

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.

LETTERS OF ADMINISTRATION

Estate of EMIN KARDAN,
Deceased, late of 202
Washington Drive, Hawley,
Pennsylvania 18428.
Letters of Administration 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 to present
the same without delay to:
Marie A. Albin
96 Frederick Avenue
Hawthorne, NJ 07506
or to her attorney, Douglas J.
Jacobs, Esq., 515 Broad Street,
Milford, Pennsylvania 18337.
02/15/19 • 02/22/19 • 03/01/19

Estate Notice

Estate of Leonard Michael
Wolf a/k/a Lenny Wolf, late
of Lehman Township, Pike
County, Pennsylvania, deceased.
Letters of Administration on the

above estate having been granted
to Edward Wolf, Sr., 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 James E. Brown, Esquire,
303 Tenth Street, Honesdale,
PA 18431.
02/15/19 • 02/22/19 • 03/01/19

EXECUTOR'S NOTICE

ESTATE OF Mary A.
McGinnis, 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
Jeffrey Crawford and Steven
Crawford
22 Woolston Way
Washington, NJ 07882
Executor
02/22/19 • 03/01/19 • 03/08/19

ESTATE NOTICE

Estate of LUCILLE
STROYAN FENNER,
deceased, late of Milford
Township, Pike County,
Pennsylvania. Letters
Testamentary have been granted
to KEITH STROYAN, who
requests all persons having claims
or demands against the Estate of
the Decedent to present same,
and all persons indebted to the

Decedent to make payments, to:
The Estate of Lucille Fenner c/o
R. Anthony Waldron, Esq. Ste
215, 8 Silk Mill Dr., Hawley PA
18428

03/01/19 • 03/08/19 • 03/15/19

EXECUTRIX NOTICE:

Estate of George A. Kanfer
deceased, late of 105 Marion
Lane, Dingmans Ferry, Pa.
18328

Letters Testamentary on the
above Estate have been granted,
all persons indebted to the said
Estate are requested to make
payment, and those having
claims to present the same,
without delay to:

Judith M. Loglisci, Executrix
96 Mosely Avenue
Staten Island, NY 10312

03/01/19 • 03/08/19 • 03/15/19

ESTATE NOTICE

Estate of Terry Jean Hafford,
late of Lords Valley, Blooming
Grove Township, Pike
County, Pennsylvania. Letters
of Administration for the
above-referenced 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: Kimberly Kaiser,
Administratrix of the Estate of
Terry Jean Hafford, 20875 144th
Ave SE, Kent, WA 98042.

03/01/19 • 03/08/19 • 03/15/19

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY
CIVIL ACTION – LAW**

Civil Action Number: 974-2018

Wilmington Savings Fund
Society, FSB, d/b/a Christiana
Trust, not individually but as
trustee for Pretium Mortgage
Acquisition Trust, Plaintiff
vs. Any and All Known and
Unknown Heirs, Executors,
Administrators and Devises
of the Estate of Terry J.

Johnson-Croft, deceased and
United States of America, c/o
U.S. District Attorneys` Office
for the Middle District of
Pennsylvania, Defendant(s)
To: Any and All Known and
Unknown Heirs, Executors,
Administrators and Devises
of the Estate of Terry J.

Johnson-Croft, deceased,
Defendant(s), whose last known
address is 3605 Kensington
Drive a/k/a 187 Kensington
Drive, Bushkill, PA 18324.

You have been sued in mortgage
foreclosure on premises: 3605
Kensington Drive a/k/a 187
Kensington Drive, Bushkill,
PA 18324 based on defaults
since November 1, 2012. You
owe \$250,311.15 plus interest.

**NOTICE: YOU HAVE BEEN
SUED IN COURT.** If you wish
to defend against the claims set
forth in the notice above, 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 THE 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 Northeastern PA, Inc. , 810 Monroe St., Stroudsburg, PA 18360, 800.532.8282. Stern & Eisenberg, P.C., Attys. for Plaintiff, The Shops at Valley Sq., 1581 Main St., Ste. 200, Warrington, PA 18976, 215-572-8111.

