plat Book 9, Page 163, on the  
12<sup>th</sup>, day of April, 1972.  
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 459, Page 5, and  
on the recorded subdivision  
plans.  
BEING the same premises  
which Edward G. Harmon  
and Gail S. Harmon, husband  
and wife, by Deed dated  
September 26, 1992 and  
recorded September 29, 1992,  
in the Office for the Recorder of  
Deeds in and for Pike County,  
in Deed Book Volume 607, Page  
269, conveyed unto RUDOLF  
OTTE and FRED A OTTE,  
husband and wife.  
BEING KNOWN AS: 126  
GOLD RUSH DRIVE A/K/A  
2707 HEMLOCK FARMS,  
HAWLEY, PA 18428  
TAX PARCEL # 119.42-02-23  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms  
or Associations Claiming  
Right, Title or Interest From or  
Under Rudolf Otte, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$239,790.65,  
PLUS COSTS & INTEREST.  
THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Unknown  
Heirs, Successors, Assigns  
and All Persons, Firms or  
Associations Claiming Right,  
Title or Interest From or  
Under Rudolf Otte, Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$239,790.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Associates LLC  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE**  
**February 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
418-2018r SUR JUDGEMENT  
NO. 418-2018 AT THE SUIT  
OF Nationstar Mortgage LLC  
d/b/a Champion Mortgage  
Company vs Lori A. Ziemek,  
in her capacity as Devisee of last  
Will and Testament of Stanley  
Zaborowski, Judy Holmes, in  
her capacity as Devisee of last  
Will and Testament of Stanley  
Zaborowski, Melanie Lucca, in  
her capacity as Devisee of last  
Will and Testament of Stanley  
Zaborowski, James Zaborowski,  
in his capacity as Devisee of  
last Will and Testament of  
Stanley Zaborowski, Unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or  
Under Stanley Zaborowski,  
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  
February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2018-00418  
Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company  
v.

Lori A. Ziemek, in Her Capacity as Devisee of Last Will and Testament of Stanley Zaborowski

Judy Holmes, in Her Capacity as Devisee of Last Will and Testament of Stanley Zaborowski

Melanie Lucca, in Her Capacity as Devisee of Last Will and Testament of Stanley Zaborowski

James Zaborowski, in His Capacity as Devisee of Last Will and Testament of Stanley Zaborowski

Unknown Heirs, Successors, Assigns, and AH Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Stanley Zaborowski, Deceased

owner(s) of property situate in the GREENE TOWNSHIP, PIKE County, Pennsylvania, being 145 Antler Drive, Canadensis, PA 18325-4738 Parcel No. 141.00-01-12.011- (Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$368,068.08  
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 Lori A. Ziemek, in her capacity as Devisee of last Will and Testament of Stanley Zaborowski, Judy Holmes, in

her capacity as Devisee of last Will and Testament of Stanley Zaborowski, Melanie Lucca, in her capacity as Devisee of last Will and Testament of Stanley Zaborowski, James Zaborowski, in his capacity as Devisee of last Will and Testament of Stanley Zaborowski, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Stanley Zaborowski, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$368,068.08, 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 Lori A.

Ziemek, in her capacity as Devisee of last Will and Testament of Stanley Zaborowski, Judy Holmes, in her capacity as Devisee of last Will and Testament of Stanley Zaborowski, Melanie Lucca, in her capacity as Devisee of last Will and Testament of Stanley Zaborowski, James Zaborowski, in his capacity as Devisee of last Will and Testament of Stanley Zaborowski, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Stanley Zaborowski, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$368,068.08 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  
01/25/19 · 02/01/19 · 02/08/19

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**SHERIFF SALE**

**February 20, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
525-2018r SUR JUDGEMENT  
NO. 525-2018 AT THE SUIT  
OF Wells Fargo Bank, NA  
vs Lori A. Tal and Thomas

W. Tal 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  
February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 525-2018

Wells Fargo Bank, N.A.

v.

