

# Pike County LEGAL JOURNAL

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

VOL. VIII ♦ MILFORD PA ♦ JANUARY 08, 2016 ♦ NO. 2



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THE PIKE COUNTY BAR ASSOCIATION  
WISHES EVERYONE  
A SAFE AND WARM WINTER SEASON

 PA LEGAL ADS



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

PIKE COUNTY LEGAL JOURNAL

is published every Friday by the Pike County Bar Association

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Elizabeth A. Erickson Kameen

P.O. Box 183, Milford, PA 18337

P: 570-296-5102

F: 570-296-5105

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

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

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

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

\*Cover illustration by Bruce Frank, a renowned local artist commissioned by the United States Military Academy at West Point. He has achieved success for his pen and ink illustrations of local and historic structures. See Bruce Frank's ad on page 6 for more details.

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



In 1983, the 98th Congress passed Public Law 98-144 to honor the birthday of Martin Luther King, Jr., chief spokesman for non-violent activism in the civil rights movement. It was first celebrated as a federal legal holiday on January 20, 1986 and has been observed on the third Monday of January since that time. Congress' intention was that the holiday "serve as a time for Americans to reflect on the principles of racial equality and nonviolent social change espoused by Martin Luther King, Jr." (36 USC, Section 169j).

*ED*

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# Pike County Bar Association

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## COURT CALENDAR

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

### MONDAY, JANUARY 11, 2016

- 09:00 AM Docket #: 1288-2011  
**Hinkel Estates Property Owners Association vs. Walker Lake Shores Landowners Association**  
Hearing - Motion to Compel Accountants Report  
*Plaintiff Attorney: John Klemeyer, Esq.*  
*Defense Attorney: Zygmunt R. Bialkowski, Jr., Esq.*
- 09:00 AM Docket #: 1288-2011  
**Hinkel Estates Property Owners Association vs. Walker Lake Shores Landowners Association**  
Hearing - Motion for Appointment for a Receiver/Forensic

- *Plaintiff Attorney: John Klemeyer, Esq.*  
*Defense Attorney: Zygmunt R. Bialkowski, Jr., Esq.*  
09:00 AM Docket #: 884-2014  
**Kim Manhart vs. Integon National Insurance Company**  
Argument - Defendants  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: George A. Prutting, Jr., Esq.*
- 09:00 AM Docket #: 1676-2011  
**Brien Clark and Lucinda Schaefer vs. Jonas Hochstetler and Werner Enterprises, Inc.**  
Argument on Motion to Compel - Plaintiffs  
*Plaintiff Attorney: Charles Kannebecker, Esq.*



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Fax: 570-558-1432 • [tbhelbig3@aol.com](mailto:tbhelbig3@aol.com)

- *Defense Attorney: Gary N. Stewart, Esq.*  
09:00 AM Docket #: 126-2015  
**HSBC Bank, USA, N.A. vs. Santo Chessari a/k/a Santo Chessari, Jr., Katrina Lynn Chessari**  
Argument on Motion for Summary Judgment - Plaintiff  
*Plaintiff Attorney: Joseph A. Dessoye, Esq.*  
*Defense Attorney: Mark J. Conway, Esq.*
- 09:00 AM Docket #: 1339-2015  
**Theodore Morgan and Carol Morgan, his wife vs. Sandra Makos-Riff, William Riff, Jr., and 21st Century Insurance Company**  
Argument on Preliminary Objections - Plaintiff  
*Plaintiff Attorney: Walter Machnicki, Esq.*  
*Defense Attorney: Michael A. Giannetta, Esq.*
- 09:00 AM Docket #: 1319-2015  
**Christine Harriott, on behalf of J.S., a minor vs. Jeremiah Smith**  
Argument on Preliminary Objections - Plaintiff

- *Plaintiff Attorney: Salvatore Nardoizzi, Esq.*  
*Defense Attorney: Shamira J. Cooper, Esq.*  
09:00 AM Docket #: 1318-2015  
**Christine Harriott, on behalf of K.S., a minor vs. Jeremiah Smith**  
Argument on Preliminary Objections - Plaintiff  
*Plaintiff Attorney: Salvatore Nardoizzi, Esq.*  
*Defense Attorney: Shamira J. Cooper, Esq.*
- 09:00 AM Docket #: 1105-2014  
**Navy Federal Credit Union vs. Michael Pilger**  
Argument on Motion for Summary Judgment - Plaintiff  
*Plaintiff Attorney: Jason S. Ordene, Esq.*  
*Defense Attorney:*
- 09:00 AM Docket #: 1288-2011  
**Hinkel Estates Property Owners Association vs. Walker Lake Shores Landowners Association**  
Argument - Defendants Motion for Reconsideration  
*Plaintiff Attorney: John Klemeyer, Esq.*  
*Defense Attorney: Zygmunt R. Bialkowski, Jr., Esq.*
- 09:00 AM Docket #: 1676-2011



Pike County

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**Brien Clark and Lucinda Schaefer vs. Jonas Hochstetler and Werner Enterprises, Inc.**

Argument - Discovery Motions  
*Plaintiff Attorney: Charles Kannebecker, Esq.*  
*Defense Attorney: Gary N. Stewart, Esq.*

- 09:30 AM Docket #: 1265-2015  
**Kevin Flores vs. Melissa Ortega**  
 Mediation - Review  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:00 AM Docket #: 33-2015 DP  
**In Re: DK**  
 Dependency Hearing -  
*Plaintiff Attorney: Christian Weed, Esq.*  
*Defense Attorney:*
- 10:30 AM Docket #: 1152-2015  
**Thomas Schwarz vs. Breianne Schwarz**  
 Mediation - Review  
*Plaintiff Attorney:*  
*Defense Attorney: Eric Hamill, Esq.*
- 10:30 AM Docket #: 1497-2012  
**Bonnie Roslund vs. Erik Roslund**  
 Custody Trial -  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Kelly Gaughan, Esq.*
- 11:30 AM Docket #: 1379-2015  
**Troy Morgan vs. Joy Patire**  
 Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 01:30 PM Docket #: 1092-2014  
**Craig Lemoncelli vs. Lysette Lemoncelli**  
 Review Hearing -  
*Plaintiff Attorney: Thomas Mincer, Esq.*  
*Defense Attorney: Amanda Cbesar, Esq.*
- 01:30 PM Docket #: 2202-2009  
**Charles Jones vs. Catherine Jones**  
 Mediation - Review  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 01:30 PM Docket #: 6-2015 OA  
**In Re: CM**  
 Involuntary Termination of Parental Rights -  
*Plaintiff Attorney: John Klemeyer, Esq.*  
*Defense Attorney:*
- 02:30 PM Docket #: 1080-2013  
**Deborah Morholt vs. Richard Morholt**

Divorce Master Hearing -  
*Plaintiff Attorney: James Baron, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*

**TUESDAY, JANUARY 12, 2016**

- 09:00 AM Docket #: 1124-2015  
**Michael Vanblarcom vs. Jill Schweitzer**  
 Custody Trial -  
*Plaintiff Attorney: Christopher Farrell, Esq.*  
*Defense Attorney: Kelly Gaughan, Esq.*
- 09:30 AM Docket #: 534-2015  
**Ann McKenna vs. James McKenna**  
 Custody Conference & Hearing, if necessary -  
*Plaintiff Attorney: Salvatore Nardozzi, Esq.*  
*Defense Attorney: Matthew Galasso, Esq.*
- 09:30 AM Docket #: 1602-2015  
**Katherine Antonini vs. Evo Antonini, III**  
 Mediation -  
*Plaintiff Attorney:*  
*Defense Attorney:*
- 10:30 AM Docket #: 1515-2012  
**Mary Caraballo vs. Edgardo Caraballo**  
 Divorce Master Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: Matthew Galasso, Esq.*  
*Defense Attorney:*
- 11:30 AM Docket #: 1693-2014  
**David Pettit vs. Patricia Pettit**  
 Divorce Master Hearing - Pre-Hearing Conference  
*Plaintiff Attorney: James Baron, Esq.*  
*Defense Attorney:*
- 01:30 PM Docket #: 1034-2015  
**Grace Lopez vs. Ralph Lopez, III**  
 Custody Conference & Hearing, if necessary -  
*Plaintiff Attorney: Kelly Gaughan, Esq.*  
*Defense Attorney: Donald Leetb, Esq.*
- 02:30 PM Docket #: 942-2009  
**Ingrid Pimley vs. Brian Pimley**  
 Hearing on Petition for Special Relief - and Contempt  
*Plaintiff Attorney: Kelly Gaughan, Esq.*  
*Defense Attorney: Thomas Earl Mincer, Esq.*

**WEDNESDAY, JANUARY 13, 2016**

- 09:00 AM Docket #: 1587-2015

**Evelyn Gonzalez on behalf of  
B.G., a minor vs.  
Alex Leo Rivera Jr**

PFA Hearing -

*Plaintiff Attorney:*

*Defense Attorney:*

- 09:00 AM Docket #: 1586-2015

**Evelyn Gonzalez vs.**

**Alex Leo Rivera Jr**

PFA Hearing -

*Plaintiff Attorney:*

*Defense Attorney:*

- 09:30 AM Docket #: 897-2011

**David Wontor vs. Debra Wontor**

Divorce Master Hearing -

*Plaintiff Attorney: Ronald Bugaj, Esq.*

*Defense Attorney: Jeffrey Kash, Esq.*

- 10:30 AM Docket #: 787-2015

**Donna Guadagni vs.**

**Allan Guadagni**

Custody Hearing - Emergency

*Plaintiff Attorney: Thomas Mincer, Esq.*

*Defense Attorney: Richard Henry, Esq.*

- 01:30 PM Docket #: 584-2015

**Nancy Rocio Vasquez vs.**

**Christopher Broich**

Non-Jury Trial -

*Plaintiff Attorney: Stacey Beecher, Esq.*

*Defense Attorney:*

#### THURSDAY, JANUARY 14, 2016

- 09:00 AM Docket #: 656-2012

**Bank of America, N.A. vs.**

**Peter Ianobi, Celinda Ianobi,**

**and Peter Ianobi, Jr.**

Non-Jury Trial -

*Plaintiff Attorney: Scott Rothman, Esq.*

*Defense Attorney: Lawrence Avallone, Esq.*

#### FRIDAY, JANUARY 15, 2016

- 09:00 AM Docket #: 656-2012

**Bank of America, N.A. vs.**

**Peter Ianobi, Celinda Ianobi,**

**and Peter Ianobi, Jr.**

Non-Jury Trial -

*Plaintiff Attorney: Scott Rothman, Esq.*

- *Defense Attorney: Lawrence Avallone, Esq.*  
09:30 AM Docket #: 36-2013

**The Falls Community Association,  
Inc vs. Jorge Coelho**

Other - Arbitration

*Plaintiff Attorney: Gregory D. Malaska, Esq.*

*Defense Attorney: Matthew Galasso, Esq.*

- 09:30 AM Docket #: 976-2013

**Marion Muck vs. William Muck**

Divorce Master

Hearing - Pre-Hearing Conference

*Plaintiff Attorney: John Klemeyer, Esq.*

*Defense Attorney: Alida OHara, Esq.*

- 10:30 AM Docket #: 362-2013

**Eldo Leonelli vs. Deborah Leonelli**

Divorce Master

Hearing - Pre-Hearing Conference

*Plaintiff Attorney: Ronald Bugaj, Esq.*

*Defense Attorney: John Klemeyer, Esq.*

- 11:30 AM Docket #: 2067-2007

**Lori Lynn Smith-Curnal vs.**

**Gary Paul Curnal**

Divorce Master

Hearing - Pre-Hearing Conference

*Plaintiff Attorney: Thomas Farley, Esq.*

*Defense Attorney: Kelly Gaughan, Esq.*

- 01:30 PM Docket #: 223-2015

**Capital One Bank (USA), N.A. vs.**

**Anna Marie Rohner and**

**Not Just Kuts**

Other - Arbitration

*Plaintiff Attorney:*

*The Law Offices of Fred Weinberg*

*Defense Attorney: Pro Se*

- 02:30 PM Docket #: 1972-2010

(Susquehanna)

**Eleanor McKeage vs. Borough**

**of Montrose, Robert A. Aiken,**

**and Patricia O. Aiken, his wife vs.**

**Susquehanna County Housing**

**and Redevelopment Authority and**

**Montrose Restoration Committee**

Argument on Motion for Summary

Judgment -

*Plaintiff Attorney: Alan Battisti, Esq.*

*Defense Attorney: Malcom MacGregory, Esq.*



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## 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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### EXECUTRIX'S NOTICE

Estate of Beverly Zak, deceased, late of 104 Fisher Terrace, Milford, PA 18337.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Kristen M. Walters, 77 New Mashipacong Rd., Montague, NJ 07827, Executrix.