Mortgage Foreclosure

Sylvia Kropilak, Widow, Plaintiff vs. Kishor Kumar Rao and Poornima Kishor, Defendants, whose last known address is 157 St. Vincent's Pointe Road, Unit 202, Lackawaxen, Pennsylvania, 18435-7814 and 10 Saint Vincent's Point Road,

Lackawaxen, PA 18435. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Sylvia Kropilak, Widow, has filed a Complaint in Mortgage Foreclosure endorsed with a notice to defend against you in the Court of Common Pleas of Pike County, PA, docketed to No. 168-2018-Civil, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 157 St. Vincent's Pointe Road, Unit 202, Lackawaxen, Pennsylvania, 18435-7814. 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 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 N. 10th St., Stroudsburg, PA 18360, 570-424-5338. Jeffrey S. Treat, Esquire, 926 Court Street, Honesdale, PA 18431. 570-253-1209.

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

March 20, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 378-2018r SUR JUDGEMENT NO. 378-2018 AT THE SUIT OF Ditech Financial, LLC vs The Unknown Heirs of Noli Garcia Luna, Deceased, Virginia De Jesus Solely in Her Capacity as Heir of Noli Garcia Luna, Deceased, Raymund Garcia Solely in His Capacity as Heir of Noli Garcia Luna, Deceased, Robert Luna Solely in His Capacity as Heir of Noli Garcia Luna, 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 March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 3177, Section No. 33 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plat Book Volume 27, Page 54 and 55.

Being the same parcel conveyed to Noli Garcia Luna, by deed from Noli Garcia Luna a/k/a Noli Garcia, dated 4/10/2015 and recorded 7/17/2015 in Book 2474 page 874

PARCEL#: 197.03-05-13
PROPERTY ADDRESS: 188 Wickes Road, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO The Unknown Heirs of Noli Garcia Luna, Deceased, Virginia De Jesus Solely in Her Capacity as Heir of Noli Garcia Luna, Deceased, Raymund Garcia Solely in His Capacity as Heir of Noli Garcia Luna, Deceased, Robert Luna Solely

in His Capacity as Heir of Noli Garcia Luna, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,212.47, 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 The Unknown Heirs of Noli Garcia Luna, Deceased, Virginia De Jesus Solely in Her Capacity as Heir of Noli Garcia Luna, Deceased, Raymund Garcia Solely in His Capacity as Heir of Noli Garcia Luna, Deceased, Robert Luna Solely in His Capacity as Heir of Noli Garcia Luna, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,212.47 PLUS

COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 493-2015r SUR JUDGEMENT NO. 493-2015 AT THE SUIT OF Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS17 vs Max Gonzalez aka Max Efrain Gonzalez and Zoila Mosquera aka Zoila M. Mosquera-de-Gonzalez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel

or Tract of land situate in the Township of Lehman, Pike County, Pennsylvania, and being known as 129 Elgin Way A/K/A 1140 Elgin Way, Bushkill, Pennsylvania 18324. Parcel# 192.02-04-59 Control #066499 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$146,644.53 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Max Gonzalez A/K/A Max Efrain Gonzalez and Zoila Mosquera A/K/A Zoila M. Mosquera-de-Gonzalez McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Max Gonzalez aka Max Efrain Gonzalez and Zoila Mosquera aka Zoila M. Mosquera-deGonzalez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$146,644.53, 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 Max Gonzalez aka Max Efrain Gonzalez and Zoila Mosquera aka Zoila M. Mosquera-deGonzalez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$146,644.53 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE
March 20, 2019
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 600-2018r SUR
JUDGEMENT NO. 600-2018
AT THE SUIT OF PHH
Mortgage Corporation vs
Michelle L. Barsi aka Michelle
Barsi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 600-2018
PHH Mortgage Corporation
v.
Michelle L. Barsi a/k/a Michelle
Barsi
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 3345 Windermere Drive,
Bushkill, PA 18324
Parcel No. 197.03-04-20
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$73,733.75
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 Michelle L. Barsi
aka Michelle Barsi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$73,733.75,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michelle
L. Barsi aka Michelle Barsi
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$73,733.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &

Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE
March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
692-2018r SUR JUDGEMENT
NO. 692-2018 AT THE
SUIT OF PNC Bank, National
Association vs Carolyn E.
Jakobsen DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT PARCEL OF
LAND IN TOWNSHIP OF
DINGMAN TOWNSHIP,
PIKE COUNTY,
COMMONWEALTH OF
PENNSYLVANIA, AS MORE
FULLY DESCRIBED IN
DEED BOOK 2236, PAGE
2645, BEING KNOWN
AND DESIGNATED
AS LOT 6, BLOCK 26,
SECTION 2, AS SHOWN
ON A MAP OR PLAN OF