Lori A. Tai

Thomas W. Tai

owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3392 Sunrise Lake,  
A/K/A 110 Upper Spruce Court,  
Milford, PA 18337-9651

Parcel No. 109.04-01-57 -  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$111,610.54

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  
Lori A. Tal and Thomas W. Tal  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$111,610.54, 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 Lori A. Tal and Thomas W. Tal DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$111,610.54 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  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE**

**February 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 526-2018r SUR JUDGEMENT NO. 526-2018 AT THE SUIT OF Bank of America, NA vs Kathleen F. Ketcham 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 February 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

All that certain piece or parcel of land situate in the Borough of Matamoras, County of Pike, and State of Pennsylvania, more particularly described as follows: Beginning at an iron pipe for a corner, being the northeasterly corner of Lot No. 10, adjacent 10 Avenue 0, on a Map or Plan of Lots A & K Construction Company, Inc., made by Victor Orben. R.S., dated August 14, 1962; thence along the line of said Lot No, 10 on said map or plan and along the lands of Robert Bauman, North thirty-nine degrees forty-seven minutes East one hundred feet to the northeasterly corner



of Lot No. 9; thence South fifty degrees eleven minutes West seventy-five feet to the northeasterly corner of Lot No. 7; thence South thirty-nine degrees forty-nine minutes East one hundred feet and parallel to said first-described line, to said Avenue O of said Borough; thence along said Avenue O and parallel to said second course, seventy-five feet to the point or place of beginning, being a lot seventy-five feet wide front and rear and one hundred feet deep, and being Lot No. 10 on said Map or Plan of said A & K Construction Company, Inc., as surveyed by said Victor E. Orben, R.S., August 14, 1962, as aforesaid, Drawing No. 280, Magnetic September, 1946; said map being recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, Plat Book No. 3. page 240.

Being the same property conveyed to Jeffrey R. Ketcham and Kathleen F. Ketcham, husband and wife; by Deed dated December 30, 1993, of record in Book 835, Page 314, in the Office of the Recorder of Deeds of Pike County, Pennsylvania. Being the same property commonly known as: 903 Avenue O, Matamoras, Pennsylvania 18336 Tax ID No.: 083.14-04-46

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

TO Kathleen F. Ketcham DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,936.76, 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 Kathleen F. Ketcham DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,936.76 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532

01/25/19 · 02/01/19 · 02/08/19

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**SHERIFF SALE**

**February 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 737-2018r SUR JUDGEMENT NO. 737-2018 AT THE SUIT OF HSBC Bank, USA, NA, as Trustee for The Registered Holders of Ace Securities Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2004-HE4, Asset Backed Pass-Through Certificates vs Patricia A. Wood 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 February 20, 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  
HSBC BANK USA, N.A.,  
AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES

CORP.  
HOME EQUITY LOAN TRUST, SERIES 2004-HE4,  
ASSET BACKED PASS-THROUGH CERTIFICATES  
Plaintiff  
v.  
PATRICIA A. WOOD  
Defendant(s)  
COURT OF COMMON PLEAS  
PIKE COUNTY  
NO: 737-2018  
SHORT LEGAL DESCRIPTION  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF DELAWARE, PIKE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 107 Palmetto Lane, Milford (Dingman Township), PA 18337  
BEING PARCEL NUMBER: 11.04-01-09  
IMPROVEMENTS: RESIDENTIAL PROPERTY  
RAS Citron, LLC  
Attorneys for Plaintiff

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

AMOUNT OF \$118,652.02,  
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 Patricia  
A. Wood DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$118,652.02 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
RAS Citron, LLC  
133 Gaither Drive, Ste. F  
Mt. Laruel, NJ 08054  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE**  
**February 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
906-2016r SUR JUDGEMENT  
NO. 906-2016 AT THE  
SUIT OF Midfirst Bank, A  
Federally Chartered Savings  
Association vs Chad E.  
Shafer 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  
February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot,  
piece or parcel of land, situate  
and being in the Township of  
Lackawaxen, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
Lot No. 10, as set forth on a  
survey map dated July 8, 1989,  
prepared by Packer Associates,  
Inc., and entitled "Subdivision  
Survey Map of Regenass Estates,  
Lackawaxen Township, Pike  
County, Pennsylvania", and  
recorded December 21, 1989  
in the Office of the Recorder of  
Deed in and for Pike County,  
Pennsylvania, in Plat Book 27, at  
pages 149, 150, 151 and 152.  
Parcel No.: 034.00-01-36.010-  
BEING known and numbered  
as 160 Hedge Hollow Court,  
Greeley, PA 18425  
BEING the same property