12/25/15 • 01/01/16 • **01/08/16**

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### ESTATE NOTICE

Estate of Howard Breindel, late of Dingman Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Carol Witschel, all persons indebted to the said estate are requested to make payment, and

those having claims to present the same without delay to her attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

12/25/15 • 01/01/16 • **01/08/16**

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### EXECUTOR'S NOTICE

Estate of Gary D. Maltby, Deceased, late of Borough of Matamoras, Pike County, Pennsylvania.

Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Roger K. Maltby of 605 3rd Street, Matamoras PA 18336, or to Levy, Stieh & Gaughan, P.C., Attorneys for the Estate, P.O. Box D, Milford, PA 18337. Roger K. Maltby, Executor By: Kelly A. Gaughan, Esquire Attorney for the Executor  
01/01/16 • **01/08/16** • 01/15/16

---

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL ACTION-LAW NO. 1276-2011

PNC Bank, National  
Association, Plaintiff vs.

Radames Baldwin, Known Heir of Bobby Baldwin a/k/a Bobby Lee Baldwin, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Bobby Baldwin a/k/a Bobby Lee Baldwin and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James U. Butler, Last Record Owner, Defendant(s)

NOTICE OF SALE OF  
REAL PROPERTY

To: James U. Butler, Last Record Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under James U. Butler, Last Record Owner, Defendant(s), whose last known address is 116 The Glen at Tamiment, Bushkill, PA 18324.

Your house (real estate) at 116 The Glen at Tamiment, Bushkill, PA 18324, is scheduled to be sold at the Sheriff's Sale on May 18, 2016 at 11:00 a.m. in the Pike County Admin. Bldg., Commissioners Meeting Rm., 506 Broad St., Milford, PA 18337, to enforce the court judgment of \$130,163.17, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. PROPERTY DESCRIPTION: ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Twp. of Lehman, County

of Pike and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit: Lot No. 116, of the Glen at Tamiment Subdivision, as set forth on certain plat maps prepared by R.K.R. Hess Assoc., and entitled "Final Plan", Phase I, The Glen at Tamiment, recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book No. 24, at Page 74, Plat Book No. 24, at Page 75, Plat Book No. 24, at Page 76 and Plat Book No. 24, at Page 77 and Revised Maps of the Glen at Tamiment, Phase I, recorded on March 9, 1987, in Plat Book 24, at Pages 154, 155, 156 and 157. Being the same premises which Frank A. Kelczewski and Barbara A. Kelczewski, husband and wife, by indenture bearing date the 18th day of July, 1995, and intended to be recorded at Milford in the Office for the Recording of Deeds, in and for the County of Pike, simultaneously herewith, granted and conveyed unto Bobby Lee Baldwin and James U. Butler, in fee. BEING KNOWN AS: 116 The Glen at Tamiment, Bushkill, PA 18324. PROPERTY ID NO.: 06-0-104040. TITLE TO SAID PREMISES IS VESTED IN BOBBY LEE BALDWIN AND JAMES U. BUTLER, AS JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM FRANK A. KELCZEWSKI

AND BARBARA A.  
KELCZEWSKI, HUSBAND  
AND WIFE DATED  
7/18/1995 RECORDED  
1/12/1996 IN DEED BOOK  
1147 PAGE 233.  
Udren Law Offices, P.C.,  
Attorneys for Plaintiff  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
856.482.6900

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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**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
62-2015r SUR JUDGEMENT  
NO. 62-2015 AT THE SUIT  
OF HSBC Bank USA, National  
Association, as Trustee for the  
Benefit of People's Financial  
Realty Mortgage Securities  
Trust, Series 2006-1, Mortgage  
Pass-Through Certificates, Series  
2006-1, by its Servicer Ocwen  
loan Servicing, LLC vs Renee  
Reinhardt DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION

BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this  
Commitment is described as  
follows:

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

BEING Lot No. 276, Section  
5, as shown on map entitled  
subdivision of section 5, Pocono  
Mountain Water Forest on  
file in the recorder's Office at  
Milford, Pennsylvania in plat  
book 10 page 52.

Premises being 104 White Ash  
Court, Milford, PA 18337  
Parcel no. 136-01-01-09  
BEING the same premises  
which Farrell Holzer and  
Phyllis T. Holzer, his wife by  
Deed dated June 15, 2006 and  
recorded June 16, 2006 in the  
Office of the Recorder of Deeds  
in and for Pike County in Deed  
Book: 2179 Page 1394, granted  
and conveyed unto Renee  
Reinhardt.

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

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$208,676.56,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Renee  
Reinhardt DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$208,676.56 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
12/25/15 · 01/01/16 · **01/08/16**

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
112-2015r SUR JUDGEMENT  
NO. 112-2015 AT THE  
SUIT OF PNC Bank, National  
Association vs Sondra L.  
Bresemann DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,  
vs.  
SONDRA L. BRESEMANN,  
Defendant.  
CIVIL DIVISION  
No. 112-2015-CIVIL  
ALL that certain lot, parcel  
or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being Lot  
No. 1350, Section No. 11 as in  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same I duly

recorded in the Office of the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume 17, Page 2. Being the same property which Daniel T. Donnelly and Catherine Donnelly, granted and conveyed unto Sondra L. Bresemann by deed dated June 16, 2006 and recorded June 23, 2006 in the Recorder's Office of said County in or Book 2181 Page 642.

TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof. 387 Wickes Road, Bushkill, Pennsylvania 18324  
Permanent Parcel No.: 192.04-02-73  
Michael C. Mazack, Esquire  
Attorney for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sondra L. Bresemann  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$237,829.64,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Sondra L.  
Bresemann DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$237,829.64 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Tucker Arensburg PC  
1500 1 PPG Place  
Pittsburgh, PA 15222  
12/25/15 · 01/01/16 · **01/08/16**

---

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
154-2015r SUR JUDGEMENT  
NO. 154-2015 AT THE SUIT  
OF NBT Bank, NA, formerly  
Pennstar Bank, a division of  
NBT Bank, NA vs Michael  
A. Ferrante, Jr. and Deborah  
Ferrante DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

BY VIRTUE OF A WRIT  
OF EXECUTION ISSUED  
BY NBT BANK, NA,  
FORMERLY PENNSTAR  
BANK, A DIVISION OF NBT  
BANK, NA V. MICHAEL  
A. FERRANTE, JR. AND  
DEBORAH FERRANTE  
Case No. 154-2015  
ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township

of Blooming Grove, County of  
Pike, and Commonwealth of  
Pennsylvania, more particularly  
described as Lot 4, Block 11,  
Stage 26, Hemlock Farms  
Community, as shown on plat  
of Hemlock Farms Community,  
Elm Ridge, Stage 26 recorded  
in the Office of the Recorder  
of Deeds, Pike County, in Plat  
Book 8 Page 227, on the 6th day  
of July 1971.

BEING the same premises  
which Michael A. Ferrante,  
Jr. and Deborah Giordano,  
n/b/m Deborah Ferrante, by  
deed dated July 30, 1990 and  
recorded July 30, 1990 in the  
Recorder of Deeds Office in  
and for Pike County at Milford,  
Pennsylvania, in Record Book  
Volume 288, page 310, granted  
and conveyed unto Michael  
A. Ferrante, Jr. and Deborah  
Ferrante, husband and wife.  
MAP/PARCEL/PLATE:  
107.01-02-25  
PIN NO. 01-0-064415  
LOT SIZE: .29 Acres  
PROPERTY ADDRESS: 126  
Wagoner Lane, Hawley, PA  
18428

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael A. Ferrante,  
Jr. and Deborah Ferrante  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$114,432.96, 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 Michael A. Ferrante, Jr. and Deborah Ferrante DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$114,432.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hourigank Kluger & Quinn  
600 3rd Avenue  
Kingston, PA 18704  
12/25/15 · 01/01/16 · **01/08/16**

---

**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 235-2015r SUR JUDGEMENT NO. 235-2015 AT THE SUIT OF PHH Mortgage Corporation fka Coldwell Banker Mortgage vs Kristine M. Muren and Marc P. Muren DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 235-2015  
PHH Mortgage Corporation, f/k/a Coldwell Banker Mortgage v.  
Kristine M. Muren  
Marc P. Muren  
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 52-12 Spruce Lake, a/k/a 107 Spruce Lake Drive, Milford, PA 18337  
Parcel No. 03-0-104262  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$100,901.43  
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 Kristine M. Muren and Marc P. Muren DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$100,901.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kristine M. Muren and Marc P. Muren DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,901.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 265-2015r SUR JUDGEMENT NO. 265-2015 AT THE SUIT OF The Dime Bank vs Arthur Garris, Jr. and Shirley M. Garris aka Shirley Garris DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
CONTROL# 06-0-039736  
ALL THAT CERTAIN lot piece or parcel of land situate lying and being in Lehman Township, Pike County, Pennsylvania bounded and described as follows, to wit: BEGINNING at an iron pin on the easterly edge of a



certain road being thirty-three (33.00') feet in width known as SR 2003, Bushkill Falls Road, said pin being the most southwesterly corner of Lot 3 as shown on a certain map entitled "Re-Subdivision for Arthur and Shirley Garris, Lehman Township, Pike County, Pennsylvania, as recorded in the Office for the Recording of Deeds, etc., at Milford, Pennsylvania, in and for the County of Pike, in Plot Book Volume 38, Page 204 (the "Subdivision Plan"), thence by the following nine (9) courses and distances:

- 1) leaving said Bushkill Falls Road and along Lot 3, South eighty-two degrees thirty-one minutes ten seconds East (S 82° 31' 10" E) ninety-four and seventy-three one-hundredths (94.73') feet to an iron pin;
- 2) Thence by the same, South fifty-three degrees thirty minutes seventeen seconds East (S 53° 30' 17" E) one hundred four and thirty-six one-hundredths (104.36') feet to an iron pin on the southerly side of a dirt lane to Lot 1;
- 3) Thence by the same and along the southerly side of said lane, North seventy-six degrees thirty-seven minutes twenty seconds East (N 76° 37' 20" E) forty-six and zero one-hundredths (46.00') feet to an iron pin;
- 4) Thence by the same, North sixty-seven degrees eleven minutes twenty-six seconds East (N 67° 11' 26" E) eighty-one and seventy-two one-hundredths

- (81.72') feet to an iron pin;
- 5) Thence by the same and leaving the southerly side of said lane, South twenty-six degrees forty-seven minutes thirty-seven seconds East (S 26° 47' 37" E) fifty-three and forty-six one-hundredths (53.46') feet to an iron pin;
- 6) Thence by the same, South forty-two degrees thirty-three minutes fifty seconds West (S 42° 33' 50" W) one hundred eighteen and forty-four one-hundredths (118.44') feet to an iron pin; the most southwesterly corner to Lot 3 and on line with lands now or formerly of International Missionary Society;
- 7) Thence along said lands of International Missionary Society, South sixty-nine degrees forty-three minutes fifty-seven seconds West (S 69° 43' 57" W) passing over a found iron pipe at one hundred sixty-seven and eighty four one-hundredths (167.84') feet, four hundred sixty and forty-two one-hundredths (460.42') feet to a railroad spike set on the southerly side of said Bushkill Falls Road;
- 8) Thence along the easterly side of said road, North three degrees thirty-one minutes fourteen seconds East (N 03° 31' 14" E) sixty-four and forty-seven one-hundredths (64.47') feet to an iron pin;
- 9) Thence by the same, North seven degrees twenty-six minutes fifty-seven seconds East (N 07° 26' 57" E) two hundred five and one one-hundredths (205.01') feet to the PLACE OF

BEGINNING.  
CONTAINING a total of  
53186.76 square feet or 1.221  
acres, more or less. Bearings are  
based on a Magnetic Meridian.  
BEING Lot 4 shown on the  
Subdivision Plan. Lot 4 is  
comprised of Parcel A-2 and  
Parcel C-2 as shown on the said  
Subdivision Plan.