GOLD KEY ESTATES, ON
FILE IN THE RECORDER
OF DEEDS OFFICE AT
MILFORD, PIKE COUNTY,
PENNSYLVANIA IN PLAT
BOOK VOLUME 6, PAGE 4.
Tax/Parcel ID: 03-0-016822
Property Address: 116 Walnut
Road, Milford, PA 18337
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Carolyn E. Jakobsen
DEFENDANT'S, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,764.55,
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 Carolyn E.
Jakobsen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$160,764.55 PLUS COSTS
AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group, PC
701 Market Street
Philadelphia, PA 19106-1532
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
803-2018r SUR JUDGEMENT
NO. 803-2018 AT THE
SUIT OF Wells Fargo Bank,
NA vs Houston H. Good, III
aka Houston H. Good and
Digna B. Good aka Digna
Good DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 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
Lehman, County of Pike and
State of Pennsylvania, more
particularly described as Lot
Number 107, Stage Nine as
shown on Plat of Pine Ridge,
Inc., and recorded in the Office
of the Recorder of Deeds of Pike
County in Plat Book Volume 12,
Page 12 on September 13, 1974.
Parcel No.: 189.01-02-07
BEING known and numbered
as 1917 Pine Ridge, AKA 4436
Pine Ridge Drive, Bushkill, PA
18324

Being the same property
conveyed to Houston H.
Good III and Digna B.
Good who acquired title by
virtue of a deed from Robert
Drummond and Jennifer
Drummond, dated September
16, 2010, recorded November
3, 2010, at Instrument Number
201000009611, and recorded in
Book 2349, Page 1353, Office
of the Recorder of Deeds, Pike
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
Houston H. Good, III aka
Houston H. Good and Digna
B. Good aka Dina Good
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$115,836.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Houston H. Good, III aka Houston H. Good and Digna B. Good aka Dina Good DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,836.93 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 899-2018r SUR JUDGEMENT NO. 899-2018 AT THE SUIT OF Ditech Financial LLC vs Gnanasakaran Varunan and Kristy Franco DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 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
DITECH FINANCIAL LLC
Plaintiff

v.
GNANASAKARAN
VARUNAN; KRISTY
FRANCO
Defendant(s)
COURT OF COMMON
PLEAS
PIKE COUNTY
NO: 899-2018
SHORT LEGAL

DESCRIPTION
ALL THOSE CERTAIN
LOTS OR PIECES OF
GROUND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS: 5120
BRAINTREE DRIVE AKA
3003 32A SAW CREEK
ESTATE, BUSHKILL, PA
18324
BEING PARCEL NUMBER:
197-03-02-27
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 Gnanasakaran
Varunan and Kristy Franco
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,118.71,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS

HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gnanasakaran
Varunan and Kristy Franco
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$179,118.71 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
RAS Citron LLC
133 Gaiter Drive, Ste. F
MT. Laurel, NJ 08054
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
930-2018r SUR JUDGEMENT
NO. 930-2018 AT THE SUIT
OF Deutsche Bank National
Trust Company as Trustee for
INDYMAC INDX Mortgage
Loan Trust 2006-AR2,
Mortgage Pass-Through
Certificates Series 2006-AR2

c/o Ocwen Loan Servicing,
LLC vs Chantha Chay and
Oeut Chay DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania,
Being Lot or Lots No. 579,
Section No. 9, as is more
particularly set forth on plot map
of Lehman-Pike Development
Corporation, Saw Creek Estates,
as same is duly recorded in
the office for the recording of
deeds, Milford, Pike County,
Pennsylvania in Plot Book
Volume 19 Page 37.
Commonly Known As: 121
Bond Court a/k/a 138 Saw
Creek Estates #A9 a/k/a 138
Saw Creek Estates, Bushkill, PA
18324
Control No. 066837
Map No. 192.04-02-50 -
Fee Simple Title Vested
Chantha Chay and Oeut
Chay, by deed from, Joseph
D. Cavalluzzo and Regina
Cavalluzzo, dated 10/18/1999,
recorded 10/25/1999, in the Pike
County Recorder of deeds in
Deed Book 1817, Page 077.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Chantha Chay and Oeut Chay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,082.86,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Chantha
Chay and Oeut Chay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$148,082.86 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, Pa 18976
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1027-2018r SUR
JUDGEMENT NO. 1027-2018
AT THE SUIT OF Lakeview
Loan Servicing, LLC vs Martin
Rivera DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot or Lots No. 697, Section
No. 12 as is more particularly
set forth on the Plot Map of
Lehman-Pike Development
Corporation, Saw Creek Estates,
as same is duly recorded in the
Office for the Recording of
Deeds, Milford, Pike County,

Pennsylvania in Plot Book
Volume 18, Page 69.

