

## 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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### ESTATE NOTICE

RE: Estate of Walter F. Barnes, late of Lackawaxen Township, Pike County, PA (died November 25, 2016). Notice is hereby given that Letters of Administration have been issued to Gail Barnes, Administratrix of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Administratrix, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.  
01/06/17 • 01/13/17 • **01/20/17**

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### EXECUTRIX NOTICE

ESTATE OF JOSEPH S. PRINZIVALLI, of Blooming Grove 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 JOANNE COLUCCI, of 108 Winter Park Lane, Tafton, PA 18464, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

01/06/17 • 01/13/17 • **01/20/17**

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### EXECUTRIX NOTICE

ESTATE OF ROBERT A. SELL, Deceased, of Shohola 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 MICHELE MERCEDES MIRANDA, of 27 Norma Court, Kingston, NY 12401, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

01/06/17 • 01/13/17 • **01/20/17**

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### ESTATE NOTICE

ESTATE OF KORT M. FRYDENBORG, of New Haven County, Connecticut, 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 Katherine A. Frydenborg, of 47 Boston Terrace, Guilford, CT 06437, or to her attorney, John T. Dillon, *Esq.*, 64 Boston Street, Guilford, CT 06437.  
01/13/17 • 01/20/17 • 01/27/17

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted on the Estate of Dorothy F. Strassberg by the Register of Wills of Pike County, PA, to Harold Strassberg. All persons having claims against the estate are requested to make them in writing without delay, and all persons indebted to the estate to make payment to the Administrator.  
Harold Strassberg,  
Administrator  
c/o Timothy B. Fisher II,  
Esquire  
FISHER & FISHER LAW  
OFFICES LLC  
525 Main Street  
PO Box 396  
Gouldsboro, PA 18424  
(570)842-2753  
01/13/17 • 01/20/17 • 01/27/17

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**Legal Notice**

ESTATE NOTICE IN THE ESTATE OF DOLORES A. KOLVENBACH A/K/A DOLORES KOLVENBACH, late of the Township of Westfall, County of Pike, Commonwealth of Pennsylvania, who died on October 25, 2016. Letters of Testamentary in the above

estate have been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Darcy Brodmerkel, Executrix, c/o JAMI LAYAOU HEARN, *ESQ.*, 181 West Tioga Street, Tunkhannock, PA 18657.  
01/13/17 • 01/20/17 • 01/27/17

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**ESTATE NOTICE**

Estate of EDWARD R. SLASKI, deceased, late of Delaware Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who request 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: JILL MAROULIS, Executor, c/o R. Anthony Waldron, *Esq.* Suite 215 - 8 Silk Mill Drive Hawley PA 18428  
01/20/17 • 01/27/17 • 02/03/17

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
REBECCA ROA,**

Plaintiff,  
vs.  
ROBERT BAISLEY,  
and PROGRESSIVE  
NORTHERN INSURANCE  
CO.  
Defendants.  
No. 1482-2016  
CIVIL DIVISION  
**NOTICE**

TO: ROBERT BAISLEY,  
Defendant

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 of 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 OR NO FEE.

Pike County Commissioners  
506 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-7744

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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 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 61-2015r SUR JUDGEMENT NO. 61-2015 AT THE SUIT OF MTGLQ Investors, LP vs Phillip Clarke and Tara Clarke aka Tara Curtin-Clarke 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike, commonwealth of Pennsylvania, more Particularly describe as follow to wit: Being known as Lot 48, Section 1, Pocono Mountain Water Forest as described on a map entitled

“Section one - Pocono Mountain Water Forest Corporation” as filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plot Book Volume 10, at page 4. PARCEL No. 149.02-01-09 BEING 296 Water Forest Drive Dingmans Ferry, PA 18328 BEING the same premises which John C. Wend and Diane M. Wend, Husband and Wife, by Indenture dated 08-10-05 and recorded 11-03-05 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 2142, page 357, granted and conveyed unto Phillip Clarke and Tara Clarke, his wife Tenants by the Entireties.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Phillip Clarke and Tara Clarke aka Tara Curtin-Clarke DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$423,791.87, 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 Phillip Clarke and Tara Clarke aka Tara Curtin-Clarke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$423,791.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**01/20/17** · 01/27/17 · 02/03/17

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 80-2016r SUR JUDGEMENT NO. 80-2016 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC4, Asset-Backed Pass0Through Certificates vs

Melba Nunez 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 15, 2017 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. 746, Section 1 as  
recorded on a Plan of Lots OF  
Pocono Ranchlands recorded in  
Pike County Plot Book Volume  
7, Page 155, bounded and  
described as follows:  
BEGINNING at a point  
on the Southeasterly line of  
Mallard Lane, a common  
corner of Lot No. 746 and Lot  
No. 747 as shown on a plan  
titled "Subdivision of lands  
of Benjamin Foster, Lehman  
Township, Pike County, Section  
One" prepared by Edward C.  
Hess associates, October 17,  
1969, and recorded in Plat  
Book Vol. 7, Page 155, October  
17, 1969, on file in the Office  
of the Recorder of Deeds,  
Milford, Pennsylvania; from  
which an iron pin marking the  
Southwesterly corner of Parcel  
No. 1 of lands conveyed by  
Benjamin Foster to Pocono  
Ranch Lands, Lmted., by deed  
dated November 27, 1971 and

recorded in the aforementioned  
office in Deed Book Vol. 258,  
Page 824, bears South 20° 41'  
37" East distant 4,545.23 feet,  
also from which a stone corner  
marking the Northeasterly  
corner of Parcel No. 7, of the  
above mentioned lands conveyed  
by Benjamin Foster to Pocono  
Ranch Lands, Lmted., bears  
South 16° 10' 11" West distant  
3,555.09 feet; thence by Lot  
No. 747 South 31° 24' 58" East  
200 feet to a point; thence by  
Lot No. 748 South 58° 35'  
2" West, 75 feet to a point;  
thence by Lot No. 745 North  
31° 24' 58" West, 200 feet to  
a point on the Southeasterly  
line of Mallard Lane; thence  
along the Southeasterly line of  
Mallard Lane North 58° 35' 2"  
East, 75 feet to the place of the  
BEGINNING.

CONTAINING 15,000 square  
feet, more or less.  
BEING Lot No. 746 on the  
above mentioned plan.  
BEING the same premises  
which Meadow Creek, Inc.,  
by Deed dated June 22, 2006  
recorded July 5, 2006, in the  
Office for the Recorder of Deeds  
in and for Pike County, in Deed  
Book Volume 2182, Page 2245,  
conveyed unto Melba Nunez.  
BEING known as 746 Mallard  
Lane f/k/a 154 Mallard Path,  
Bushkill, PA 18324  
TAX PARCEL: #182.04-08-10  
IMPROVEMENTS:  
Residential property.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Melba Nunez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$244,004.51,  
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 Melba Nunez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$244,004.51 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian

1310 Industrial Blvd., 1st floor  
Southampton, PA 18966  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
120-2016r SUR JUDGEMENT  
NO. 120-2016 AT THE  
SUIT OF Federal National  
Mortgage Association vs  
Sheila Ransom and Lance  
Ransom 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or  
Tract of land situate Township  
of Lehman, Pike County,  
Pennsylvania, and being known  
as 1118 Fawn Run, f/k/a  
468-469 Fawn Run, Bushkill,  
Pennsylvania 18324.  
TAX MAP AND PARCEL  
NUMBER: 189.02-06-47 and  
189.02-06-48  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$204,365.61

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Sheila  
Ransom and Lance Ransom  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Sheila Ransom and Lance  
Ransom DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$204,365.61,  
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 Sheila  
Ransom and Lance Ransom  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$204,365.61 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
207-2015r SUR JUDGEMENT  
NO. 207-2015 AT THE  
SUIT OF HSBC Bank USA,  
NA, as Indenture Trustee for  
The Registered Noteholders  
of Renaissance Home Equity  
Loan Trust 2006-2 vs Karen  
L. Worzel 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 207-2015 CIVIL  
Hsbc Bank USA, N.A., as  
Indenture Trustee for The  
Registered Noteholders of  
Renaissance Home Equity Loan  
Trust 2006-2

v.