UNDER AND SUBJECT  
to all covenants, easements,  
conditions, and restrictions as  
of record including without  
limitation, all easements,  
covenants, notes, and conditions  
as set forth in the Subdivision  
Plan.

BEING THE SAME  
PREMISES which Arthur  
Garris, Jr. and Shirley Garris,  
His Wife by their deed dated  
August 5, 2002 and recorded  
in the Office for the Recording  
of Deeds, etc., at Milford,  
Pennsylvania, in and for the  
County of Pike, in Deed Book  
volume 1938, Page 1123,  
granted and conveyed unto  
Robert Bateman and Cheryl  
Bateman, his Wife, Grantors  
hereof, in fee.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Arthur Garris, Jr. and Shirley  
M.Garris aka Shirley Garris  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$62,909.98,  
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  
Arthur Garris, Jr. and Shirley  
M.Garris aka Shirley Garris  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$62,909.98 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kimberly D. Martin, *Esq.*  
1022 Court Street  
Honesdale, PA 18431  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
276-2015r SUR JUDGEMENT  
NO. 276-2015 AT THE SUIT  
OF JP Morgan Chase Bank,  
National Association vs Dale  
G. Faught, Jr. and Jessica Ann  
Faught DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 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 Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:

PARCEL NO. 1

BEGINNING at the point  
on the Northwesterly line of  
Gold Finch Road, a common  
corner of Lot No. 722 and Lot  
No. 723, 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 Volume 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, Lmt'd, by Deed  
dated November 27, 1971, and  
recorded in the aforementioned  
office in Deed Book Volume  
258, Page 824, bears South 18  
degrees 50 minutes 30 seconds  
East distant 1959.27 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, Lmt'd. Bears  
South 62 degrees 37 minutes 22  
seconds West a distant 2211.06  
feet; thence by Lot No. 723  
North 68 degrees 17 minutes 36  
seconds West 200.00 feet to a  
point; thence by lands of Pocono  
Ranch Lands, Lmt'd., North 21  
degrees 42 minutes 24 seconds  
East 75.00 feet to a point;  
thence by Lot No. 721 South 68  
degrees 17 minutes 36 seconds  
East 200.00 feet to a point on  
the Northwesterly line of Gold  
Finch Road; thence along the  
Northwesterly line of Gold  
Finch road South 21 degrees 42  
minutes 24 seconds West 75.00  
feet to the place of beginning.  
CONTAINING 15,000 square  
feet, more or less  
BEING Lot No. 722 on the  
above mentioned plan.  
Prepared by Edward C. Hess  
Associates, Inc.  
PARCEL NO. 2  
BEGINNING AT A POINT  
ON THE Northwesterly line  
of Gold Finch Road, a common

corner of Lot No. 723 and Lot No. 724, 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, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; thence by Lot No. 724 North 68 degrees 17 minutes 36 seconds West 200.00 feet to a point; thence by Lot No. 722 South 68 degrees 17 minutes 36 seconds East 200.00 feet to a point on the Northwesterly line of Gold Finch Road; thence along the Northwesterly line of Gold Finch Road South 21 degrees 42 minutes 24 seconds West 75.00 feet to the place of beginning. CONTAINING 15,000 square feet, more or less. BEING Lot No. 723 on the above mentioned plan. TAX PARCEL NUMBER: 06.03.040447/Map #182.04-05-68 BEING KNOWN AS 722 Goldfinch Road, Bushkill, Pa 18324 BEING THE SAME PREMISES which US Bank, NA, as Trustee for the Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC4 by Wilshire Credit Corporation as Attorney In Fact, by Deed dated 3/24/09 and recorded 4/24/09 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2306, Page 19, Instrument #200900003838, granted and

conveyed unto Dale G. Faught, Jr. and Jessica Ann Faught, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dale G. Faught, Jr. and Jessica Ann Faught DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$71,226.54, 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 Dale G. Faught, Jr. and Jessica Ann Faught DEFENDANTS,

OWNERS REPUTED  
OWNERS TO COLLECT  
\$71,226.54 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & Denardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
328-2015r SUR JUDGEMENT  
NO. 328-2015 AT THE  
SUIT OF Citimortgage, Inc. vs  
Jeffrey Maldonado and Maria  
Maldonado DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 328-2015  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Lehman Township, County of  
Pike, and Commonwealth of

Pennsylvania  
TAX PARCEL NO:  
188.01-01-46  
PROPERTY ADDRESS 42  
Oakenshield Drive a/k/a 245  
Oakenshield Drive, Tamiment,  
PA 18371  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Jeffrey Maldonado, Maria  
Maldonado  
ATTORNEY'S NAME: Robert  
W. Williams, *Esq.*  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jeffrey Maldonado  
and Maria Maldonado  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$173,261.39,  
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 Jeffrey Maldonado and Maria Maldonado DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,261.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 336-2015r SUR JUDGEMENT NO. 336-2015 AT THE SUIT OF LSF9 Master Participation Trust vs Teresa Marie Goodale aka Teresa M. Gurkan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN tracts, parcels or lots of land situate in Delaware Township, Pike County, Pennsylvania, on the map of Lots laid out by Fred C. Schoenagel, R.S. for Francis Kern, and marked "Plan of Lots-Lands of Francis Kern, Delaware Twsp., Pike Co., Pa., Redrawn 7/28/48 Fred C. Schoenagel, R.S.-Bearings of 1945. Var. 1945 equals 4 degrees 45' Scale 1" = 50'," described as follows:

BEGINNING at a point for a corner, said point being the Southwesterly corner of lot 21 on a plan of lots as laid out surveyed by Fred C. Schoenagel, R.S. and thence along the Eastern side of a twelve (12) foot roadway North 24 degrees 00 minutes East 75 feet to a corner; thence South 66 degrees 00 minutes East 80 feet to a corner on the Westerly edge of a roadway; thence along the westerly edge of said roadway South 41 degrees West 77.4 feet to the Southeast corner of lot 21 on said draft; thence along the edge of the said roadway 25 feet to a corner; thence in a Northwesterly direction 51 feet to the point and place of beginning.

ALSO, ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in the Township of

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

BEGINNING at the Southwest corner of Lot No. 23 on the map or plan of lots formerly of Francis Kern, now the grantors as redrawn July 28, 1948 by Fred C. Schoenagel, R.S.; thence along the line of Lot No. 23 North 42 degrees 63 minutes West 60 feet to the edge of a private roadway; thence along the Southerly edge of the said private roadway North 53 degrees 35 minutes West 39.7 feet to a corner; thence North 63 degrees 30 minutes West 40.3 feet to a corner; thence along the line of Lot No. 95 on the said map or plan South 11 degrees 30 minutes West 77.9 feet to a corner; thence along the line of Lot No. 87 on said map or plan South 56 degrees 00 minutes East 50 feet to a corner; thence along the line of Lot No. 88 on said map or plan South 56 degrees 00 minutes East 50 feet to the point and place of beginning. Being Plot 89 on the said map plan, Bearing of 1945. Fee Simple Title Vested in Teresa Marie Goodale by deed from, Pamela L. Kraft Hughes, a/k/a Pamela L. Kraft, dated 1/12/1987, recorded 1/12/1987, in the Pike County Recorder of deeds in Deed Book 1101, Page 311.

PARCEL NO. 162.04-01-31.1  
Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the

Commonwealth of Pennsylvania to Teresa Marie Goodale a/k/a Teresa M. Gurkan, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$114,916.28 plus interest from 06/25/15 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 Teresa Marie Goodale a/k/a Teresa M. Gurkan, owners or reputed owners, to collect \$114,916.28, 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 Teresa Marie Goodale aka Teresa M. Gurkan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$114,916.28, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Teresa Marie  
Goodale aka Teresa M. Gurkan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$114,916.28 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
366-2015r SUR JUDGEMENT  
NO.366-2015 AT THE  
SUIT OF OCWEN Loan  
Servicing, LLC vs Kathryn  
Gibbons DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**  
By virtue of a Writ of Execution  
No. 366-2015-CIVIL  
OCWEN Loan Servicing, LLC  
v.  
Kathryn Gibbons  
owner(s) of property situate in  
GREENE TOWNSHIP, PIKE  
County, Pennsylvania, being 128  
Lakeside Drive, Greentown, PA  
18426-4820  
Parcel No. 129.01-01-33.001-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$184,165.54  
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 Kathryn Gibbons  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$184,165.54,  
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 Kathryn  
Gibbons DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$184,165.54 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
393-2015r SUR JUDGEMENT  
NO. 393-2015 AT THE SUIT  
OF Residential Mortgage Loan  
Trust 2013-Tt2, by US Bank  
National Association, Not in  
Its Individual Capacity, But  
Solely as Legal Title Trustee  
vs Debra Colgan and Erich  
Colgan DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 393-2015-CIVIL  
Residential Mortgage Loan  
Trust 2013-Tt2, by US Bank  
National Association, Not in Its  
Individual Capacity, But Solely  
as Legal Title Trustee  
v.  
Debra Colgan  
Erich Colgan  
owner(s) of property situate  
in the DELAWARE

TOWNSHIP, PIKE County,  
Pennsylvania, being 164 Skyview  
Road, Dingmans Ferry, PA  
18328-4041

Parcel No. 175.02-07-13-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$139,982.22  
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  
Debra Colgan and Erich Colgan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$139,982.22,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Debra  
Colgan and Erich Colgan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$139,982.22 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 397-2015r SUR  
JUDGEMENT NO. 397-2015  
AT THE SUIT OF PNC  
Bank, National Association vs  
David J. Moore and Noreen  
A. Moore DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
PNC BANK, NATIONAL  
ASSOCIATION, AS  
ASSIGNEE OF AMERICAN  
EXPRESS BANK FSB,  
Plaintiff,

vs.