Being the same property
conveyed to Martin Rivera and
Carmen Rivera, husband and
wife, and Maria Manzano, a
married woman, by Special
Warranty Deed dated April 26,
2006, of record in Book 2172,
Page 2293, Instrument No.
200600007868, in the Office
of the Recorder of Deeds of
Pike County, Pennsylvania.

Also, being the same property
PREVIOUSLY conveyed to
Julio Borges and Teresa Borges,
his wife, by Warranty Deed
dated July 23, 1985, of record
in Book 989, Page 135, in the
Office aforesaid.

Being the same property
commonly known as: 697 Regent
Street, Bushkill, Pennsylvania
18324

TAX ID NO.: 192-04-01-82

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Martin Rivera
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$111,564.31,
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 Martin Rivera DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$111,564.31 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1034-2018r SUR JUDGEMENT NO. 1034-2018 AT THE SUIT OF Lakeview Loan Servicing, LLC vs Isis Llanos DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1034-2018-CIVIL Lakeview Loan Servicing, LLC v.

Isis Llanos owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 1726 West Pine Ridge Drive a/k/a, 4551 Pine Ridge Drive W, Bushkill, PA 18324 Parcel No. 188.02-01-46 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$99,609.23 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 Isis Llanos DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$99,609.23,
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 Isis Llanos
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$99,609.23 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd, Stew. 1400
Philadelphia, PA 19103
02/22/19 · 03/01/19 · 03/08/19

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

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1120-2018r SUR
JUDGEMENT NO. 1120-2018
AT THE SUIT OF U.S.
Bank National Association,
as Trustee for Structured
Asset Securities Corporation,
Mortgage Pass-Through
Certificates, Series 2006-EQ1
vs Barrington Walker, Dorothea
Wright Walker and Jennifer
Johnson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. CV-1120-2018
U.S. Bank National Association,
as Trustee for Structured Asset
Securities Corporation, mortgage
Pass-Through Certificates, Series
2006-EQ1
v.
Barrington Walker
Dorothea Wright Walker
Jennifer Johnson
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 158 East
Maheli Drive, Dingmans Ferry,
PA 18328-4217
Parcel No. 162.02-13-41 -

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$77,054.65
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 Barrington Walker,
Dorothea Wright Walker
and Jennifer Johnson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$77,054.65,
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 Barrington
Walker, Dorothea Wright
Walker and Jennifer Johnson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$77,054.65 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
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE
March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1128-2018r SUR
JUDGEMENT NO. 1128-2018
AT THE SUIT OF PNC
Bank, National Association,
Successor by merger to National
City Mortgage, a Division of
National City Bank of Indiana
vs Yajaira J. Ferreira aka Yajaira
Ferreira DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY

March 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 No. 3077, Section 33,
Saw Creek Estates, as shown
on a plan of lots recorded in the
Office of the Recorder of Deeds
in and for the County of Pike, in
Plot Book Volume 27, Pages 54
and 55.

UNDER AND SUBJECT to
the covenants, conditions and
restrictions of record.

PROPERTY ADDRESS:
122 Plymouth Court aka 3077
Plymouth Court, Lehman
Township, PA 18324
PARCEL#: 197.03-02-79

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Yajaira J. Ferreira aka Yajaira
Ferreira DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$133,657.51,
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 Yajaira J.
Ferreira aka Yajaira Ferreira
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$133,657.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE
March 20, 2019
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1225-2018r SUR
JUDGEMENT NO. 1225-2018
AT THE SUIT OF HSBC

Bank USA, National Association as Trustee for Nomura Home Equity Loan Trust, Series 2006-WF1 Asset Backed Pass-Through Certificates vs Santo Chessari aka Santo Chessari, 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 March 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 County, Pennsylvania, more particularly described as: Lot No. 31, Block No. 23, Section No. 2, 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 6.
Parcel No.: 122.04-03-42
BEING known and numbered as 159 North Forrest Drive, Milford, PA 18337
Being the same property conveyed to Santo Chessari, Jr. who acquired title by virtue of a deed from Santo Chessari, Jr., divorced and Katrina Lynn Chessari, divorced, dated January 24, 2018, recorded January 25, 2018, at Instrument Number