Karen L. Worzel  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being 217 Upper Lakeview  
Drive, a/k/a 217 Upperlakeview  
Drive, Hawley, PA 18428-4044  
Parcel No. 013.03-01-58-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$170,810.71  
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 Karen L. Worzel  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$170,810.71,  
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 Karen L.  
Worzel DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$170,810.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
281-2016r SUR JUDGEMENT



NO. 281-2016 AT THE  
SUIT OF Wells Fargo Bank,  
s/b/m to Wachovia Bank,  
NA vs Robert E. Long and  
Robyn Long 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 281-2016  
Wells Fargo Bank, N.A., s/b/m  
to Wachovia Bank, N.A.  
v.  
Robert E. Long  
Robyn Long  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being 1515 Durham Drive a/k/a  
109 Durham Dr, Bushkill, PA  
18324-9490  
Parcel No. 196.02-04-52-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$124,660.21  
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 E. Long and Robyn  
Long DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$124,660.21,  
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  
E. Long and Robyn Long  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$124,660.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones

1 Penn Cente Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**  
**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
367-2015r SUR JUDGEMENT  
NO. 367-2015 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Dennis G. Rhoads and Susan  
K. Rhoads 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 367-2015-CV  
Wells Fargo Bank, N.A.

v.

Dennis G. Rhoads  
Susan K. Rhoads  
owner(s) of property situate in  
the PALMYRA TOWNSHIP,  
PIKE County, Pennsylvania,  
being 110 White Pines Drive,  
Greentown, PA 18426-4426  
Parcel No. 070.04-01-12.020-  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: \$214,441.34  
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  
Dennis G. Rhoads and Susan  
K. Rhoads DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$214,441.34,  
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 Dennis G.

Rhoads and Susan K. Rhoads  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$214,441.34 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
377-2015r SUR JUDGEMENT  
NO. 377-2015 AT THE SUIT  
OF Wilmington Savings Fund  
Society, FSB, dba Christiana  
Trust, not in its individual  
capacity, but solely as trustee for  
BCAT 2015-14BTT vs Donna  
M. Mercado 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PARCEL ONE:  
ALL THAT CERTAIN piece,  
parcel and tract of land situate  
lying and being in the Township  
of Greene, County of Pike and  
Commonwealth of Pennsylvania,  
as more particularly laid out  
and plotted upon a certain map  
entitled "Tranquility Falls,  
Section 1, Block "A", dated April  
15, 1965, surveyed by Albert  
B. Smith, R.S." and being Lot  
No. 12 of Block A, Section 1, as  
plotted upon the aforesaid map  
more particularly bounded and  
described as follows:

BEGINNING AT AN  
IRON PIPE, THE SOUTH  
CORNER OF THE HEREIN  
DESCRIBED LOT, SAID  
IRON PIPE ALSO BEING IN  
THE EASTERLY RIGHT OF  
WAY OF HAZELTON Drive,  
a 33.0 foot wide access road,  
thence proceeding along the  
easterly right of way Hazelton  
Drive, North 5 degrees, 28  
minutes, 29 seconds East, 100  
feet to an iron pipe; thence  
leaving said Hazelton Drive and  
proceedings along southerly line  
of Lot # 11, Block "A", Section  
1, Tranquility Falls South 64  
degrees, 31 minutes, 31 seconds  
East 88.45 feet to an iron pipe;  
thence South 38 degrees, 00  
minutes, 19 seconds West, 24.98  
feet to an iron pipe; thence along  
the north line of Lot #13, Block  
"A", Section 1, Tranquility Falls,  
North 84 degrees 45 minutes,  
31 seconds West, 155.45 feet  
to the place of BEGINNING.  
CONTAINING 0.439 acres,  
more or less.

PARCEL TWO:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, being Lot 13, Blk A, Sec 1, as shown on a map or plan of Tranquility Falls, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania

Parcel One and Parcel Two shall be joined together to become and inseparable parcel and cannot be further subdivided, conveyed or sold separately or apart therefrom without prior Township approval. The new combined lot shall be known as Lot 12R.

BEING known as 120 Hazelton Drive, Greentown, PA 18426 BEING the same premises which Donna Mercado a/k/a Donna M. Mercado, by Deed dated 02/24/2006, recorded 03/07/2016, in the Pike County Recorder of Deeds Office in Deed Book 2162, Page 1503, Instrument No. 200600003942, granted and conveyed unto Donna M. Mercado, as sole owner

PARCEL NO. 114.02-02-26 Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Donna M. Mercado, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$171,661.72 plus interest from 06/29/2016 and costs. The sale is 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 thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

SEIZED and taken into execution as the property of Donna M. Mercado, owners or reputed owners, to collect \$171,661.72 plus interest and costs.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Donna M. Mercado DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,661.72, 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 Donna M.  
Mercado DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$171,661.75 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**01/20/17 · 01/27/17 · 02/03/17**

**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
408-2016r SUR JUDGEMENT  
NO. 408-2016 AT THE  
SUIT OF Wells Fargo Bank,  
NA s/b/m to Wachovia Bank,  
National Association vs Marie E.  
Delizza aka Marie E. Onorevole,  
Catherine H. Onorevole, in  
her capacity as Executrix and  
Devisee of the Estate of Richard  
E. Onorevole 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 408-2016-CV  
Wells Fargo Bank, N.A. s/b/m  
to Wachovia Bank, National  
Association  
v.  
Marie E. Delizza a/k/a Marie E.  
Onorevole  
Catherine H. Onorevole, in  
Her Capacity as Executrix and  
Devisee of The Estate of Richard  
E. Onorevole  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 2270  
Birchwood Lakes, A/K/A 104  
Arrowhead Drive, A/K/A 118  
Fern Road, Dingmans Ferry, PA  
18328  
Parcel No. 149.04-09-71-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$32,834.05  
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 Marie E. Delizza aka Marie E. Onorevole, Catherine H. Onorevole, in her capacity as Executrix and Devisee of the Estate of Richard E. Onorevole DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$32,834.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Marie E. Delizza aka Marie E. Onorevole, Catherine H. Onorevole, in her capacity as Executrix and Devisee of the Estate of Richard E. Onorevole DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$32,834.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 484-2016r SUR JUDGEMENT NO. 484-2016 AT THE SUIT OF New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs Donald R. Hinck and Patricia Hinck 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township

of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

Lots 3ABC, Block B-59, as set forth on a Plan of Lots-Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January, 1965, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 4, Page 113, on January 28, 1965.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record.

BEING Map No. 149.04-07-59 Control No. 072868

BEING PROPERTY

ADDRESS 143 Cypress Road a/k/a RD#1 Box 134K, Dingmans Ferry, PA 18328

BEING the same premises which Parkside Constructions, Inc., a Pennsylvania Corporation, by deed dated April 15, 1988 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on April 21, 1988 in Book 1230, Page 287 granted and conveyed unto Donald R. Hinck and Patricia A. Hinck.

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

OF PENNSYLVANIA TO Donald R. Hinck and Patricia Hinck DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$83,223.54, 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 Donald R. Hinck and Patricia Hinck DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,223.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hladik, Onorato & Federman,

LLP  
298 Wissahickon Avenue  
North Wales, PA 19446  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 531-2015r SUR  
JUDGEMENT NO. 531-2015  
AT THE SUIT OF Green Tree  
Servicing, LLC vs Garnett E.  
Donaldson and United States  
of America 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being  
Lot No. 2000, Section No. 3 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 24 page 49.  
BEING the same premises

which Janet Sage, by Deed dated  
December 31, 2003 recorded  
January 9, 2004, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book Volume 2027, Page  
303, conveyed unto Garnett  
Donaldson.