DAVID J. MOORE AND  
NOREEN A. MOORE,  
Defendants

CIVIL DIVISION  
No. 397-2015-CV

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

Lots 4ABC, Block W-106,  
as set forth on a Plan of  
Lots - Wild Acres, Section  
1, Delaware Township, Pike  
County, Pennsylvania, dated  
May, 1967, by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania, and  
filed in the Office of Recording  
of Deeds in and for Pike County,  
Pennsylvania, in Plat Book 6,  
Page 37 on July 17, 1967.

Being the same property which  
Leonard H. Domnitz and Carole  
S. Domnitz, his wife, granted  
and conveyed unto David J.  
Moore and Noreen A. Moore,  
his wife, as tenants by the  
entireties by deed dated January  
29, 1987 and recorded January  
30, 1987 in the Recorder's office

of said County in Deed Book  
1105 Page 192.  
221 Myck Road Wild Acres  
a/k/a RR 2 Box 333, Dingmans  
Ferry, Pennsylvania 18328  
Control No.: 02-0-028033  
Map No. 169.01-02-65  
Michael C. Mazack, Esquire  
Attorney for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
David J. Moore and Noreen  
A. Moore DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$164,813.02,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF David J.  
Moore and Noreen A. Moore  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$164,813.02 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Tucker Arensburg PC  
1500 1 PPG Place  
Pittsburgh, PA 15222  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
405-2015r SUR JUDGEMENT  
NO. 405-2015 AT THE  
SUIT OF Federal National  
Mortgage Association  
("Fannie Mae") vs Svetlana  
Pyatigorskaya DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 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.  
405-2015-CV  
ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION ("FANNIE  
MAE")  
PROPERTY BEING  
KNOWN AS:  
ALL THAT CERTAIN piece  
or parcel of land situated in the  
Township of Palmyra, County of  
Pike and State of Pennsylvania,  
PARCEL IDENTIFICATION  
NO: 070.04-02-14, CONTROL  
#: 10-0-009478  
BEING KNOWN AS: 834  
Route 507 Greentown, PA  
18426  
IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Svetlana  
Pyatigorskaya  
PIN NUMBER, WHICH IS  
THE ASSESSMENT OR  
PARCEL NO., MAP, BLOCK  
AND LOT):  
PARCEL IDENTIFICATION  
NO: 070.04-02-14, CONTROL  
#: 10-0-009478  
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 Svetlana Pyatigorskaya  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$50,097.85,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Svetlana  
Pyatigorskaya DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$50,097.85 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

12/25/15 · 01/01/16 · 01/08/16

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
440-2015r SUR JUDGEMENT  
NO. 440-2015 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Unknown Heirs, Successors,  
Assigns, and All Persons,  
Firms, or Associations Claiming  
Right, title or interest from or  
under Joseph M. Osorio, Sr.,  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 440-2015  
Wells Fargo Bank, N.A.  
v.  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Joseph M. Osorio, Sr, Deceased  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 137 Laurel Court,

Bushkill, PA 18324  
Parcel No. 193.02-02-10  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$11,322.78  
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  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
title or interest from or under  
Joseph M. Osorio, Sr., Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$11,322.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
title or interest from or under  
Joseph M. Osorio, Sr., Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$11,322.78 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
464-2015r SUR JUDGEMENT  
NO. 464-2015 AT THE  
SUIT OF Wells Fargo Bank,  
NA vs Adolfo Gonzalez,  
JR DEFENDANTS, I  
WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution no. 464-2015

Wells Fargo Bank, N.A.

v.

Adolfo Gonzalez, Jr

owner(s) of property situate

in BLOOMING GROVE

TOWNSHIP, PIKE County,

Pennsylvania, being 117

Goldrush Drive, Lords Valley,

PA 18428

Parcel No. 119.04-02-31-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$174,170.63

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 Adolfo Gonzalez, JR DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$174,170.63, 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 Adolfo Gonzalez, JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$174,170.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION  
NO471-2015r SUR  
JUDGEMENT NO. 471-2015  
AT THE SUIT OF Citizens  
Bank, NA fka RBS Citizens,  
NA vs Linda Lerner and Arnold  
Lerner DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land, situate,  
lying and being in the Township  
of Porter, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit:

Lot 46, Block XI, Hemlock  
Farms Community, Stage LXIII,  
as shown on Plat of Hemlock  
Farms Community, Hemlock  
Hills, Stage LXIII, recorded in  
the Office of the Recorder of  
Deeds of Pike County in Plat  
Book 7, at Page 232, on the 9th  
day of April, 1970.

BEING the same premises  
which Lois M. Berger, by Deed  
dated September 24, 1982  
recorded September 27, 1982,  
in the Office for the Recorder of  
Deeds in and for Pike County,  
in Deed Book Volume 837,  
Page 66, conveyed unto Arnold  
Lerner and Linda Lerner, his  
wife, as tenants by the entireties

BEING known as 1869  
Hemlock Farms, Hawley, PA  
18428 n/k/a 107 Jefferson Drive,  
Lords Valley, PA 18428.  
TAX PARCEL: #133.03-02-23  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Linda Lerner and Arnold Lerner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$171,751.72,  
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 Linda  
Lerner and Arnold Lerner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$171,751.72 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 520-2015r SUR  
JUDGEMENT NO. 520-2015  
AT THE SUIT OF U.S.  
Bank National Association,  
as Trustee for The Registered  
Holders of Credit Suisse  
Seasoned Loan Trust 2006-1,  
Home Equity Pass-Through  
Certificates, Series 2006-1 vs  
David Haskell aka David M.  
Haskell DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 520-2015  
U.S. Bank National Association,  
as Trustee for The Registered  
Holders of Credit Suisse  
Seasoned Loan Trust 2006-1,  
Home Equity Pass-Through  
Certificates, Series 2006-1  
v.  
David Haskell a/k/a David M.  
Haskell  
owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being HC 12 Box East 418,  
a/k/a 129 Hound Road,  
Dingmans Ferry, PA 18328  
Parcel No. 161.01-02-23  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$69,763.42  
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  
David Haskell aka David M.  
Haskell DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$69,763.42,  
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 David  
Haskell aka David M. Haskell  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$69,763.42 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
537-2015r SUR JUDGEMENT  
NO. 537-2015 AT THE SUIT  
OF M&T Bank vs Karl G.  
Merchant DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or tract of land, situate,  
lying and being in the Township  
of Milford, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as:  
Lot No. 13, shown on map  
entitled "Foster Hill Heights,  
"Roger and Cecile Weissan,  
Milford Township, Pike County,  
Pennsylvania, Victor E. Orben,  
registered surveyor, Milford,  
Pennsylvania, June 22, 1987,  
Dwg. No. R-87-82-B; said map  
being filed in the Pike County  
Recorder of Deeds office in  
Milford, Pennsylvania in Plat  
Book 26 at page 57 on March  
23, 1988.  
EXCEPTING, reserving and  
subject to the reservations,  
covenants, restrictions etc is net  
forth in the prior deed in the  
chain of title.  
TAX PARCEL # 09-0-106050;  
(CONTROL #096-00-01-

89.012)  
BEING KNOWN AS: 126  
Santos 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 Karl G. Merchant  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$239,898.20,  
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 Karl G.  
Merchant DEFENDANTS,  
OWNERS REPUTED

OWNERS TO COLLECT  
\$239,898.20 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19006-1532  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
552-2015r SUR JUDGEMENT  
NO. 552-2015r AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee,  
in trust for holders of Morgan  
Stanley ISIS Real Estate  
Capital Trust 2006-1, Mortgage  
Pass-Through Certificates,  
Series 2006-1 vs Jerry G. Fiorino  
and Margaret Mazzeo(as 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  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

011.02-01-60

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lackawaxen, County of Pike and State of Pennsylvania, Being lot No. 296, Section No. II, as shown on a map of Tink-Wig Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book No. 10, Page 137. BEING KNOWN as Tax Parcel Number: 011.02-01-60 Control No. 02510. Fee Simple Title Vested in Jerry G. Fiorino, a 50% interest and Margaret Mazzeo, a 50% interest by deed from, Jerry G. Fiorino, dated 2/28/2009, recorded 3/27/2009, in the Pike County Recorder of deeds in Deed Book 2303, Page 1510.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jerry G. Fiorino and Margaret Mazzeo(as Real owner) DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$146,724.73, 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 Jerry G. Fiorino and Margaret Mazzeo(as Real owner) DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$146,724.73 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 571-2013r SUR JUDGEMENT NO. 571-2013 AT THE SUIT OF HSBC Bank USA, NA as Trustee for the registered

holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE2, Asset Backed Pass-Through Certificates, by its Attorney-in-fact, Ocwen Loan Servicing LLC vs Christopher L. Chadwick DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 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. 53, Phase 2 Section 2, The Glen at Tamiment, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Pike, in Plot Book Volume/Page 25/133. Premises being 53 Bindale The Glen Ave n/k/a 217 Bindale Road, Tamiment, PA 18371 Parcel no. 188.03-04-45 BEING the same premises which Michael A. Buono, a single man by Deed dated December 30, 2004 and recorded January 7, 2005 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2089 Page 264, granted and conveyed unto Christopher L. Chadwick, a single man

Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher L. Chadwick DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$147,187.48, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher L. Chadwick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$147,187.48 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
12/25/15 · 01/01/16 · **01/08/16**

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
578-2015r SUR JUDGEMENT  
NO. 578-2015 AT THE SUIT  
OF New Penn Financial, LLC  
vs Michael Phillips and Michelle  
Phillips DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Parcel No: 148.04-04-51  
ALL THAT CERTAIN lot,  
piece, or parcel of land situate  
and being in the Township  
of Delaware, Pike County,  
Commonwealth of Pennsylvania,  
bounded and described as follows  
LOT NO. 2, BLOCK M-206,  
SECTION NO. 2, as shown  
on a map entitled Section Two

Marcel Lake Estates, Delaware  
Township, Pike County, PA,  
which map was duly recorded  
in the Pike County Recorder of  
Deeds Office, Milford, PA, in  
Plat Book Volume 8, Page 121.  
BEING KNOWN as Tax Parcel  
Number: 148.04-04-51 Control  
No. 02-0-072461.

Fee Simple Title Vested in  
Michelle Phillips and Michael  
Phillips, Married, by deed from  
Regent Homes, Inc., dated June  
2, 2005, recorded June 2, 2005,  
by the Pike County Recorder of  
Deeds in Deed Book 2112, Page  
2557.

Commonly known as 105  
Claudine Lane, Dingmans Ferry,  
PA 18328  
Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Phillips  
and Michelle Phillips  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$193,378.98,  
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 Michael Phillips and Michelle Phillips DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$193,378.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 580-2015r SUR JUDGEMENT NO. 580-2015 AT THE SUIT OF Nationstar Mortgage LLC vs Esther Jodhan and June Jodhan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying, and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: LOT(S) Number 53, Stage VIII, Pine Ridge, as shown on Plat of Pine Ridge, Inc., State VIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10 at Page 27 on June 20, 1973. TAX ID NO: 188.02-02-36 BEING KNOWN AS: 53 Whitaker Road, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Esther Jodhan and June Jodhan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$278,042.52, 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 Esther  
Jodhan and June Jodhan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$278,042.52 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
581-2013r SUR JUDGEMENT

NO. 581-2013 AT THE  
SUIT OF PNC Bank, National  
Association vs Gloria A.  
Hernandez DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 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  
Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
bounded and described as follows  
to wit:

BEING Lot 9R upon a certain  
map entitled "Map Showing  
Lot Cominations of Hemlock  
Farm Community Resulting  
Lots 8R & 9R, Stage LV, Block  
II" by William F. Schoegnagel,  
PLS, dated 9/19/05 (see plat  
book 41, page 155) and being  
more particularly bounded and  
described as follows:

BEGINNING at a point for a  
corner at the edge of the private  
road "Country Club Drive" and  
being the Southwesternmost  
point of the within described Lot  
9R; thence along the common  
boundary of Lots 8R & 9R the  
following five (5) courses and  
distances:

1) North 04 degrees 26' East



51.50';  
2) South 85 degrees 33' 40" East 9.00';  
3) North 04 degrees 26' 20" East 103.00';  
4) North 85 degrees 33' 40" West 3.00';  
5) North 04 Degrees 26' 20" East 38.35' to a found pipe for corner; thence South 79 degrees 17' 00" East 134.64 feet to a found pipe for a corner at the edge of Country Club Drive; thence along the edge of Country Club Drive the following three (3) courses and distances:

1) South 10 degrees 43' 00" West 142.31';  
2) South 68 degrees 13' 40" West 83.00';  
3) North 85 degrees 33' 40" West 49.81' (passing a found iron pipe at 43.81') to the point and place of beginning.