201800000623, and recorded in Book 2542, Page 2557, Office of the Recorder of Deeds, Pike 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 Santo Chessari aka Santo Chessari, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$119,572.52, 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 Santo

Chessari aka Santo Chessari, Jr.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$119,572.52 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kohchalski, LLC
PO Box 165028
Columbus, OH 43216-5028
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1234-2018r SUR
JUDGEMENT NO. 1234-2018
AT THE SUIT OF Citizens
Bank of Pennsylvania vs Marisa
Perry DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
piece of land situate in Lehman
Township, Pike County, PA.,
being shown and designated as
Lot No. 13 on a certain map

entitled "Plan of Lots; Rustic
Acre Estates Section 5; Lehman
Township, Pike County, PA.;
Scale 1 inches = 100 feet June
1971" as prepared by Lawrence
R. Bailey, Registered Surveyor,
Stroudsburg, PA., and being
recorded in Pike County, Plat
Book 8 on page 248 and more
particularly described as follows:
BEGINNING at an iron pipe
on the Southwesterly side of
Woodland Court, as shown on
the above captioned map, said
pipe being a corner common to
Lots Nos. 13 and 14; thence (1)
along the Southwesterly side of
said road, South 37° 1' 31" East,
50.28 feet to an iron pipe; thence
(2) along the Southwesterly side
of said road in a Southwesterly
direction on a curve to the right
having a radius of 669.07 feet,
an arc distance of 50.53° 12' 56"
East, 145.88 feet to the point of
BEGINNING.

BEING the same premises
which James H. Butler, by Deed
dated October 6, 2006 recorded
October 18, 2006, in the Office
for the Recorder of Deeds in
and for Pike County, in Deed
Book Volume 2200, Page 824,
conveyed unto Marisa Perry.
BEING known as 13 Woodland
Court a/k/a 3104 Woodland
Court, Bushkill, PA 18324
TAX PARCEL: #200.01-02-56
IMPROVEMENTS:
Residential property.

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

OF PENNSYLVANIA
TO Marisa Perry
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$107,615.73,
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 Marisa Perry
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$107,615.73 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, Esq.
1310 Industrial Blvd.,
1st floor, ste. 101

Southampton, PA 18966
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE
March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1324-2016r
SUR JUDGEMENT NO.
1324-2016 AT THE SUIT
OF Wilmington Savings Fund
Society FSB d/b/a Christiana
Trust, Not in its individual
capacity, but solely as Trustee for
RMAC Trust, Series 2015-5T
vs. Francine M. Sullivan, Heir to
Raymond T. Sullivan, deceased
Raymond Anthony Sullivan,
Heir to Raymond T. Sullivan,
deceased & Unknown surviving
heirs of Raymond T. Sullivan,
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
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THE FOLLOWING
lot situate in the Township of
Greene, County of Pike and
Commonwealth of Pennsylvania,
marked and designated as
Lot No. 510, Section 'C', as

shown on map of "The Escape", made by William E. Sacra and Associates and recorded in the Office of the Recorder for Pike County, Pennsylvania, in Plat Book No. 13 at Page 9, except as to the rights of third parties, if any, as to oil, mineral and gas rights, as to which it hereby quit claims all rights, title and interest to the party of the second part, its heirs and assigns.

BEING THE SAME

PREMISES which Southerton Corporation by Deed dated July 18, 1975 and recorded on September 26, 1975, in the Pike County Recorder of Deeds Office at Deed Book Volume 517 at Page 169, granted and conveyed unto Raymond T. Sullivan and Marie A. Sullivan. AND THE SAID Marie A. Sullivan departed this life on January 31, 1994 thereby vesting ownership of her interest in Raymond T. Sullivan by operation of law. And the said Raymond T. Sullivan departed this life on August 10, 2010, thereby vesting ownership of his interest in the subject property in his heirs, Francine M. Sullivan and Raymond Anthony Sullivan. Being Known as 111 Oak Road f/k/a 510 Oak Lane, Greentown, PA 18426
Parcel I.D. No. 085.02-05-04