conveyed to Chad E. Shafel who acquired title by virtue of a deed from Ernain Gil and Maria Gill, dated September 16, 2014, recorded October 16, 2014, at Book 2457, Page 481, 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 Chad E. Shafer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$274,897.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Chad E. Shafer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$274,897.52 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028  
**01/25/19** · 02/01/19 · 02/08/19

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**SHERIFF SALE**

**February 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 931-2018r SUR JUDGEMENT NO. 931-2018 AT THE SUIT OF Lakeview Loan Servicing, LLC vs Scott Sondervan 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 February 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 931-2018

Lakeview Loan Servicing, LLC  
v.  
Scott Sondervan  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 102 Metzger  
Trail, Dingmans Ferry, PA  
18328-9571  
Parcel No. 162.04-01-52,  
162.04-01-56  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$144,102.72  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Scott Sondervan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$144,102.72,  
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 Scott  
Sondervan DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$144,102.72 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  
01/25/19 · 02/01/19 · 02/08/19

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**SHERIFF SALE**  
**February 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1001-2018r  
SUR JUDGEMENT NO.  
1001-2018 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee for  
Morgan Stanley ABS Capital I  
Inc. Trust 2005-HE3 Mortgage  
Pass-Through Certificates, Series  
2005-HE3 vs Mary Arosemena

Ruiz 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  
February 20, 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@rasn.com  
Attorneys for Plaintiff  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY  
ABS CAPITAL I INC. TRUST  
2005-HE3 MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2005-HE3  
Plaintiff

v.  
MARY AROSEMENA RUIZ  
Defendant(s)  
COURT OF COMMON  
PLEAS  
PIKE COUNTY  
NO: 1001-2018  
SHORT LEGAL  
DESCRIPTION  
ALL THOSE CERTAIN  
LOTS OR PIECES OF  
GROUND SITUATE IN  
THE TOWNSHIP OF  
PALMYRA, PIKE COUNTY,

PENNSYLVANIA:  
BEING KNOWN AS: 914  
RT 390 F/K/A RR 1 BOX 158  
GREENTOWN, PA 18426  
BEING PARCEL NUMBER:  
103.74-02-55  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY  
RAS Citron, LLC  
Attorneys for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mary Arosemena Ruiz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$84,806.48,  
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  
Mary Arosemena Ruiz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$84,806.48 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
RAS Citron, LLC  
133 Gaither Drive, Ste. F  
Mt. Laurel, NJ 08054  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE**  
**February 20, 2019**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1126-2018r SUR  
JUDGEMENT NO. 1126-2018  
AT THE SUIT OF HSBC  
Bank USA, NA as Indenture  
Trustee for the Registered  
Noteholders of Renaissance  
home Equity Loan Trust  
2005-4, Renaissance Home  
Equity Loan Asset-Backed  
Notes, Series 2005-4 vs  
Erro Rose and Sharon  
Rose 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  
February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
being Lot No. 36, Section No.  
26 as more particularly set forth  
on Plot Map of Lehman-Pike  
County Development  
Corporation, Saw Creek Estates,  
as same is duly recorded in  
the Office of the Recording of  
Deeds Milford, Pike County,  
Pennsylvania, in Plot Book  
Volume 12, Page 130 (previously  
erroneously described as Vol. 12,  
Page 128).

TITLE TO SAID PREMISES  
IS VESTED IN Errol Rose  
and Sharon Rose, his wife, as  
tenants by the entireties, by  
Deed from Fred C. Goduti and  
Louise M. Goduti, his wife,  
Dated 11/05/1998, Recorded  
11/09/1998, in Book 1639, Page  
179.