HAVING erected thereon a dwelling known as 209 Country Club Drive, Lords Valley, PA 18428.

PARCEL NO. 01-0-036187 BEING the same premises which Country Club Realty, LLC, by Deed dated 3/26/2007 and recorded 3/27/2007, in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2224, page 995, Instrument No. 200700004707, granted and conveyed unto Jose A. Hernandez and Gloria A. Hernandez.

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

THE COMMONWEALTH OF PENNSYLVANIA TO Gloria A. Hernandez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$349,087.00, 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 Gloria A. Hernandez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$349,087.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.

215 Fourth Avenue  
Pittsburg, PA 15222  
12/25/15 · 01/01/16 · 01/08/16

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO599-2015r  
SUR JUDGEMENT NO.  
599-2015 AT THE SUIT  
OF Lsf8 Master Participation  
Trust vs John J. Costic and  
Gail Costic DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
N. 599-2015  
Lsf8 Master Participation Trust  
v.  
John J. Costic  
Gail Costic  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being  
RR2 Box 64, Bushkill, PA  
18324  
Parcel No. 197.03-01-62  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount \$90,211.38  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
John J. Costic and Gail Costic  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$90,211.38,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$90,211.38 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
657-2015r SUR JUDGEMENT  
NO. 657-2015 AT THE SUIT  
OF Wells Fargo Bank, National  
Association, as Trustee for  
Banc of America Alternative  
Loan Trust 2005-9 Mortgage  
Pass-Through Certificates,  
Series 2005-9 vs Stanley M.  
Wykretowicz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described  
as Lot No. 7, Block No. 15,  
Section No. 2, Gold Key Estates,  
subdivision recorded in the office  
of the Recorder of Deeds of Pike  
County in Plat Book 6, Page 8.  
Map # 123.03-123-03-01-53  
(Control # 03-020400)  
BEING THE SAME  
PREMISES which Stanley M.  
Wykretowicz and Terri-Lee  
Wykretowicz, by Deed dated  
02/29/2011 and recorded  
02/04/2011 in the Office of the  
Recorder of Deeds in and for the  
County of Pike in Deed Book  
2356, Page 2176 and Instrument  
Number 201100001105, granted  
and conveyed unto Stanley M.  
Wykretowicz.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Stanley M. Wykretowicz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$186,782.17,  
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 Stanley M. Wykretowicz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,782.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
12/25/15 · 01/01/16 · **01/08/16**

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 664-2011r SUR JUDGEMENT NO. 664-2011 AT THE SUIT OF GMAC Mortgage LLC s/i/i to GMAC Mortgage

Corporation vs Cheryl Ann Morena aka Cheryl Morena DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 664-2011

GMAC Mortgage LLC S/i/i to GMAC Mortgage Corporation v.

Cheryl Ann Morena a/k/a Cheryl Morena

owner(s) of property situate in the TOWNSHIP OF DINGMAN, PIKE County, Pennsylvania, being 1 Milford Road a/k/a RR4 Box 7515, a/k/a 128 Route 2001, Milford, PA 18337-6560

Parcel No. 112.00-03-40 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$67,309.16

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

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

TO Cheryl Ann Morena  
aka Cheryl Morena  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$67,309.16,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Cheryl Ann  
Morena aka Cheryl Morena  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$67,309.16 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  
12/25/15 · 01/01/16 · 01/08/16

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
810-2015r SUR JUDGEMENT  
NO. 810-2015 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee  
for Ameriquest Mortgage  
Securities Inc., Asset-Backed  
Pass-Through Certificates, Series  
ARSI 2006-M3 vs Iris Preza  
n/k/a Iris Rodgers also n/k/a  
Iris M. Rodgers and Vincent  
L. Rodgers DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 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 227,  
Stage VI, Pine Ridge, as shown  
on a plan of lots recorded in the  
Office of the Recorder of Deeds  
in and for the County of Pike, in

Plot Book Volume 10, Page 74.  
BEING KNOWN AS: 1691  
Pine Ridge, Bushkill, PA 18324  
PROPERTY ID NO.:

06-0-041335

TITLE TO SAID PREMISES  
IS VESTED IN VINCENT  
L. RODGERS AND IRIS  
RODGERS, AS TENANTS  
BY THE ENTIRETY BY  
DEED FROM VINCENT  
L. RODGERS AND IRIS  
PREZA DATED 06/23/2006  
RECORDED 07/14/2006 IN  
DEED BOOK 2184 PAGE  
1881.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Iris Preza n/k/a Iris Rodgers  
also n/k/a Iris M. Rodgers  
and Vincent L. Rodgers  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$182,709.34,  
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 Iris Preza  
n/k/a Iris Rodgers also n/k/a  
Iris M. Rodgers and Vincent  
L. Rodgers DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$182,709.34 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
823-2014r SUR JUDGEMENT  
NO. 823-2014 AT THE SUIT  
OF Nationstar Mortgage LLC  
vs William Crum aka William  
Crum, Sr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 823-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
110.4-1-28  
PROPERTY ADDRESS 120  
Nelson Road, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: William Crum a/k/a  
William Crum, Sr.  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William Crum  
aka William Crum, Sr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$168,589.46,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William  
Crum aka William Crum, Sr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$168,589.46 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 e. Stow Road  
Marlton, NJ 08053  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,

TO EXECUTION NO  
830-2013r SUR JUDGEMENT  
NO. 830-2013 AT THE  
SUIT OF JPMorgan Chase  
Bank, National Association  
vs Jason Mitchell and Robert  
Mitchell DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
Lot, Piece Or Parcel Of Land  
Situates, Lying And Being In  
The Township Of Lehman,  
County Of Pike And State Of  
Pennsylvania, More Particularly  
Described As Follows:  
LOT Number 157, Stage IV,  
Pine Ridge, As Shown On Plat  
Of Pine Ridge, Inc., Stage IV,  
Recorded In The Office Of The  
Recorder Of Deeds Of Pike  
County In Plat Book Volume 7,  
Page 107 On July 19, 1969.  
TAX PARCEL #: 193.02-02-30  
CONTROL #: 06-0-042568  
BEING KNOWN AS: 157 Pine  
Ridge Drive, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Jason Mitchell and Robert

Mitchell DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$244,514.13,  
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 Jason  
Mitchell and Robert Mitchell  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$244,514.13 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106



12/25/15 · 01/01/16 · 01/08/16

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 869-2014r SUR JUDGEMENT NO. 869-2014 AT THE SUIT OF U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency vs Renee Pinand and Christopher J. Pinand DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT LEGAL FOR ADVERTISING**

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, being Lot 9ABC, Block B-5, Plan of Birchwood Lakes, Section 1, Delaware Township, Pike County, PA dated April 1962 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, PA, recorded in Pike County, Plat Book 3, Page 180, on May

1, 1962.  
HAVING THEREON  
ERECTED A DWELLING  
KNOWN AS: 120  
DOGWOOD ROAD,  
BIRCHWOOD LAKES,  
DINGMANS FERRY, PA  
18328.  
MAP # 149.04-09-76  
CONTROL # 02-0-028430  
Pike County Record Book 2286,  
Page 784  
TO BE SOLD AS  
THE PROPERTY OF  
RENEE PINAND AND  
CHRISTOPHER J. PINAND  
UNDER PIKE COUNTY  
JUDGMENT NO. 2014-00869

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Renee Pinand and  
Christopher J. Pinand  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$170,684.99,  
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 Renee Pinand and Christopher J. Pinand DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$170,684.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 899-2014r SUR JUDGEMENT NO. 899-2014 AT THE SUIT OF Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs Laura E. Felton, Executrix of the Estate of Janice Felton, Deceased Mortgagor and 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 January 20, 2016 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 Delaware, Pike County, Pennsylvania, and being known as 103 East Bridge Way, Dingmans Ferry, Pennsylvania 18328.

Map Number: 162.00-01-38

Control: 02-0-030217

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$165,184.29

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Laura E.

Felton, Executrix of the Estate

of Janice Felton, Deceased

Mortgagor and Real Owner

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 Laura E. Felton, Executrix of the Estate of Janice Felton, Deceased Mortgagor and Real Owner

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,184.29,  
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 Laura E.  
Felton, Executrix of the Estate  
of Janice Felton, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$165,184.29 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 Borad Street, Ste. 1400

Philadelphia, PA 19109  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
957-2014r SUR JUDGEMENT  
NO. 957-2014 AT THE  
SUIT OF Federal National  
Mortgage Association  
("Fannie Mae") a Corporation  
Organized and Existing Under  
The Laws of The United  
States of America vs Joann  
P. Paige DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 957-2014  
Federal National Mortgage  
Association ("Fannie Mae"),  
A Corporation Organized and  
Existing Under The Laws of The  
United States of America  
v.  
Joann P. Paige  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,

Pennsylvania, being  
104 Saint Mortiz Drive, Tafton,  
PA 18464-9640  
Parcel No. 056.02-02-87-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$261,177.32  
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 Joann P. Paige  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$261,177.32,  
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 Joann P. Paige  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$261,177.32 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO. 1139-2012  
SUR JUDGEMENT NO  
1139-2012r AT THE SUIT  
OF Citizens Savings Bank vs  
Frank Acquavella and Regina  
Acquavella DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

**SHERIFF'S SALE**

**DESCRIPTION**

By virtue of a Writ of Execution No. 1139-2012 CIVIL, issued out of the Court of Common Pleas of Pike County, directed to me, there will be exposed to public sale, by vendue or outcry to the highest and best bidders, for cash, in the Pike County Administration building, in the City of Milford, Pike County, Pennsylvania, all rights, title and interest of the Defendants in and to:

ALL THAT CERTAIN lot or parcel of land situate in Hawley, Lackawaxen Township, Pike County, Pennsylvania, being Lots 84 and 85, Section 8, as shown on a map or plan of Fawn Lake Forest on file in the Pike County Recorder of Deeds Office, Milford, Pennsylvania, in Plat Book Volume 8 and 26, pages 107-108 and 129a.

**BEING THE SAME**

PREMISES conveyed unto Frank Acquavella and Regina Acquavella, by Deed dated November 17, 2003, and recorded in Pike County, Pennsylvania, Deed Book 2019, Page 1867 on November 24, 2003.