BEING known as 2000  
Manchester Drive, Bushkill, PA  
18324

TAX PARCEL: #196.04-07-49  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Garnett E. Donaldson and  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$302,744.71,  
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 Garnett E. Donaldson and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$302,744.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian LLC  
1310 Industrial Boulevard, 1st  
floor, ste. 101  
Southampton, PA 18966  
**01/20/17 · 01/27/17 · 02/03/17**

**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 543-2016r SUR JUDGEMENT NO. 543-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Keith A. Boo aka Keith Boo 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 543-2016

Wells Fargo Bank, N.A.

v.

Keith A. Boo A/K/A Keith Boo  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being 104 Quarry  
Lane, Tafton, PA 18464-9667

Parcel No. 056.02-03-23-  
(Acreage or street address)

Improvements thereon:

**RESIDENTIAL DWELLING**  
Judgment Amount: \$260,568.44

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  
Keith A. Boo aka Keith Boo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$260,568.44,  
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 Keith A. Boo aka Keith Boo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$260,568.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

**SHERIFF SALE**  
**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 582-2015r SUR JUDGEMENT NO. 582-2015 AT THE

SUIT OF Wells Fargo Bank, NA as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed pass-Through Certificates vs Andrew Wold 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO: 582-2015-Civil  
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania  
TAX PARCEL NO:  
06-0-107177  
PROPERTY ADDRESS 3129 Dunchurch Drive, Bushkill, PA 18324  
IMPROVEMENTS: a Residential Dwelling  
SOLD AS THE PROPERTY OF: Andrew Wold  
ATTORNEY'S NAME: Robert W. Williams, Esquire  
SHERIFF'S NAME: Pike County Sheriff

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

OF PENNSYLVANIA  
TO Andrew Wold  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$214,652.76,  
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 Andrew Wold  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$214,652.76 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
627-2016r SUR JUDGEMENT  
NO. 627-2016 AT THE  
SUIT OF US Bank National  
Association as Trustee for  
CMALT REMIC Series  
2007-A5-REMIC Pass-Through  
Certificates Series 2007-A5 c/o  
Citimortgage, Inc. vs Charlotte  
Ambrosio and Virginia  
Ambrosio 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this  
policy is situated in the State of  
Pennsylvania, County of Pike  
Township of Lackawaxen, and  
described as follows:

All that certain lot/lots, parcel  
or piece of ground situate in  
the Township of Lackawaxen,  
County of Pike and State of  
Pennsylvania, being Lot/Lots  
No. 57 Section No. 1 as shown  
map entitled subdivision of  
Section 1. Tink-Wig Mountain

Lake Fores Corp. on file in the  
Recorders' Office of Milford,  
Pennsylvania in Plot Book No.  
10, Page 125.

BEING the same premises  
which HEATH D.

KAPSCHULL and MALISSA  
KAPSCHULL, by Deed dated  
04/28/2008 and recorded  
05/13/2005, in the Office  
for the Recorder of Deeds in  
and for Pike County, in Deed  
Book volume 2109, Page 1040,  
conveyed unto CHARLOTTE  
AMBROSIO and VIRGINIA  
AMBROSIO

BEING KNOWN AS: 34  
MOUNT LAKE ESTATE,  
HAWLEY, PA 18428  
TAX PARCEL

#15-0-0009-0002

IMPROVEMENTS:

Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Charlotte Ambrosio  
and Virginia Ambrosio  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$119,471.69,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Charlotte  
Ambrosio and Virginia  
Ambrosio DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$119,471.69 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
Eight Neshaminy Interplex, ste.  
215  
Trevose, PA 19053  
**01/20/17** · 01/27/17 · 02/03/17

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
673-2016r SUR JUDGEMENT  
NO. 673-2016 AT THE  
SUIT OF Wilmington Savings  
Fund Society, FSB, dba

Christiana Trust, not in its individual capacity, but solely as Trustee for RMAC Trust, Series 2015-5T vs William J. Gurry and The United States of America 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF BUSHKILL, LEHMAN TOWNSHIP, IN THE COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS FOLLOWS: LOT 430, SECTION 10, POCONO LAKE ESTATES, PLAT BOOK 7, PAGE 158, BEING MORE FULLY DESCRIBED IN A DEED DATED 11/22/1899 AND RECORDED 01/18/2000, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1835 AND PAGE 23 AND. TAX MAP OR PARCEL ID NO,: 08-0-039001 BEING 307 POCONO MOUNTAIN LAKE 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 William J. Gurry and The United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$134,046.86, 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 William J. Gurry and The United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$134,046.86 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/20/17 · 01/27/17 · 02/03/17

**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
732-2015r SUR JUDGEMENT  
NO. 732-2015 AT THE SUIT  
OF Ocwen Loan Servicing, LLC  
vs Martin Larusso, Individually  
and in his capacity as Heir of  
Betty Larusso, Deceased Elaine  
Larusso, Unknown Heirs,  
Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Betty Larusso,  
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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. CIVIL-732-2015  
OCWEN Loan Servicing, LLC  
v.  
Martin Larusso, Individually and  
in His Capacity as Heir of Betty  
Larusso, Deceased  
Elaine Larusso  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Betty Larusso, Deceased  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 3237 Lancaster Drive,  
a/k/a 1043 Lancaster Drive,  
A/K/A Lot 3237 Sec 34,  
Bushkill, PA 18324  
Parcel No. 197.03-03-49-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$189,876.10  
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  
Martin Larusso, Individually  
and in his capacity as Heir  
of Betty Larusso, Deceased  
Elaine Larusso, Unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or  
Under Betty Larusso, Deceased  
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,876.10, 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 Larusso, Individually and in his capacity as Heir of Betty Larusso, Deceased Elaine Larusso, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,876.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 746-2014r SUR JUDGEMENT NO. 746-2014 AT THE SUIT OF M & T Bank vs Michele Pancaro and Robert M. Pancaro 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of ground situate in the County of Pike, Commonwealth of Pennsylvania.  
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 Lot Number 40, Section Number 16, of Sunrise Lake as shown on the Plat or Map of Sunrise Lake or Sunnylands, Inc. Subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 30 Page 63.  
Tax ID #: 03-0-110352  
BEING 131 Hawk View Drive Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michele Pancaro and Robert M. Pancaro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$170,232.19, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michele Pancaro and Robert M. Pancaro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,232.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE  
February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION No 754-2016 SUR JUDGEMENT NO. 754-2016 AT THE SUIT OF JPMorgan Chase Bank, NA vs. Alan E. Knight & Regina Knight 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 15, 2017 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:

Tract Number 2502, Section X, Conashaugh Lakes, as shown on plat or map recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 10 Page 49.

BEING THE SAME

PREMISES which Valerie A. Bishop nka Valerie Seitz, by Deed dated 4/15/2005 and recorded 4/18/2005, in the Office of the Recorder of Deeds in and for the County of Pike, In Deed Book 2104, Page 1438, Instrument #200500006366, granted and conveyed unto Alan E. Knight & Regina Knight, husband & wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alan E. Knight & Regina Knight DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,996.25, 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 Alan E. Knight & Regina Knight DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,996.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo, LLC  
3600 Horizon Dr, Ste 150  
King Of Prussia, PA 19406  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 759-2016r SUR JUDGEMENT NO. 759-2016 AT THE SUIT OF Federal National Mortgage

Association (“Fannie Mae”) vs  
Joann M. Coyle aka Jo-Anne  
M. Coyle 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
2016-00759  
ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION (“FANNIE  
MAE”)  
PROPERTY BEING  
KNOWN AS:  
ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:  
BEING Lot Number 93,  
Section Number 12, of Sunrise  
Lake as shown on plat or map  
of Sunrise Lake or Sunnylands,  
Inc., subdivision, recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book  
Volume 25 page 174.  
BEING KNOWN AS: 183  
Spruce Lake Drive Milford, PA  
18337

IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joann M.  
Coyle a/k/a Jo-Ann M. Coyle  
PIN NUMBER, WHICH IS  
THE ASSESSMENT OR  
PARCEL NO., MAP, BLOCK  
AND LOT): 109.04-05-38,  
CONTROL #: 03-0-108996  
ATTORNEY ON WRIT:  
MARTHA E. VON  
ROSENSTIEL, P.C.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Joann M. Coyle aka Jo-Anne  
M. Coyle DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,845.60,  
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 Joann M.  
Coyle aka Jo-Anne M. Coyle  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,845.60 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosentstiel  
649 South Ave Ste. 7  
Secane, PA 19018  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 764-2015r SUR  
JUDGEMENT NO. 764-2015  
AT THE SUIT OF Wells  
 Fargo Bank, NA vs Dolores  
Liland 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

All that certain lot, piece or  
parcel of lands situate, lying  
and being in the Township of  
Lehman, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit:

Lot No. 71, Section 5A, as  
shown on map of Pocono  
Mountain Lake Estates, Inc. on  
file with the Recorder's Office  
at Milford, Pennsylvania in Plat  
Book 9 page 186.