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Francine M. Sullivan, Heir

to Raymond T. Sullivan, deceased Raymond Anthony Sullivan, Heir to Raymond T. Sullivan, deceased & Unknown surviving heirs of Raymond T. Sullivan, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$31,220.41, 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 Francine M. Sullivan, Heir to Raymond T. Sullivan, deceased Raymond Anthony Sullivan, Heir to Raymond T. Sullivan, deceased & Unknown surviving heirs of Raymond T. Sullivan, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$31,220.41 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik Onorato & Federman
LLP

298 Wissahickon Avenue
North Wales, PA 19446
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1365-2018r SUR
JUDGEMENT NO. 1365-2018
AT THE SUIT OF Wells
Fargo Bank, NA vs Robert W.
Ruschke DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 20, 2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1365-2018
Wells Fargo Bank, N.A.
v.
Robert W. Ruschke
owner(s) of property situate in

the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 123 Chipmunk Road,
Lehman, PA 18324
Parcel No. 189.02-01-55-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$102,468.90
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 Robert W. Ruschke
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$102,468.90
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert W. Ruschke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$102,468.90 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Ctr Plaza
1617 JFK Blvd, Stew. 1400
Philadelphia, PA 19103
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1551-2017r SUR JUDGEMENT NO. 1551-2017 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 Debra Bogolub DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY
March 20, 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 Lehman, County of Pike and Commonwealth of Pennsylvania, Being Lot No. 454, Section 1, as recorded on the Map of Pocono Ranchlands, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 9, Page 219. Parcel No.: 189.02-09-33 BEING known and numbered as 545 Whipporwill Drive, AKA 545 Whippoorwill Drive, Bushkill, PA 18324 Being the same property conveyed to Debra Bogolub who acquired title by virtue of a deed from Meadow Run Builders, Inc., dated February 2, 2007, recorded February 20, 2007, at Instrument Number 200700002756, and recorded in Book 2219, Page 1463, Office of the Recorder of Deeds, Pike 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 Debra Bogolub DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$196,642.91, 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 Debra Bogolub DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$196,642.91 PLUS COSTS AND INTEREST AS AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
02/22/19 · 03/01/19 · 03/08/19

SHERIFF SALE

March 20, 2019

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45199-2018r SUR JUDGEMENT NO. 45199-2018 AT THE SUIT OF Tanglwood Lakes Community Association, Inc. vs Secretary of Veterans Affairs DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 20, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots of land in Palmyra Township, Pike County, Pennsylvania, known and designated as Lot Number 333 on Map 4 of Plan of Lots prepared for Tanglwood Lakes, Inc. by Harry F. Schoenagel, Registered Surveyor, dated May 28, 1969 and recorded in the Office of the Recorder of Deeds in Pike County in Plat Book Number 7, page 185, under and subject to all restrictions set forth in document entitled Restrictions Pertaining to Lots in Tanglwood Lakes recorded in the Office of the Recorder of Deeds for Pike

County in Deed Book Number 245, page 955 which restrictions are hereby expressly incorporated herein by reference and shall be as binding as if recited herein in full, and excepting and reserving to Grantor an easement for Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines. Grantee shall have the right together with all other lot owners in Tanglwood Lakes to use the private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other lot owners in Tanglwood Lakes the rights of way owned by Tanglwood Lakes, Inc. to Lake Wallenpaupack, provided that Grantors reserve the right at any time, and from time to time, to change the location of said rights of way over lands of Grantors to such other location or locations as Grantors may determine in its sole discretion, except that it shall not affect the title to Grantee's lot, and provided that any such change in location shall not deprive Grantee of frontage on road nor to free ingress and egress.
BEING the same premises which Edith Williams and Christine Brady, now known as Christine Brady-Piterski, by certain Deed dated January 29, 1996 and recorded February 27, 1996 in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Record Book Volume 1166, page 108, granted and conveyed unto Mark A. Mitchell and Susan

Mitchell.
TOGETHER with all rights of way and under and subject to all covenants, reservations, restrictions and conditions of record as found in the Chain of Title.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Secretary of Veterans Affairs DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$4,221.85, 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
Secretary of Veterans Affairs
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$4,221.85 PLUS
COSTS AND INTEREST AS
AFORESAID.

KERRY WELSH, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stacey Beecher
106 W High Street
Milford, PA 18337
02/22/19 · **03/01/19** · 03/08/19