**CONTROL NUMBER:**

061399

**MAP NUMBER: 009.04-01-68**

**KNOWN AS:** Lots 84 and 85, Section 8, Fawn Lake Forest, Hawley, Lackawaxen Township, Pennsylvania 18428

**IMPROVEMENT**

**THEREON CONSIST OF:** a

personal residence known as 112 Mountaintop Place, Hawley, Pennsylvania 18428

Land Assessed Value: \$2,600

Improvement Assessed Value: \$44,870

Assessed Total: \$47,470

**SEIZED AND TAKEN**

into execution at the suit of Citizens Savings Bank against Frank Acquavella and Regina Acquavella and will be sold by: Sheriff of Pike County, Phil Bueki

**KREDER BROOKS**

**HAILSTONE LLP**

**BY; DAVID K. BROWN,  
ESQUIRE**

Attorneys for Plaintiff

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

**TO Frank Acquavella  
and Regina Acquavella  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$206,326.14,  
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 Frank Acquavella and Regina Acquavella DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$206,326.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kreder Brooks Hailstone  
220 Penn Avenue, Ste. 200  
Scranton, PA 18503  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1462-2014r SUR JUDGEMENT NO. 1462- AT THE SUIT OF Wells Fargo Bank, National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series Oomc 2005-He6, Asset Backed

Pass-Through Certificates, Series Oomc 2005-He6 vs Yohanna Maribel Marte and Felix Carrion DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1462-2014 Wells Fargo Bank, National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series Oomc 2005-He6, Asset Backed Pass-Through Certificates, Series Oomc 2005-He6 v. Yohanna Maribel Marte Felix Carrion owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 106 Pipher Road, Bushkill, PA 18324 Parcel No. 188.04-04-23 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$132,426.91 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 Yohanna Maribel  
Marte and Felix Carrion  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$132,426.91,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Yohanna  
Maribel Marte and Felix Carrion  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$132,426.91 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1586-2014r  
SUR JUDGEMENT NO.  
1586-2014 AT THE SUIT  
OF U.S. Bank National  
Association as Trustee for the  
Pennsylvania Housing Finance  
Agency vs Annette Mojica  
Roasdo and the Unknown  
Heirs of Jose E. Mojica,  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:  
ALL THAT CERTAIN  
parcel or tract of land situate,  
and being in the Township of  
Lehman, County of Pike and

Commonwealth of Pennsylvania,  
BEING Lot 364, Section 1D,  
as shown on Map of Pocono  
Mountain Lake Estates, Inc.,  
recorded in Pike County Plot  
Book No. 9, Page 111. The  
dwelling erected thereon known  
as: LOT 364, SECTION  
1D, MINK POND ROAD,  
POCONO MOUNTAIN  
LAKE ESTATES,  
BUSHKILL, PA 18324.  
MAP # 189-02-07-04  
CONTROL # 06-0-040720  
Pike County Record Book 2295,  
Page 1112  
TO BE SOLD AS THE  
PROPERTY OF ANNETTE  
MOJICA ROASDO,  
INDIVIDUALLY AND AS  
KNOWN HEIR OF JOSE  
E. MOJICA, DECEASED  
AND THE UNKNOWN  
HEIRS OF JOSE E. MOJICA,  
DECEASED, UNDER PIKE  
COUNTY JUDGMENT NO.  
1586-2014

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Annette Mojica Roasdo  
and the Unknown Heirs of  
Jose E. Mojica, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$67,513.55,  
PLUS COSTS & INTEREST.  
THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANT'S IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Annette Mojica Roasdo  
and the Unknown Heirs of  
Jose E. Mojica, Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$67,513.55 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,



PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1601-2013r SUR  
JUDGEMENT NO. 1601-2013  
AT THE SUIT OF U.S. Bank  
Trust National Association, as  
trustee of American Homeowner  
Preservation Trust Services  
vs Daniel Van Beveren and  
Barbara Van Beveren and  
Richard Babcock and Jennifer  
Babcock DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
piece, parcel, and tract of  
land and the improvements  
thereupon, described as a single  
family home, lying and being  
situate in the Township of  
Dingman, County of Pike and  
Commonwealth Pennsylvania,  
more particularly described  
as Lot Number 102, Section  
Number 12, 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  
in and for Pike County in Plat  
Book Volume 25, Page 174.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Daniel Van Beveren and Barbara  
Van Beveren and Richard  
Babcock and Jennifer Babcock  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$84,735.89,  
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 Daniel  
Van Beveren and Barbara  
Van Beveren and Richard  
Babcock and Jennifer Babcock  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$84,735.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Sherman Toppin Law Firm  
LLC  
1800 JFK Blvd., Ste. 300  
Philadelphia, PA 19103  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1785-2014r SUR  
JUDGEMENT NO. 1785-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Jennifer  
Clark DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1785-2014  
Wells Fargo Bank, NA  
v.  
Jennifer Clark  
owner(s) of property situate in  
GREENE TOWNSHIP, PIKE  
County, Pennsylvania, being  
1305 lakeside Drive, a/k/a 116  
Lakeside Drive, Greentown, PA

18426  
Parcel No. 129.01-02-59.002-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$115,513.81  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jennifer Clark  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,513.81,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jennifer Clark  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$115,513.81 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  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1815-2014r SUR  
JUDGEMENT NO. 1815-2014  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Mitchell  
J. Freeman and Adrianna M.  
Freeman DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO:  
1815-2014-Civil  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Delaware Township, County  
of Pike, and Commonwealth of  
Pennsylvania  
TAX PARCEL NO:  
149.04-06-40  
PROPERTY ADDRESS 104  
Redwood Terrace, Dingmans  
Ferry, PA 18328  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Mitchell J. Freeman,  
Adrianna M. Freeman  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mitchell J. Freeman  
and Adrianna M. Freeman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,065.92,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Mitchell  
J. Freeman and Adrianna M.  
Freeman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$127,065.92 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053  
12/25/15 · 01/01/16 · **01/08/16**

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1863-2014r  
SUR JUDGEMENT NO.  
1863-2014 AT THE SUIT  
OF Lakeland Bank vs Patricia  
Webster fka Patricia G.  
Trudgeon aka Patricia G.

Yalango DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN  
PIECE, PARCEL OR TRACT  
OF LAND, SITUATE,  
LYING AND BEING IN  
THE TOWNSHIP OF  
WESTFALL, COUNTY OF  
PIKE, COMMONWEALTH  
OF PENNSYLVANIA,  
AND BEING MORE  
PARTICULARLY  
DESCRIBED AS UNIT 4.5,  
PHASE I OF MILFORD  
LANDING, AS SET FORTH  
ON A FINAL PLAN DATED  
FEBRUARY 17, 1987, AS  
SURVEYED BY SWONDSSEN  
ENGINEERING, OF  
HONESDALE, PA,  
AND RECORDED IN  
THE OFFICE OF THE  
RECORDER OF DEEDS IN  
AND FOR PIKE COUNTY  
IN PLAT BOOK VOLUME  
24 AT PAGE 168, ON THE  
14TH DAY OF APRIL, 1987.  
BEING the same premises  
which Gregory Yalango and  
Patricia G. Yalango, husband  
and wife, by deed dated April  
1, 2014 and recorded in the  
Pike County Recorder of Deeds

Office on June 5, 2014 in deed book 2448, page 2281, granted and conveyed to Patrician G. Yalango, in fee.

BEING Parcel Number 098.07-02-16

The Real Property or its address is commonly known as 3026 Greycliff Way, Milford, Pike County, Pennsylvania. Property is an improved residential dwelling.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Patricia Webster fka Patricia G. Trudgeon aka Patricia G. Yalango DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,429.00, 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 Patricia Webster fka Patricia G. Trudgeon aka Patricia G. Yalango DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,429.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Berger Law Group  
11 Elliott Avenue, Ste. 100  
Bryn Mawr, PA 19010  
12/25/15 · 01/01/16 · **01/08/16**

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**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1886-2014r SUR JUDGEMENT NO. 1886-2014 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 2005-4 vs Russell J. Harris aka Russell James Harris DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Lehman, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit:  
BEGINNING at an iron pin  
on the Westerly right of way  
of South Port Drive; said point  
being in common with Lot 2416;  
thence, along a line in common  
with Lot 2416, S 80 degrees 05  
minutes 08 seconds W a distance  
of 126.57 feet to an iron pipe  
in common with Lot 2437;  
thence along a line in common  
with Lot 2437 N (09 degrees 09  
minutes 53 inches) W a distance  
of 53.42 feet to an iron pipe;  
thence, continuing along a line  
in common with 2437, S 83  
degrees 39 minutes 58 seconds  
W a distance of 141.07 feet to an  
iron pipe on the Easterly right of  
way of South Port Drive; thence  
along the Easterly right of way  
of South Port Drive; N 6 degrees  
20 minutes 02 seconds W  
distance of 110.00 feet to an iron  
pipe in common with Lot 2435;  
thence along a line in common  
with 2435, N 83 degrees 39  
minutes 58 seconds E a distance  
of 133.81 feet to an iron pipe in  
common with Lot 2418; thence,

along a line in common with Lot  
2418, N 11 degrees 33 minutes  
20 inches W a distance of 43.97  
feet to an iron pipe;  
THENCE continuing along a  
line in common with Lot 2418,  
N 80 degrees 05 minutes 08  
inches E a distance of 125.00  
feet to an iron pin on the  
Westerly right of way of South  
Port Drive; thence, along the  
Westerly right of way of South  
Port Drive, S 9 degrees 54  
minutes 52 seconds E a distance  
of 120.00 feet to the point of  
beginning.  
CONTAINING 30,310 square  
feet, more or less:  
The above description is a  
combination of Lots 2417 and  
2436, to form one lot now  
known as Lot 2436 and has  
been approved by the Lehman  
Township Board of Supervisors.  
BEING the same property  
commonly Known as: 2436  
Southport Drive, Bushkill, PA  
18324  
TAX ID NO: 196-02-02-38  
(Control #06-0-104144)

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Russell James Harris  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$246,971.42,  
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 Russell James  
Harris DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$246,971.42 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
12/25/15 · 01/01/16 · **01/08/16**

**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION  
NO 1915-2014r SUR  
JUDGEMENT NO.1915-2004  
AT THE SUIT OF Robert  
V. and Catherine A. Troy vs  
Wendy Boas DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO. 1915-2014-CV  
ALL THAT CERTAIN lot/  
lots, parcel of piece of ground  
situate in the Township of  
Lehman, County of Pike,  
Commonwealth of Pennsylvania  
TAX PARCEL NO:  
189.02-07-50  
PROPERTY ADDRESS: Lot  
No. 403, Section 1, Pocono  
Mountain Lake Estates, Lehman  
Township, PA  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Wendy Boas  
ATTORNEY'S NAME: Ashley  
G. Zimmerman, Esquire  
SHERIFF'S NAME: Phil Bueki

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

TO Wendy Boas  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$113,127.05,  
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 Wendy Boas  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$113,127.05 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Ashley G. Zimmerman, *Esq.*  
406 Broad Street  
Milford, PA 18337  
12/25/15 · 01/01/16 · **01/08/16**

**SHERIFF SALE**  
**January 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2289-2010r SUR  
JUDGEMENT NO. 2289-2010  
AT THE SUIT OF U.S. Bank  
National Association, as Trustee  
for GSAA Home Equity  
Trust 2007-3, Asset-Backed  
Certificates, Series 2007-3  
vs Joanne Sutera-Rocket  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Legal description of the land:  
ALL THAT CERTAIN lot  
or piece of land, situate in the  
Borough of Matamoras in the  
County of Pike and State of  
Pennsylvania, beginning on the  
fence on the north-east side  
of the road leading to Robert  
Denleys and fifteen (15) feet  
from the West corner of Joseph  
Henneberghs lot; thence a  
northwesterly course fifty-eight  
(58) feet, more or less, to the  
corner of a lot number fifty  
(50) as shown on the map  
of the Town of Matamoras,



made by Oliver S. Dimmich, proprietor thence along said lot a northwesterly course, one hundred (100) feet to Milton or Hill Street or Avenue B; thence along said street or avenue a south westerly course fifty-eight (58) feet, more or less, to the land of George Hoffman; thence along the road, a southeasterly course one hundred (1'00) feet, more or less, to the place of BEGINNING.