Parcel No. : 190.01-01-02  
BEING known and numbered as  
RR 2 Box 805, Dingmans Ferry,  
PA 18328 a/k/a Lot 71 Skyline  
Drive, Lehmans Township, PA  
18324

BEING the same property  
conveyed to Dolores Liland  
who acquired title by virtue of  
a deed from Rick Porco, dated  
November 10, 1997, recorded  
November 12, 1997, at Deed  
Book 1436, Page 164, 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 Dolores Liland  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$60,151.11, 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 Dolores Liland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$60,151.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manely Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 794-2016r SUR JUDGEMENT NO. 794-2016 AT THE SUIT OF U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, Mortgage Pass-Through Certificates, Series 2006-AB1 vs Dennis Corcoran and Silvana Corcoran, aka Silvana Corcoran 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 15, 2017 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 the Township of Milford, County of Pike and Commonwealth of Pennsylvania, more particularly describes as follows, to wit:  
Beginning in the centerline of Foster Hill Road State Route 2017 the said point of beginning being the southwesterly most corner of lands now owned by Dennis Corcoran containing 8.35 acres more or less as recorded in Record Book Volume 94, Page 243; thence

running along the line of lands now owned by Dennis Corcoran the following three courses and distances: North 50 degrees 13 minutes 54 seconds East 80.05 feet to an iron bar; thence along same North 55 degrees 36 minutes 59 seconds East 280.44 feet to an iron bar; thence along same North 27 degrees 42 minutes 54 seconds East 103.36 feet to an iron bar corner; thence along the lands of Jones South 21 degrees 11 minutes 14 seconds East 120.00 feet to an iron bar; thence along lands of Canouse South 75 degrees 52 minutes 45 seconds West 90.74 feet to an iron bar; thence along same South 06 degrees 00 minutes 45 seconds West 44.00 feet to an iron bar; thence along same South 17 degrees 36 minutes 45 seconds West 191.61 feet to an iron pipe corner located in the line of lands of F. Love and Teresa Tufano; thence running along the lands of Love and Tufano North 88 degrees 35 minutes 31 seconds West 234.86 feet to a point in the center of Foster Hill Road; thence along the center of Foster Hill Road North 01 degrees 01 minutes 50 seconds East 53.57 feet more or less to the point and place of beginning containing 1.14 acres more or less. The above parcels are shown on a survey map constructed in part by field survey and other maps and records by Victor E. Orben, Professional Land Surveyor, dated February 22, 1990, drawing number R-90-229 duly recorded with the Recorder

of Deeds in the Pike County Courthouse Map Book 27, Page 200.

Parcel No.: 097.03-01-52  
BEING known and numbered as 147 Fosterhill Road, Milford, PA 18337

Being the same property conveyed to Dennis Corcoran and Silvana Corcoran, husband and wife who acquired title by virtue of a deed from Dennis Corcoran, dated September 9, 2005, recorded September 9, 2005, at Instrument Number 200500017122, and recorded in Book 2131, Page 1262, 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 Dennis Corcoran and Silvana Corcoran, aka Sylvana Corcoran DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,118.20, 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 Dennis Corcoran and Silvana Corcoran, aka Sylvana Corcoran DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,118.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manely Deas Kochalski, LLC  
PO Box 165028  
Columbus, OH 43216-5028  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 815-2016r SUR JUDGEMENT NO. 815-2016 AT THE SUIT OF Bank of America, NA vs Paul Frangipane and Christina Frangipane 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 815-2016

Bank of America, N.A.

v.

Paul Frangipane

Christina Frangipane

owner(s) of property situate in the Township of Lehman, PIKE County, Pennsylvania, being 3347 Saw Creek Estates a/k/a, 1143 Lancaster Drive, Bushkill, PA 18324

Parcel No. 197.01-01-70-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$237,347.98

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

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

AMOUNT OF \$237,347.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF Paul  
Frangipane and Christina  
Frangipane DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$237,347.98 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
928-2016r SUR JUDGEMENT  
NO. 928-2016 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank  
of New York, as Trustee for  
the Certificateholders of the  
CWABS, Inc. Asset-Backed  
Certificates, Series 2006-20  
vs Kenneth Perkins and Tara  
Perkins 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being Lot  
No. 1233, Section No. 17, as is  
more particularly set forth on  
the Plat 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 16, Page 49.  
Together with all rights and  
privileges and UNDER AND

SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record.

Commonly known as 1233 Salisbury Drive, Bushkill, PA 18324.

Being the same premises as conveyed by Deed dated 04/07/2005 from Cynthia V. Penyak N/K/A Cynthia V. Marcello to ARRG Corp. Recorded 04/12/2005 in Book 2103 Page 0659 in the County of Pike, Commonwealth of Pennsylvania.

BEING THE SAME PREMISES which ARRG Corporation, by Deed Dated 9/29/2006 and recorded 10/10/2006, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2198, Page 2306, Instrument # 200600017929, granted and conveyed unto Kenneth Perkins and Tara Perkins.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth Perkins and Tara Perkins DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$272,072.01, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth Perkins and Tara Perkins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$272,072.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, STe. 150  
King of Prussia, PA 19406  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 929-2016r SUR JUDGEMENT



NO. 929-2016 AT THE  
SUIT OF Christiana Trust,  
a Division of Wilmington  
Savings Fund Society, FSB, not  
in its Individual Capacity but  
as Trustee of ARLP Trust 5  
Clarence Hess aka Clarence A.  
Hess and Jacqueline A. Hess aka  
Jacqueline Ann Hess, United  
States of America, Dept. of  
the Treasury-Internal Revenue  
Service vs 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot of  
land in Palmyra Township, Pike  
County, Pennsylvania, known  
and designated as Lot Number  
525 on Map Two of Plan of Lots  
prepared for Tanglwood Lakes,  
Inc., by Harry F. Schoenagel,  
Registered Surveyor, dated  
February 16, 1968, and recorded  
in the Office of the Recorder  
of Deeds for Pike County in  
Plat Book Number 6, Page 143,  
together with the conditions and  
restrictions pertaining to Lots in  
Tanglwood Lakes, Inc., recorded  
in the office of the recorder of  
Deeds for Pike County in Book  
#214, page 493 together with the  
obligations to and subject to all  
the rights of Tanglwood Lakes,  
Inc.

TOGETHER WITH all the  
improvements now or hereafter  
erected on the property, and  
all easements, appurtenances,  
and fixtures now or hereafter  
a part of the property. All  
replacements and additions shall  
also be covered by this Security  
Instrument. All of the foregoing  
is referred to in this Security  
Instrument as the "Property."  
Borrower understands and agrees  
that MERS holds only legal  
title to the interests granted  
by Borrower in this Security  
Instrument, but, if necessary  
to comply with law or custom,  
MERS (as nominee for Lender  
and Lender's successors and  
assigns) has the right: to exercise  
any or all of those interests,  
including, but not limited to,  
the right to foreclose and sell the  
Property; and to take any action  
required of Lender including,  
but not limited to, releasing  
and canceling this Security  
Instrument.