Tax Parcel: 192.03-01-48  
Premises Being: 28 Sawcreek  
Estates, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Erro Rose and Sharon Rose  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$96,961.46, 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 Erro Rose and Sharon Rose DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$96,961.46 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  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE**

**February 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1152-2018r SUR JUDGEMENT NO. 1152-2018 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Home Equity Loan Trust 2007-FRE1 vs Edith Vargas and Aileen 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 February 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1152-2018  
The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Home Equity Loan Trust 2007-Frel  
v.  
Edith Vargas  
Aileen Mendez  
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 105 Sunnyland Road, a/k/a 105 Sunnylands Road, Milford, PA 18337



Parcel No. 122.02-02-01  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$487,779.53  
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  
Edith Vargas and Aileen  
Mendez DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$487,779.53,  
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 Edith  
Vargas and Aileen Mendez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$487,779.53 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  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE**  
**February 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1162-2018r  
SUR JUDGEMENT NO.  
1162-2018 AT THE SUIT  
OF Freedom Mortgage  
Corporation vs Michael Fullone  
aka Michael D. Fullone and  
Karen Fullone aka Karen N.  
Fullone 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  
February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1162-2018  
Freedom Mortgage Corporation  
v.  
Michael Fullone a/k/a Michael  
D. Fullone  
Karen Fullone a/k/a Karen N.  
Fullone  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 174 Chokeberry Drive,  
Milford, PA 18337-7109  
Parcel No. 111.03-05-09-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$263,016.49  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Fullone aka  
Michael D. Fullone and Karen  
Fullone aka Karen N. Fullone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$263,016.49,  
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 Michael  
Fullone aka Michael D. Fullone  
and Karen Fullone aka Karen  
N. Fullone DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$263,016.49 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  
**01/25/19** · 02/01/19 · 02/08/19

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**SHERIFF SALE**  
**February 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON

PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1216-2018r  
SUR JUDGEMENT NO.  
1216-2018 AT THE SUIT  
OF Ocwen Loan Servicing,  
LLC vs William W. Sherrick  
II 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  
February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of ground situate,  
lying and being in the Township  
of Lehman, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit: Being Lot No. 35, Stage  
IV, Pine Ridge, as shown on  
Plat of Pine Ridge, Inc., Stage  
4, recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book Volume 7  
at Page 107, on July 19, 1969.  
Said Lot, piece or parcel of  
ground is more particularly  
described in accordance with  
“Survey of Lands of James  
Brennan, Pine Ridge, Lot 35,  
Section 4” prepared by George  
Fetch, Jr., Registered Surveyor  
on October 4, 1988, as follows:  
BEGINNING at an iron pin  
along the 50' right of way,  
Davis Circle, said point being a  
common corner of the subject

lot and Lot 49; thence along  
said Lot 49 and also along Lot  
48, S 31 degrees 30 minutes 00  
seconds E 166.83 feet to an iron  
pin, said point also being the  
most northerly corner of Lot 36,  
Thence, along said Lot 36, S 57  
degrees 38 minutes 00 seconds  
W 261.51 feet to an iron pin  
along the 50' right of way, Davis  
Circle. Thence along said Davis  
Circle on a curve to the right  
having a radius of 160.43 feet  
an arc length of 101.16 feet to  
an iron pin. Thence by the same  
N 24 degrees 19 minutes 00  
seconds E 71.84 feet to an iron  
pin. Thence by the same along a  
curve to the right having a radius  
of 309.67 feet, an arc length  
of 151.81 feet to an iron pin  
marking the place of Beginning  
ALSO KNOWN AS 113 Davis  
Circle f/k/a 1143 Davis Circle,  
Bushkill, PA 18324  
PARCEL# 193.04-03-33

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William W. Sherrick II  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$106,702.36,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William W.  
Sherrick II DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$106,702.36 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, ste. 200  
Warrinton, PA 18976  
**01/25/19** · 02/01/19 · 02/08/19