BEING THE SAME premises which Harry L. Foss and Gloria A. Foss, his wife, by that certain deed dated September 18, 1957 and recorded in the Office of the Recorder of Deeds in the for the County of Pike, State of Pennsylvania in Deed Book Volume 137, page 497 granted and conveyed unto Lyman Emrich and Vivian B. Emrich, his wife.

BEING KNOWN AS: 204 Avenue B, Matamoras, PA 18336

PROPERTY ID NO.: 07-0-007420

TITLE TO SAID PREMISES IS VESTED IN Joanne Sutera-Rockett BY DEED FROM Vicki R. Emrich, Gwen E. Rutan, as Co-Executrices of the Estate of Lyman E. Emrich, Deceased DATED 11/10/2006 RECORDED 11/14/2006 IN DEED BOOK 2204 PAGE 2135.

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

OF PENNSYLVANIA TO Joanne Sutera-Rockett DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,118.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joanne Sutera-Rockett DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,118.53 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  
12/25/15 · 01/01/16 · 01/08/16

**SHERIFF SALE**

**January 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2599-2009r  
SUR JUDGEMENT NO.  
2599-2009 AT THE SUIT  
OF Citizens Savings Bank  
vs Mark Oriani and Donna  
Oriani DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
January 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHERIFF'S SALE  
DESCRIPTION**

By virtue of a Writ of Execution  
No. 2009-CIVIL-2599, issued  
out of the Court of Common  
Pleas of Pike County, directed  
to me, there will be exposed to  
public sale, by vendue or outcry  
to the highest and best bidders,  
for cash, in the Pike County  
Administration Building,  
Commissioners Meeting  
Room, in the City of Milford,  
Pike County, Pennsylvania, all  
rights, title and interest of the  
Defendants in and to:

ALL THAT CERTAIN lot  
or parcel of land lying, situate  
and being in the Township of  
Lackawaxen, County of Pike and  
Commonwealth of Pennsylvania,  
in the tract known as "Friendly  
Acres" surveyed for Charles  
Swezy, October 26, 1971, by  
George E. Ferris, R.S., being  
Lot 79 of the tract known as  
Friendly Acres on file in the  
Pike County Recorder of Deeds  
Office.

BEING THE SAME  
PREMISES conveyed by  
Thomas Carroll and Rosetta  
Carroll to Mark Oriani and  
Donna Oriani, husband and  
wife, by Deed dated May 15,  
2007 and recorded in Deed Book  
2231 at pages 2438-2441, and  
recorded on May 16, 2007.

CONTROL NUMBER:  
05-0-022606

MAP NUMBER: 046.01-01-75

KNOWN AS: Lot 79, Friendly  
Acres, Hawley, Lackawaxen  
Township, Pennsylvania 18428  
IMPROVEMENTS

THEREON CONSIST OF:  
a personal residence known as  
138 Friendship Drive, Hawley,  
Pennsylvania 18428  
Land Assessed Value: \$3,500  
Improved Assessed Value:  
\$33,000

Assessed Total: \$36,500  
SEIZED AND TAKEN into  
execution at the suit of Citizens  
Savings Bank against Mark  
Oriani and Donna Oriani and  
will be sold by:

Sheriff of Pike County, Phil  
Bueki

KREDER BROOKS  
HAILSTONE LLP

BY: DAVID K. BROWN,  
ESQUIRE  
Attorneys for Plaintiff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark Oriani and Donna Oriani DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$218,646.99, 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 Mark Oriani and Donna Oriani DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$218,646.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kreder Brooks Hailstone  
220 Penn Avenue, Ste. 200  
Scranton, PA 18503  
12/25/15 · 01/01/16 · **01/08/16**

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**CIVIL ACTIONS FILED**


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*From December 24, 2015 to December 30, 2015*

*Accuracy of the entries is not guaranteed.*

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**CONTRACT – DEBT COLLECTION: CREDIT CARD**

Discover Bank v. Derek Eversdyke	No. 1833-2015	12/28/15
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**CONTRACT – DEBT COLLECTION: OTHER**

Portfolio Recovery Associates, LLC v. Frank Bradley	No. 1848-2015	12/29/15
Portfolio Recovery Associates, LLC v. Lyle Razny	No. 1849-2015	12/29/15
Portfolio Recovery Associates, LLC v. Jackie Clauss	No. 1850-2015	12/29/15
Portfolio Recovery Associates, LLC v. Elaine Byrd	No. 1860-2015	12/31/15

**CONTRACT – DEBT – BUYER PLAINTIFF**

Michael Mastroserio and Judith Mastroserio v. Rian C. Negro	No. 1857-2015	12/31/15
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**REAL PROPERTY- MORTGAGE FORECLOSURE: RESIDENTIAL**

Ditech Financial LLC v. Joseph Quintana and Sandra Rodriguez	No. 1832-2015	12/28/15
CitiMortgage Inc. v. Donald McLean, Donald T. Mclean, Agnus Brooks and Agnes Brooks	No. 1834-2015	12/28/15
Ditech Financial LLC v. Robin A. Kenney and John O. Kenney	No. 1835-2015	12/28/15
Wilmington Savings Fund Society FSB and Christiana Trust v. Kwesi T. Ramsey and Kwesi T. Ramsy	No. 1838-2015	12/28/15
Deutsche Bank Trust Company Americas v. Lloyd Thomas Wildrick, Estate of Lloyd Thomas Wildrick and Unknown Heirs	No. 1843-2015	12/29/15
Wayne Bank v. Geoge M. Ganska	No. 1844-2015	12/29/15
Ditech Financial LLC and Green Tree Servicing LLC v. Henry J. Schroeder Sr.	No. 1847-2015	12/29/15
Finance of America Reverse LLC v. George Keogh	No. 1855-2015	12/30/15
Bank of America NA v. Junon Sterling	No. 1861-2015	12/31/15
Wells Fargo Bank NA v. Kathleen Cron, George R. McKean, David Bates and Dawn Bates	No. 1862-2015	12/31/15
US Bank National Assn. v. Johanne Y. Barrios, Johanne Barrios and Angeles Barrios	No. 1863-2015	12/31/15

**REAL PROPERTY – QUIET TITLE**

Tracy M. Gillooley Russo v. Lawrence Tuminelli and Estate of Maria Tuminelli	No. 1846-2015	12/29/15
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**MISCELLANEOUS – PRIVATE DETECTIVE APP.**

Merit Investigative Services Inc. and Jose L. Rodriguez	1830-2015	12/28/15
CDA Incorporated and Maxsent PA	1836-2015	12/28/15

**MARRIAGE LICENSE FILINGS**

Ian Christopher Waleck and Paulina Moszczynska	No. 296-2015	12/28/15
Bradley Paul French and Brittney Ann Peters	No. 297-2015	12/28/15
Darrell Francois Seraline and Christina Ann Wolfe	No. 298-2015	12/29/15

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Richard Douglas Padgett and Christina Nickola Iannucci	No. 299-2015	12/29/15
Ann Genevieve Collins and Denise Mary Jackson	No. 300-2015	

**CUSTODY**

Donald Sharrer v. Stephanie Lehotsky	No. 1853-2015	12/30/15
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**DIVORCES FILED**

Melissa J. Frye and Adam E. Frye	No. 1829-2015	12/28/15
Derik F. Edsall and Kelly E. Edsall	No. 1851-2015	12/29/15
Joseph Mangino and Gina Caccavale Mangino	No. 1856-2015	12/30/15

**CERTIFIED COPY OF LIEN**

Commonwealth of PA Dept. of Labor and Industry v. King Crown Corp. and Mount Haven	No. 45911-2015	12/28/15
Commonwealth of PA Dept. of Labor and Industry v. Donald Walters and Electric Walters	No. 45912-2015	12/28/15

**FEDERAL TAX LIEN**

Internal Revenue Service v. Timothy F. Johnson	No. 45935-2015	12/30/15
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**JUDGMENT**

Marie L. Joseph v. Eco American Pump Technicians	No. 45913-2015	12/28/15
Hemlock Farms Community Assn. v. Juan Martinez	No. 45914-2015	12/28/15
Hemlock Farms Community Assn. v. Christopher Kohler	No. 45915-2015	12/28/15
Hemlock Farms Community Assn. v. Kurt Schwinn and Lori Schwinn	No. 45916-2015	12/28/15
Hemlock Farms Community Assn. v. Lisa Labella	No. 45917-2015	12/28/15
Hemlock Farms Community Assn. v. Peter Paluchowski	No. 45918-2015	12/28/15
Hemlock Farms Community Assn. v. Stanford L. Haywood and Ellen F. Haywood	No. 45919 -2015	12/28/15
Hemlock Farms Community Assn. v. Arleen Borella	No. 45920-2015	12/28/15
Hemlock Farms Community Assn. v. Kevin Pearston	No. 45921-2015	12/28/15
Hemlock Farms Community Assn. v. Stephen Cholewa and Linda Cholewa	No. 45922-2015	12/28/15
Hemlock Farms Community Assn. v. Fred Lutfy	No. 45923-2015	12/28/15
Hemlock Farms Community Assn. v. Dmitry Bronstein and Regina Bronstein	No. 45924-2015	12/28/15
Hemlock Farms Community Assn. v. Ronald J. Hickey and Barbara Hickey	No. 45925-2015	12/28/15
Discover Bank v. Amy J. Dumas	No. 45926-2015	12/28/15
Bricklayers and Allied Craftworkers Local 1 PA/DE ETA v. Atlantic 3 Construction Co Inc., and Tina Messa	No. 45927-2015	12/28/15
Hemlock Farms Community Assn. v. Elizabeth Wallace	No. 45928-2015	12/28/15
Hemlock Farms Community Assn. v. Stephen M. Sohl and Kim M. Sohl	No. 45929-2015	12/28/15
Hemlock Farms Community Assn. v. Joseph E. McHugh	No. 45930 -2015	12/28/15
Hemlock Farms Community Assn. v. Mikhail Khatmov	No. 45931-2015	12/28/15
Hemlock Farms Community Assn. v. Anthony Falcone and Deborah Falcone	No. 45932-2015	12/28/15
Rick Bolden v. Douglas Lutz and D&S Hauling	No. 45934-2015	12/28/15

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**MORTGAGES AND DEEDS**


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*Recorded from December 24, 2015 to December 30, 2015  
Accuracy of the entries is not guaranteed.*

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**MORTGAGES**

<b>BORROWER</b>	<b>LENDER</b>	<b>AMOUNT</b>	<b>LOCATION</b>
Meyer, Jeffrey Meyer, Anne	Wells Fargo Bank NA	53,500	Hemlock Farms Blooming Grove Township
Nazarchuk, Valeriy	MERS Mortgage Electronic Registration System, Inc. FM Homes Loans LLC	64,000	Saw Creek Estates Lehman Township
Sabella, Paul Sabella, Ellen	Essa Bank & Trust	138,000	Tanglwood Lakes Palmyra Township
Jacqua, Michael J. Lacqua, Cindy	MERS Mortgage Electronic Registration System, Inc. Wyndham Capital Mortgage, Inc.	250,400	Fawn Lake Lackawaxen Township
Little, George	MERS Mortgage Electronic Registration System, Inc. Ark-La-Tex Financial Services LLC Benchmark Mortgage	147,300	Mountain View Estates Lackawaxen Township
McCabe, Timothy McCabe, Vicki Marie	MERS Mortgage Electronic Registration System, Inc. Allied Mortgage Group, Inc.	262,500	Trinity Ridge Map Delaware Township
Wright, James	MERS Mortgage Electronic Registration System, Inc. IFreedom Direct Corporation	163,440	PMWL Dingman Township
Dittus, Allison M.	MERS Mortgage Electronic Registration System, Inc. Cardinal Financial Company LP	141,000	Top Of The Mountain Estate Greene Township
Carter, Evelyn A.	Citizens Bank of Pennsylvania	100,000	Gold Key Lake Estates Dingman Township