BORROWER COVENANTS  
that Borrower is lawfully  
solsed of the estate hereby  
conveyed and has the right to  
mortgage, grant and convey  
the Property and that the  
Property is unencumbered,  
except for encumbrances of  
record. Borrower warrants and  
will defend generally the title to  
the Property against all claims  
and demands, subject to any  
encumbrances of record.

BEING KNOWN AS: 525  
Birch Lane now known as 103  
W Birch Lane, Greentown, PA  
18426  
PROPERTY ID NO.:

10-0-012232  
TITLE TO SAID PREMISES  
IS VESTED IN Clarence  
A. Hess and Jacqueline Ann  
Hess, husband and wife BY  
DEED FROM Jacqueline Ann  
Hess DATED 03/21/2003  
RECORDED 03/27/2003 IN  
DEED BOOK 1973 PAGE  
1502.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Clarence Hess aka Clarence  
A. Hess and Jacqueline A.  
Hess aka Jacqueline Ann Hess,  
United States of America,  
Dept. of the Treasury-In-  
ternal Revenue Service  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$391,604.14,  
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 Clarence  
Hess aka Clarence A. Hess  
and Jacqueline A. Hess aka  
Jacqueline Ann Hess, United  
States of America, Dept. of  
the Treasury-Internal Revenue  
Service DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$391,604.14 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste 200  
Cherry Hill, NJ 08003-3620  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
960-2013r SUR JUDGEMENT  
NO. 960-2013 AT THE  
SUIT OF Bayview Loan  
Servicing, LLC vs Richard  
Esposito 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

All that certain lot, piece or  
parcel of ground situate in the  
Township of Delaware, County  
of Pike, and Commonwealth of  
Pennsylvania, more particularly  
described as follows:

Lot 17ABC, Block W-102,  
Section 1 as set shown on map  
entitled subdivision of Section  
1, Wild Acres, as shown in Plat  
Book 6, page 37, filed in the  
Pike County Clerk's Office.

Parcel No.: 030298

BEING known and numbered  
as 137 Doe Drive, Dingmans  
Ferry, PA 18328

Being the same property  
conveyed to Richard Esposito  
who acquired title by virtue of  
a deed from Fannie Mae a/k/a  
Federal National Mortgage  
Association, by its attorney  
in fact Phelan Hallinan &  
Schmieg, LLP, dated March  
25, 2011, recorded April 18,  
2011, at Instrument Number  
201100003114, and recorded  
in Book 2361, Page 1096, 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 Richard Esposito  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$122,632.32,  
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 Richard  
Esposito DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$122,632.32 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Manley Deas Kochalski LLC  
PO Box 165028

Columbus, OH 43216-5028  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1043-2016r  
SUR JUDGEMENT NO.  
1043-2016 AT THE SUIT  
OF Deutsche Bank National  
Trust Company as Trustee for  
Residential Asset Securitization  
Trust Series 2007-A3  
Mortgage Pass Through  
Certificates Series 2007-C vs  
Mariama Law and Thomas  
R. Law 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

THE FOLLOWING  
DESCRIBED REAL  
PROPERTY SITUATE  
IN THE TOWNSHIP OF  
LEHMAN, COUNTY  
OF PIKE, AND  
COMMONWEALTH OF  
PENNSYLVANIA, TO WIT:  
ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT LAND SITUATE,

SITUATE IN DINGMAN  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
BOUNDED AND  
DESCRIBED AS FOLLOWS,  
TO WIT: BEGINNING AT  
A POINT FOR A CORNER  
IN THE CENTER OF  
THE PUBLIC TOWNSHIP  
ROAD KNOWN AS  
THE "CHRISTAN HILL  
ROAD" AND BEING  
A CORNER ALSO OF  
LANDS AND DONALD  
KOCHENDERFER  
AND WIFE; THENCE  
ALONG LANDS OF  
SAID KOCHENDERFER  
SOUTH 42 DEGREES 30  
MINUTES WEST 228.7  
FEET TO A STAKE FOR  
A CORNER; THENCE  
CONTINUING A LONG  
THE LINE OF LANDS OF  
SAID KOCHENDERFER,  
THE FOLLOWING  
FOUR COURSES AND  
DISTANCES: SOUTH 71  
DEGREES 50 MINUTES  
WEST 100 FEET; AND  
SOUTH 82 DEGREES  
34 MINUTES WEST 331  
FEET TO AN OAK TREE  
FOR A CORNER; AND  
SOUTH 69 DEGREES 36  
MINUTES WEST 90 FEET  
TO A MAPLE TREE FOR A  
CORNER: AND NORTH 28  
DEGREES WEST 86 FEET  
TO A STONE CORNER  
ON A STONE ROW IN  
THE LINE OF LANDS OF  
GEORGE CASE AND WIFE;  
THENCE ALONG LINE  
OF LANDS OF GEORGE  
CASE AND WIFE, NORTH

51 DEGREES 32 MINUTES EAST 200 FEET TO A POINT FOR A CORNER IN A FENCE; THENCE ALONG A WIRE FENCE NORTH 28 DEGREES WEST 136.4 FEET TO THE CENTER OF THE AFORESAID TOWNSHIP ROAD; THENCE ALONG THE CENTER OF SAID TOWNSHIP ROAD THE FOLLOWING SIX COURSES AND DISTANCES; NORTH 80 DEGREES 13 MINUTES EAST 120 FEET AND NORTH 78 DEGREES 30 EAST 180 FEET AND NORTH 86 DEGREES 35 MINUTES EAST 60 FEET AND SOUTH 81 DEGREES 33 MINUTES EAST 60 FEET AND SOUTH 63 DEGREES 23 MINUTES EAST 166 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 3.63 ACRES, MORE OR LESS BEING THE SAME PREMISES in which Thomas R. Law and Mariama Law, his wife, by their deed dated February 6th, 2003, and recorded in the Office of the Recorded of Deeds in and for the County of Pike, State of Pennsylvania as document number 200300002648. TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof. TOGETHER with the

appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

BEING KNOWN AS: 154 Christian Hill Rd, Milford, PA 18337

PROPERTY ID NO.: 112.00-03-09

TITLE TO SAID PREMISES IS VESTED IN Mariama Law BY DEED FROM Thomas R. Law DATED 01/07/2016 RECORDED 01/25/2016 IN DEED BOOK 2487 PAGE 1378 OR AT INSTRUMENT NUMBER Instrument #201600000629.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mariama Law and Thomas R. Law DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$249,950.90, 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 Mariama Law and Thomas R. Law DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$249,950.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste 200  
Cherry Hill, NJ 08003-3620  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1046-2014r SUR JUDGEMENT NO. 1046-2014 AT THE SUIT OF Bank of New York Mellon fka The Bank of new York, as Trustee, on behalf of the

Holder of the Alternative Loan Trust 2006-19CB, Mortgage Pass-Through Certificates 2006-19CB vs Malin Ali Bey and Kimani Ali Bey 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL that certain lot parcel or piece of ground situated in the Township of Delaware, County of Pike, and State of Pennsylvania, being Lot No. 98, Section #2, Pocono Mountain Water Forest as shown in Plat Book No. 10 at Page 29, filed in the Pike County Clerk's Office. BEING KNOWN AS MAP NUMBER 136.03-02-19 BEING KNOWN AS 249 Water Forest Drive, Dingmans Ferry, PA 18328  
This property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Malin Ali Bey and Kimani Ali Bey DEFENDANTS, OWNER, OR REPUTED

OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$289,317.96,  
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 Malin  
Ali Bey and Kimani Ali Bey  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$289,317.96 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Eckert Seamans Cherin &  
Mellott  
2 Liberty Place  
50 South 16th Street 22nd Fl  
Philadelphia, PA 19102

01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1092-2016r SUR  
JUDGEMENT NO. 1092-2016  
AT THE SUIT OF Federal  
National Mortgage Association  
("Fannie Mae") vs William  
Discala 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
2016-01092  
ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION ("FANNIE  
MAE")  
PROPERTY BEING  
KNOWN AS:  
PARCEL I  
ALL MY UNDIVIDED ONE  
HALF INTEREST IN ALL  
THAT CERTAIN lot or parcel  
of land situate in the Township

of Blooming Grove, County of Pike and State of Pennsylvania, Being Lot No. 14, Block XXXIX, Stage XVI, as shown on a map of Hemlock Farms, on file in the Recorder's Office at Milford, Pennsylvania, in Plat book No. 6 page 150.