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**SHERIFF SALE**  
**February 20, 2019**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1598-2013r  
SUR JUDGEMENT NO.  
1598-2013 AT THE SUIT

OF Wells Fargo Bank, NA  
vs Nicholas A. Naclerio aka  
Nicholas Naclerio and Kimberly  
E. Naclerio aka Kimberly  
Naclerio 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  
February 20, 2019 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**  
All that certain lot, piece or  
parcel of land situate, lying  
and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as:  
Being Lot No. 5, Block No. 3,  
Section No. 4, Gold Key Estates,  
as shown on Plat or Map of  
Gold Key Estates, subdivision  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 6, Page 14.  
Parcel No.: 110.03-01-81  
BEING known and numbered  
as 105 Empire Crt, Milford, PA  
18337  
BEING the same property  
conveyed to Nicholas Naclerio  
and Kimberly Naclerio, husband  
and wife, as tenants by the  
entireties who acquired title  
by virtue of a deed from Jerry  
Day, dated June 25, 2010,  
recorded June 28, 2010, at Book  
2339, Page 2416, 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 Nicholas A. Naclerio aka Nicholas Naclerio and Kimberly E. Naclerio aka Kimberly Naclerio DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,118.78, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Naclerio aka Kimberly Naclerio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,118.78 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028  
**01/25/19 · 02/01/19 · 02/08/19**

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**SHERIFF SALE**

**February 20, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1862-2015r SUR JUDGEMENT NO. 1862-2015 AT THE SUIT OF Wells Fargo Bank, NA as successor by merger to Wachovia Bank, National Association vs Kathleen Cron, Executrix of the Estate of George R. McKean, Deceased; David Bates, Real Owner; Dawn Bates, Real Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 20, 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 Lackawaxen, County of Pike and State of Pennsylvania, more particularly bounded and described as follows, to wit: Beginning at a point in the center line of a "Y" intersection in Township Road No. 433, said road being the public road leading from the D & H Canal Towpath, through the farm of George McKean to Route 590, said point of beginning being located 42.9 feet from a telephone pole on the southerly side of said road, 58.3 feet from an oak tree and 52 feet from a large maple tree, both located on the east side of said road; the said "Y" intersection being at or about the point where an old Township Road leads from Route 433 to Geldermans; thence from said point of beginning, along the center line of Route 433, North 20 degrees 42 minutes East 125 feet to a point; thence still along same, North 7 degrees 14 minutes East 100 feet to a point; thence still along same, North 15 degrees 06 minutes West 150.9 feet to a point in the center line of said road; thence leaving said road and cutting the lands of the grantor herein, South 71 degrees 40 minutes West 179 feet to a stake and stone corner; thence still cutting same, South 25 degrees 55 minutes West 242 feet to a stake and stone corner; thence still cutting same, South 21 degrees 33 minutes East 180.55 feet to a point in the

center line of the old Township Road, aforementioned, leading to Geldermans; thence along the center line of said Old Township Road, North 54 degrees 25 minutes East 114.4 feet to a point; thence still along same, North 83 degrees 02 minutes East 100 feet to the point and place of beginning. Containing 2 acres, more or less. Magnetic meridian of 1965. As surveyed by Victor E. Orben, C. S., September 7, 1965. Drawing No. A-335.

Parcel No.: 017.00-01-08  
BEING known and numbered as 130 Williams Road, Lackawaxen Township, PA 18428

BEING the same property conveyed to David Bates and Dawn Bates, husband and wife who acquired title by virtue of a deed from George Robert McKean, widow and single, dated October 6, 2006, recorded October 10, 2006, at Deed Book 2198, Page 2220, 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 Kathleen Cron, Executrix of the Estate of George R. McKean, Deceased; David Bates, Real Owner; Dawn Bates, Real Owner  
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$151,313.64, 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 Kathleen Cron, Executrix of the Estate of George R. McKean, Deceased; David Bates, Real Owner; Dawn Bates, Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$151,313.64 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
PO Box 165028  
Columbus, OH 43216-5028  
**01/25/19 · 02/01/19 · 02/08/19**

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