PARCEL II:

ALL MY UNDIVIDED ONE HALF INTEREST IN ALL THAT CERTAIN lot or parcel of land situate in the Township of Blooming Grove, County of Pike and State of Pennsylvania, Being Lot No. 15, Block XXXIX, Stage XVI, as shown on a map of Hemlock Farms, on file in the Recorder's Office at Milford, Pennsylvania, in Plat book No. 6 page 150.

BEING KNOWN AS: 122 Lookout Drive Hawley, PA 18428

IMPROVEMENTS

THEREON CONSIST OF:

Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William DiScala

PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 107.02-03-12, CONTROL #: 01-0-033752 ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

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

TO William Discala DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,191.24, 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 Discala DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,191.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Ave Ste. 7  
Secane, PA 19018



01/20/17 · 01/27/17 · 02/03/17

**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1145-2016r  
SUR JUDGEMENT NO.  
1145-2016 AT THE SUIT  
OF Ditech Financial LLC  
f/k/a Green Tree Service LLC  
vs Carol Weed aka Carol F.  
Weed 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SCHEDULE A**

PARCEL 078-03-01-10 PIN  
019130

All that certain lot, piece or  
parcel of land lying and being  
situated in the Township of  
Dingman, County of Pike and  
Commonwealth of Pennsylvania  
and being Lots 8 & 9, Nitsches  
Pond with improvements situate  
thereon:

UNDER AND SUBJECT  
to the covenants, reservations,  
restrictions, conditions,  
easements and exceptions, and  
TOGETHER WITH the rights

and privileges as set forth in the  
aforesaid deed.

TOGETHER with all  
and singular BUILDING  
improvements, ways, streets,  
driveways, alleys, passages,  
water, water-courses, liberties,  
privileges, rights hereditaments  
and appurtenances, whatsoever  
thereunto belonging, or in any  
wise appertaining, and the  
reversions and remainders, rents,  
issued and profits thereof; and all  
the estate, right, title, interest,  
property claim and demand  
whatsoever of the said Grantors  
in law, equity, or otherwise  
howsoever, of, in, and to the  
same and every part thereof.

Being the same premise in Deed  
by Salvatore J. Sciascia and  
Shelly Sciascia, h/w and Billie  
Jean McNamara, widow, dated  
December 7, 1995 and recorded  
with the Recorder of Deeds for  
Pike County on December 8,  
1995 in Book 1136, Page 14, did  
convey unto Elmer D. Weed and  
Carol F. Weed, h/w.

Being 172 Nitche Road F/K/A  
Lots 8-9 Nitsches Pond  
Shohola, PA 18458

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

AMOUNT OF \$50,460.12,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Carol  
Weed aka Carol F. Weed  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$50,460.12 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1149-2016r SUR  
JUDGEMENT NO. 1149-2016  
AT THE SUIT OF PNC  
Bank, National Association,  
successor by merger to National  
City Mortgage, a Division of  
National City Bank vs William  
J. Olmeda 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain lot or piece of  
land situate in the Township of  
Lackawaxen, County of Pike and  
Commonwealth of Pennsylvania,  
bounded and described as  
follows:

Being shown and designated  
as Lot No. 889 on a certain  
map or plan of lots entitled  
“Subdivision of Masthope  
Rapids, Section Eleven, Colonial  
Terrace, Masthope Rapids,  
Inc., Owner and Developer,  
Lackawaxen, Township, Pike  
County, Pennsylvania, dated  
April 5, 1974, prepared by  
Edward C. Hess Associated,  
Inc., Stroudsburg, Pennsylvania  
Scale being 1” = 100, recorded  
November 16, 1976 in the  
Recorder’s Office, Milford, Pike  
County, Pennsylvania, in Plat

Book Vol. 14, Page 23.  
Containing 28,352 square feet,  
more or less.  
BEING Lot No. 889 on the  
above mentioned plan.  
Control # 05-0-023492.  
BEING 104 Cannon Ball Court  
Lackawaxen, PA 18435

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William J. Olmeda  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$252,330.67,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF William J.  
Olmeda DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$252,330.67 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1164-2016r  
SUR JUDGEMENT NO.  
1164-2016 AT THE SUIT  
OF Wells Fargo Bank, NA  
vs Richard Dichiaro and Joan  
Dichiaro 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution

No. 1164-2016  
Wells Fargo Bank, N.A.  
v.  
Richard Dichiaro  
Joan Dichiaro  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 92 Tomnoodys Drive,  
A/K/A 111 Tomnoodys Drive,  
Taminent, PA 18371  
Parcel No. 188.03-04-16  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$192,054.82  
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  
Richard Dichiaro and Joan  
Dichiaro DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$192,054.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard  
Dichiaro and Joan Dichiaro  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$192,054.82 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**01/20/17** · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1205-2015r SUR  
JUDGEMENT NO. 1205-2015  
AT THE SUIT OF U.S.  
Bank National Association, as  
trustee for Bear Stearns Arm  
Trust, Mortgage Pass-Through  
Certificates, Series 2005-12

c/o Wells Fargo Bank, NA vs  
Joseph J. Salerno and Martene  
L. Salerno 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel, or piece of ground  
situated in Lehman Township,  
Pike County, Pennsylvania,  
being Lot Number 3463,  
Section 37, on Plan of Lots of  
Development known as Saw  
Creek Estates, recorded in  
the Recorder's Office in and  
for Pike County at Milford,  
Pennsylvania, in Plot Book  
Volume 34, pages 112, 113, 114,  
115, 116 and 117 and Plot Book  
36, page 12.

BEING the same premises  
which Kalian at Poconos, LLC  
by Deed dated October 4, 2005  
and recorded October 17, 2005,  
in the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book volume 2138, Page  
1552, conveyed unto JOSEPH  
J. SALERNO and MARTENE  
L. SALERNO, his wife.  
BEING KNOWN AS: 5117  
OAKLEY COURT A/K/A  
3463 OAKLEY COURT,  
BUSHKILL, PA 18324  
TAX PARCEL #06-0-110672  
IMPROVEMENTS:

Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joseph J. Salerno  
and Martene L. Salerno  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$231,769.61,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joseph J.  
Salerno and Martene L. Salerno  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$231,769.61 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Assoc.  
Eight Neshaminy Interplex, ste.  
215  
Trevose, PA 19053  
**01/20/17 · 01/27/17 · 02/03/17**

**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1405-2010r SUR  
JUDGEMENT NO. 1405-2010  
AT THE SUIT OF U.S.  
Bank National Association as  
Indenture Trustee on behalf  
of the Holders of the Terwin  
Mortgage Trust 2006-1;  
Asset-Backed Securities,  
TMTS Series 2006-1 vs Leslie  
Santiago 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

REAL PROPERTY SHORT  
DESCRIPTION FORM  
(To Be Used for Advertising

Only)  
By virtue of a Writ of Execution  
No. 2010-1405  
U.S. BANK NATIONAL  
ASSOCIATION  
AS INDENTURE  
TRUSTEE ON BEHALF  
OF THE HOLDERS  
OF THE TERWIN  
MORTGAGE TRUST  
2006-1; ASSET-BACKED  
SECURITIES, TMTS SERIES  
2006-1

v.  
LESLIE SANTIAGO  
owners of property situate in  
TOWNSHIP OF LEHMAN,  
Pike County, Pennsylvania,  
being 159 DEPUE CIRCLE,  
BUSHKILL, PA 18324  
Parcel Nos. 06-0-040119  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL  
Judgment Amount: \$92,545.49  
Attorneys for Plaintiff  
Parker McCay, PA

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Leslie Santiago  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$92,545.49,  
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 Leslie  
Santiago DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$92,545.49 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
**01/20/17 · 01/27/17 · 02/03/17**

**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1500-2010r SUR

JUDGEMENT NO. 1500-2010  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York as Trustee  
for the Certificateholders of  
CWMBS 2004-HYB7 vs  
Dale Getz 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Tax ID Number: 04-0-035830  
Land situated in the Township  
of Blooming Grove, County  
of Pike, Commonwealth of  
Pennsylvania is described as  
follows:

PARCEL 1: All that certain lot,  
piece or parcel of land sit, lying  
and being in the Township of  
Bloomfield Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 29A, Block 25, Hemlock  
Farms Community, Stage 79,  
as shown on drawing of the  
resulting Lot 29A, Block 25,  
Stage 79, Hemlock Farms  
Community, prepared by John  
A. Boehm, P.L.S., Drawing  
No. North-2772, dated April 3,  
2000, and recorded in the Office  
of the Recorder of Deeds, Pike  
County, in Plat Book 36, Page  
141.

The above lot comprises all of  
Lots 29 and 30, Block XXV,

Hemlock Farms Community, Stage LXXIX, as shown on plat of Hemlock Farms Community, Maple Ridge, Stage LXXIX, recorded in the aforesaid Recorder's Office in Plat Book 9, Page 18, on the 13th day of August, 1971, pursuant to Declaration of Restrictive Covenants dated March 27, 2000, and recorded in the aforesaid Recorder of Deeds Office, in Record Book Volume 1848, Page 591, whereby said Lot 29 and Lot 30, Block XXV, Hemlock Farms Community, State LXXIX, were combined into one lot known as Lot 29A, Block 25, Hemlock Farms Community, Stage 79, and prohibiting further subdivision thereof.

Commonly Known as: 130  
Canter Brook, Lords Valley, PA  
18428  
BEING Parcel Number  
01-035830

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dale Getz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$258,865.15, 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 Dale Getz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$258,865.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**01/20/17** · 01/27/17 · 02/03/17

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**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1519-2015r SUR JUDGEMENT NO. 1519-2015 AT THE SUIT OF The Bank of



New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-2 vs Paul C. Magnotta 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 15, 2017 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 Commonwealth of Pennsylvania, more particularly described as follows to wit: Lot 436: said lot being shown on a subdivision plan of development consisting of seventeen sections, entitle Falling Waters as Masthope, prepared by Edward C. Hess Associates, Inc. and recorded in that Office of Recorded of Deeds of Pike County, Pennsylvania in Play Book Volume 16, at Pages 18-34. Being known as Lot 436, Section 7, a/k/a 436 Falling Waters Boulevard, Falling Waters At Masthope, Lackawaxen, PA 18435 Being the same premises that Paul Magnotta, also known as Paul C. Magnotta by deed dated August 11, 2000 and recorded

on August 18, 2000 in the office of Recorder of Deeds in and for Pike County, at Book 1861 and Page 813, and Instrument No. 200000009514, conveyed unto Paul C. Magnotta, single, Grantee herein. Parcel No. 013.04-02-27-05

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Paul C. Magnotta DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$197,522.11, 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 Paul C.  
Magnotta DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$197,522.11 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
1 Jenkintown Station, Ste. 104  
115 West Avenue  
Jenkintown, PA 19046  
**01/20/17 · 01/27/17 · 02/03/17**

---

**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1532-2015r SUR  
JUDGEMENT NO. 1532-2015  
AT THE SUIT OF U.S.  
Bank National Association vs  
Robert J. Nasso and Marian  
C. Nasso aka Marion C.  
Nasso 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1532-2015  
U.S. Bank National Association  
v.  
Robert J. Nasso  
Marian C. Nasso a/k/a Marion  
C. Nasso  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 1102 Pine Ridge Drive  
West, Township of Lehman, PA  
18324  
Parcel No. 188.02-02-04-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$59,437.08  
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  
Robert J. Nasso and Marian C.  
Nasso aka Marion C. Nasso  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$59,437.08,  
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 Robert J. Nasso and Marian C. Nasso aka Marion C. Nasso DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$59,437.08 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

**SHERIFF SALE**  
**February 15, 2017**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1636-2015 SUR JUDGEMENT NO. 1636-2015 AT THE SUIT OF

PROF-2013-S3 Legal Title Trust, by US Bank NA, as Legal Title Trustee vs. Robert S. Tellefsen, Jr. & Laura Rutchey Tellefsen 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Land situated in the Township of Lackawaxen and County of Pike, Commonwealth of Pennsylvania is described as follows:

All that certain piece, parcel and tract of land situate, lying and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania more particularly described as follows, to wit: beginning at a point in the center of the Old Township Road said point being the Easterly corner of lands now or formerly of Nelson; thence along the center of said Township Road T-491, North 33 degrees 06 minutes 49 seconds East 309.72 feet to a point for a corner; thence North 50 degrees 55 minutes West 109.00 feet to a point for a corner; thence South 64 degrees 52 minutes 01 seconds West 408.64 feet to a point for a corner in the center of existing old road; thence along the center

of existing old road the following 2 courses and distances: South 3 degrees 20 minutes 08 seconds East 94.30 feet and South 2 degrees 25 minutes 40 seconds East 244.70 feet to a point for a corner; thence along the line of lands now or formerly of Simonson North 86 degrees 34 minutes 20 seconds East 141.01 feet to a point for a corner; thence along a stone wall along lands now or formerly of Nelson the following 2 courses and distances: North 17 degrees 34 minutes 20 seconds East 206.39 feet and South 64 degrees 02 minutes 10 seconds East 148.49 feet to the point and place of beginning.

The foregoing description is in accordance with survey entitled "Map Showing Lands Proposed to be conveyed by Helene Langhorst, Lackawaxen Township, Pike County, Pennsylvania, Scale 1" = 100', Date May, 1981, Drawing D-675, John A. Boehm, Surveyor", recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania.

ALSO ALL THAT CERTAIN piece, parcel and tract of land lying and being, Situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point for a corner in the center of an old road passing through the lands of the grantor herein, said corner being further described as being a common corner of lands of

Spencer Anderson and Roberta Green and running; thence, along the line of lands of S. Anderson, the following three courses: (1) North 85 degrees 55 minutes 40 seconds West, 21.00 feet to an iron bar, set for corner (2) North 04 degrees 04 minutes 20 seconds East, 10.00 feet to an iron bar, set for corner and (3) North 85 degrees 55 minutes 40 seconds West 521.01 feet to a point for corner, in the center of the West Falls Creek; Thence, along the center of said creek, about 487.00 feet upstream to a point for corner; thence, culling through the lands of the grantor herein, South 85 degrees 55 minutes 40 seconds East 424.13 feet to a point for corner in the center of the aforesaid old road passing through the lands of the grantor herein; thence, along said road, South 03 degrees 20 minutes 08 seconds East, 418.53 feet to an iron bar, set for corner; thence still along the center of said road, South 02 degrees 24 minutes 40 seconds East, 15.90 feet to the point and place of BEGINNING. Surveyed by John A. Boehm, P.L.S. as per drawing No. E-817, dated April, 1983.

The foregoing description is in accordance with survey entitled "Map Showing Lands Proposed to be conveyed by Helene Langhorst, Lackawaxen Township, Pike County, Pennsylvania, Scale 1" = 100', Date May, 1981, Drawing 0-675, John A. Boehm, Surveyor", recorded in the Office of the Recorder of Deeds of Pike

County, Pennsylvania in Slide 20 at page 25.

Parcel Nos. 025-01-01-54 & 025-01-01-48

BEING the same premises which Susan Miller and Arlene M. Turichak, by Deed dated 9/30/97 and recorded 10/10/97 in the Office of the Recorder of Deeds in and for the County of Pike, in Book 1421, Page 054, Instrument No. 0009432, granted and conveyed unto Robert S. Tellefsen, Jr., and Laura Rutchey Tellefsen, as tenants by the entirety. Commonly known as: P.O. Box 4, Rowland. PA 18457

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert S. Tellefsen, Jr. & Laura Rutchey Tellefsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$245,566.51, 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 Robert S. Tellefsen, Jr. & Laura Rutchey Tellefsen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$245,566.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo, LLC  
3600 Horizon Dr, Ste 150  
King Of Prussia, PA 19406  
01/20/17 · 01/27/17 · 02/03/17

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1733-2015r SUR JUDGEMENT NO. 1733-2015 AT THE SUIT OF LSF9 Master Participation Trust vs Dustin E. Yerke and Jennifer E. Yerke 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or  
Tract of land situate Township  
of Palmyra, Pike County,  
Pennsylvania, and being known  
as RR 1 Box 216, Greentown,  
Pennsylvania 18426.

TAX MAP AND PARCEL  
NUMBER: 071.00-01-30 and  
Control No. 010954

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$158,876.52  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Dustin E.  
Yerke and Jennifer E. Yerke  
McCabe, Weisberg and Conway,  
P.C.

123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Dustin E. Yerke and Jennifer  
E. Yerke DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$158,876.52,  
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 Dustin E.  
Yerke and Jennifer E. Yerke  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$158,876.52 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1807-2015r SUR  
JUDGEMENT NO. 1807-2015  
AT THE SUIT OF Citizens  
Bank of Pennsylvania vs.  
Barbara A. Peterson aka Barbara  
Peterson 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel, or piece of ground  
situate in the Township  
of Lackawaxen, County of  
Pike, and Commonwealth of  
Pennsylvania, being Lot No.  
458, Section 7, as shown on map  
of Falling Waters at Masthope  
on file in the Recorder of Deeds  
Office at Milford, Pennsylvania  
in Plat Book No. 16 at pages  
18-34 inclusive.  
TOGETHER WITH AND  
UNDER AND SUBJECT to  
all of the rights, restrictions, and  
covenants as of record.  
BEING the same premises  
which Ruby Bowman, Executrix  
of the Estate of Josetta G. Boyce,

by Deed dated May 30, 2001  
recorded June 14, 2001, in the  
Office for the Recorder of Deeds  
in and for Pike County, in Deed  
Book Volume 1886, Page 1168,  
conveyed unto Barbara Peterson.  
BEING known as 458 Eagle  
Rock Road, HC 1 Box 1A364  
a/k/a 233 Eagle Rock Road,  
Lackawaxen, PA 18435  
TAX PARCEL: #013.04-02-42  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Barbara A. Peterson  
aka Barbara Peterson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$59,569.79,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara A. Peterson aka Barbara Peterson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$59,569.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian, *Esq.*  
1310 Industrial Blvd., 1st Floor,  
Ste. 101  
Southampton, PA 18966  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1843-2015r SUR JUDGEMENT NO. 1843-2015 AT THE SUIT OF Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed notes, Series 2006-3 c/o Ocwen Loan Servicing, LLC vs The Unknown Heirs, Executors and Devisees of the Estate of Lloyd Thomas Wildrick 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate, lying and being in the township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows Lot Number 13, Stage VII, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10, at Page 126 on June 20, 1973.

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property Premises being 13 Steele Circle (Lot 13, Section 7) n/k/a 1155 Steele Circle, Bushkill, PA 18324), Bushkill, PA 18324. Parcel no. 06-0-037578 Map No. 188.04-02.43 BEING the same premises which Lloyd W. Wildrick, Single by Deed dated September 17, 2004 and recorded October 6, 2004 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: OR 2072 Page 2287, granted and



conveyed unto Lloyd Thomas Wildrick, Single

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO The Unknown Heirs, Executors and Devisees of the Estate of Lloyd Thomas Wildrick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$67,091.40, 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, Executors and Devisees of the Estate

of Lloyd Thomas Wildrick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$67,091.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street Ste 200  
The Shops at Valley Square  
Warrington, PA 18976  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE  
February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1856-2014r SUR JUDGEMENT NO. 1856-2014 AT THE SUIT OF The Bank of New York Mellon fka The Bank of new York, as trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificatates, Series 2007-12 vs Henry Mccallum, Real Owner and Original Mortgage Loretta Davis, 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 1856-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Delaware Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
02-0-031176  
PROPERTY ADDRESS 103  
Primrose Lane, Dingmans Ferry,  
PA 18328  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Loretta Davis, Real Owner  
and Henry Mccallum, Real  
Owner and Original Mortgagor  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Pike  
County Sheriff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Henry Mccallum, Real Owner  
and Original Mortgagor  
Loretta Davis, Real Owner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$113,387.00,  
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 Henry  
Mccallum, Real Owner  
and Original Mortgagor  
Loretta Davis, Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$113,387.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
**01/20/17 · 01/27/17 · 02/03/17**

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

EXECUTION NO 2276-2012r  
SUR JUDGEMENT NO.  
2276-2012 AT THE SUIT  
OF Wilmington Savings Fund  
Society, FSB, dba Christiana  
Trust, not in its Individual  
Capacity but solely as Trustee  
for BCAT 2014-4TT vs Barbara  
Hickey 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 15, 2017 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
PARCEL I:

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 12, Block VI, Hemlock  
Farms Community, Stage  
XCIII, as shown on plat of  
Hemlock Farms Community,  
Maple Ridge, Stage XCIII,  
recorded in the Office of the  
Recorder of Deeds in Pike  
County in Plat Book 8, Page 193  
on the 17th day of June, 1971.

PARCEL II:

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 18, Block VI, Hemlock  
Farms community, Stage XC,  
as shown on plat of Hemlock  
Farms Community, Maple  
Ridge, Stage XC, recorded in the  
Office of the Recorder of Deeds,  
Pike County, in Plat Book 8,  
Page 190, on the 17th day of  
June 1971.

The above parcels are subject  
to a declaration of restrictive  
covenants as recorded in Deed  
Book Volume 6180, at Page 331  
and Plat Book 35, at Page 187 as  
follows:

Lots 18 and 12 Block 6,  
Stages 90 and 93, Hemlock  
Farms Community, Hemlock  
Farms Community, Stage 90  
and 93, shall henceforth ne  
one parcel Lot 18A, Block  
6, Stage 90, Hemlock Farms  
Community, Stage 90 and shall  
not be subdivided henceforth  
without compliance with the  
above subdivision and similar  
ordinance and/or amendments in  
effect at the time it is proposed  
to subdivide said parcel.

BEING Map No. 120.01-03-75  
Control No. 032911

BEING PROPERTY

ADDRESS 109 Appalossa  
Drive a/k/a 3371 Hemlock  
Farms Lords Valley, PA 18428

BEING the same premises  
which Margaret Martin, widow,  
by deed dated September  
28, 2006 and recorded in the  
Recorder of Deeds Office in and  
for Pike County, Pennsylvania  
on October 2, 2006 in Book  
2197, Page 1435 granted and  
conveyed unto Ronald J. Hickey  
and Barbara Hickey, husband  
and wife. Ronald J. Hickey

departed this life on September 14, 2008, vesting ownership to Barbara Hickey.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Barbara Hickey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$300,210.73, 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 Barbara Hickey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$300,210.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hladik, Onorato & Federman,  
LLP  
298 Wissahickon Avenue  
North Wales, PA 19454  
**01/20/17 · 01/27/17 · 02/03/17**

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**SHERIFF SALE**

**February 15, 2017**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2286-2012r SUR JUDGEMENT NO. 2286-2012 AT THE SUIT OF Nationstar Mortgage, LLC vs Alberto Torres 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 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2286-2012 Nationstar Mortgage, LLC v. Alberto Torres owner(s) of property situate in

the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 123 Juniper Dr, Milford,  
PA 18337-7255  
Parcel No. 110.02-02-24-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$304,451.54  
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 Alberto Torres  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$304,451.54,  
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 Alberto Torres  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$304,451.54 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**01/20/17 · 01/27/17 · 02/03/17**

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