Irish, George P. Irish, Sandra K.	Brodsky Law Firm PL	55,337	Wilson Hill Development Palmyra Township
Letts, Robert Curtis	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	113,275	Gold Key Estates Dingman Township
Nascak, Monica Nascak, Patrick	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	68,000	Masthope Rapids Lackawaxen Township
Trama, John A. Sr. Trama, Linda K.	MERS Mortgage Electronic Registration System, Inc. Network Capital Funding Corporation	161,000	Camp Indian Trails Subdivision Dingman Township
Zimmerman, Mark S.	Wells Fargo Bank NA	76,150	PMLE Lehman Township
Lecce, Michael Lecce, Gina	Dime Bank	117,750	Stibbe Lands Palmyra Township
Borchers, Stephen P. Borchers, Lourdes M.	JPMorgan Chase Bank NA	136,500	PMWL Dingman Township
Jacaruso, Thomas E. Ragin-Jacaruso, Bethmari Jacaruso, Bethmari Ragin	MERS Mortgage Electronic Registration System, Inc. Greenway Mortgage Funding Corporation	217,490	Conashaugh Lakes Dingman Township
Kline, Joseph W.	Dime Bank	92,500	Conashaugh Lakes Dingman Township
Riggs Shaw, Debi Shaw, Debi Riggs Shaw, Kevin	Pennsylvania State Employees Credit Union	146,400	Palmyra Township
Buda, Ian Carroll, Lauren	MERS Mortgage Electronic Registration System Inc. Residential Mortgage Services Inc.	124,600	Oak Manor Estates Dingman Township
Cavorsi, Carmen Cavorsi, Joy Cavorsi, John Cavorsi, Joy Agent	Wells Fargo Bank NA	100,000	Gold Key Lake Dingman Township
Ciccone, Joseph M. Jr.	MERS Mortgage Electronic Registration System Inc. Quicken Loans Inc.	128,612	PMLE Lehman Township

Lamb, Jeri Lamb, Jeri S. Lamb, Thomas Lamb, Thomas G.	Wells Fargo Bank NA	245,000	Matamoras Borough
Savage, Robert B. Savage, Marion J.	NBT Bank NA	20,000	Rocky Acres Green Township
Burke, Daniel J. Sr. Burke, Barbara A.	NBT Bank NA	20,000	Lake-In-The-Clouds Greene Township
Frazier, Abdullah	JPMorgan Chase Bank NA	94,905	Saw Creek Estates Lehman Township
Angel, Jeffrey Angel, Nicole Angel, Jeffrey Agent	MERS Mortgage Electronic Registration System Inc. Guaranteed Rates Inc.	66,750	Saw Creek Estates Lehman Township
Meador, Dempsey L. Jr.	MERS Mortgage Electronic Registration System Inc. Advisors Mortgage Group LLC.	97,686	PMLE Lehman Township
Sharpe, Christopher David	MERS Mortgage Electronic Registration Inc. Victorian Finance LLC.	137,464	The Glen at Tamiment Lehman Township
Sharpe, Christopher David	Pennsylvania Housing Finance Agency	5,600	The Glen at Tamiment Lehman Township
Bobe, Leodin Bobe, Lois Jayne	MERS Mortgage Electronic Registration System Inc. USAA Federal Savings Bank	66,000	Tanglwood Lakes Palmyra Township
Deas, Lorenzo	MERS Mortgage Electronic Registration System Inc. Finance of America Mortgage LLC.	41,277	The Falls at Saw Creek Lehman Township

## DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Buerger, Steven J. Buerger, Nicholas V.	Pike County Tax Claim Bureau Tr. Debeauchamp, William	1,300	The Escape Greene Township
Weicht, Alexander Weicht, Ingrid	Pike County Tax Claim Bureau Tr. Barletta, Guido Barletta, Trudy	1,301	PMLE Lehman Township



Trento, Charles Trento, Christie	Pike County Tax Claim Bureau Tr. Hroncich, John	1,257	Lake Adventure Dingman Township
Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. Suraci, Frank	1,250	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. King, Charles King, Louise T.	1,250	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. Barwis, Edward M.	1,250	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. Clark, Frank	1,250	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. Dunn, William K. Dunn, Rose C.	1,250	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. Magrone, Benneditto A. Jr.	1,250	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Estates POA Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. Robinson, James W. Robinson, Marylou	1,250	Lake Wallenpaupack Estates Greene Township
Lake Wallenpaupack Estates POA	Pike County Tax Claim Bureau Tr. Suraci, Frank	1,250	Lake Wallenpaupack Estates Greene Township
Secretary of Housing & Urban Development	Wells Fargo Bank NA	1.00	Dingman Township
Nazarchuk, Valeriy	Varchola, Jaroslav Varcholova, Lubica	84,000	Saw Creek Estates Lehman Township
Grone, Lawrence	Jacob, Andrew L. Jacob, Teresa Jacob, Andrew Jacob, Rosemary Cortiglia, Anna Marie Cortiglia, Robert A.	156,000	Hemlock Farms Blooming Grove Township
Bernstel, Brienne	Bernstel, Diane Est. Vogt, Sue C. Admr.	1.00	Circle Green Condominium Palmyra Township
Sabella, Paul Sabella, Ellen	Jorgensen, Gilbert E. Jorgensen, Kathleen	188,000	Tanglwood Lakes Palmyra Township
Lacqua, Michael J. Lacqua, Cindy	Rendo, John Pignataro, Julia A.	321,000	Fawn Lake Lackawaxen Township

Pena, Juana	Wells Fargo Bank NA Tr. Wells Fargo Bank Minnesota NA Tr. Norwest Bank Minnesota NA Tr. Renaissance Hel Trust 2004-2 Ocwen Loan Servicing LLC Agent	40,500	Pine Ridge Lehman Township
Kleiner, Bonnie J.	Kleiner, Christian J. Kleiner, Bonnie J.	1.00	Pocono Ranchlands Lehman Township
Klemm, Robert David Klemm, Louise	Carroll, James H. Carroll, Marion F.	110,000	Hemlock Farms Blooming Grove Township
Little, George	Rostkowski-Post, Elzbieta Post, Elzbieta Rostkowski	147,300	Mountain View Estates Lackawaxen Township
Behler, Andrew D.	Behler, A. Donald	1.00	Palmyra Township
Secretary of Housing & Urban Development	Ocwen Loan Servicing LLC	1.00	Saw Creek Estates Lehman Township
Miller, Gwen Ehasz, Laurie Gumble, Todd	Gumble, Charles R.	1,104	Palmyra Township
Pocono Ranchlands Property Owners Association, Inc.	Gatti, Lorna J.	1.00	Depue Lands Lehman Township
Wright, James	Wright, Patricia Ann	1.00	PMWL Dingman Township
Tudor, Alexandru Stancu, Mihaela Adriana	Fannie Mae Federal National Mortgage Association McCabe, Weisberg & Conway PC Agent	23,000	Saw Creek Estates Lehman Township
Garrett, Chester	Uhl, George F. Uhl, Shirley	1.00	Uhl Lands Greene Township
Nascak, Patrick Nascak, Monica	Stewart, Guy R. Stewart, Linda A.	85,000	Masthope Rapids Lackawaxen Township
McCue, Kevin McCue, Carol Ann	Martin, K. Scot Long, Michael J.	158,000	Tink-Wig Mountain Lake Forest Lackawaxen Township
Borchers, Stephen P. Borchers, Lourdes M.	Duffy, James P. Duffy, Ellen	195,000	PMWL Dingman Township
Jacaruso, Thomas E. Ragin-Jacaruso, Bethmari Jacaruso, Bethmari Ragin	Bagi, Norman A. Bagi, Louise M.	225,000	Conashaugh Lakes Dingman Township

Kline, Joseph W.	Kline, Joseph W. Kline, Christina A.	1.00	Conashaugh Lakes Dingman Township
Shaw, Kevin Riggs-Shaw, Debi Shaw, Debi Riggs	Bell, Charlotte Bell, William Est.	183,000	Coutts Lands Palmyra Township
Buda, Ian Carroll, Lauren	Reed, Thomas DeFranco, Lenore	155,750	Oak Manor Estates Dingman Township
Sague, Robert E. Sague Margaret M.	Lipani, Brandon M.	10,000	Tafton View Palmyra Township
Sague, Robert E. Sague Margaret M.	Lipani, Brandon M.	15,000	Tafton View Palmyra Township
Cavorsi, Carmen Cavorsi, Joy Cavorsi, John	Epstein, Karen	125,000	Gold Key Lake Dingman Township
Innaco, John A. Innaco, Patricia	Carlisi, Richard Carlisi, Marguerite	1.00	Walker Lake Shores Shohola Township
Ciccone, Joseph M. Jr.	Ciccone, Joseph M. Ciccone, Judy J.	1.00	PMLE Lehman Township
Birchwood Lakes Community Association Inc.	Santoro, Nicholas Santoro, Tammi	12,100	Birchwood Lakes Delaware Township
Frazier, Abdullah	US Bank NA Tr. Truman 2012 Sc2 Title Trust Truman Capital Advisors LP Agent	99,900	Saw Creek Estates Lehman Township
Northern Residential Solutions Inc.	JPMorgan Chase Bank NA	20,000	Birchwood Lakes Delaware Township
Angel, Jeffrey Angel, Nicole	Noya, Helen	89,000	Saw Creek Estates Lehman Township
Guzman, JeanCarlos	Gonzalez, Diana Merchan, Gloria	1,247	Eagle Village at Tamiment Lehman Township
Meador, Dempsey L., Jr.	Dunning, Patricia D.	95,000	PMLE Lehman Township
Murphy, Donald	CR Properties 2015 LLC	20,072	Lehman Township
Bank of New York Mellon Tr. Bank of New York Tr. CWALT Inc. Alternative Loan Trust 2005-J10 Mortgage Pass Thru CERTS Series 2005-J10	Bueki, Philip, Shrrf. Nieves, Ruben	1.00	The Glen at Tamiment Lehman Township

Sharpe, Christopher David	Mormon, Diana Lasinski, Amy Lacinski, Amy Perciballi, Frank G.	140,000	The Glen at Tamiment Lehman Township
Maxaner-Radcliff, Madonna, Radcliff, Madonna Maxaner	Maxaner-Radcliff, Madonna, Admr. Radcliff, Madonna Maxaner, Admr. Maxaner, Catherine Est. Maxaner, Catherine L., Est. Maxaner, Charles M., Est.	1.00	Westfall Township
Bobe, Leodin Bobe, Lois J.	Tooma, Wilson Tooma, Narine	320,000	Tanglwood Lakes Palmyra Township
Tooma, Wilson Tooma, Narine	Demartini, John M. Demartini, Helen M.	269,000	Tanglwood Lakes Palmyra Township
Fitzpatrick, Brian Fitzpatrick, Tara	Robinson, Muriel E. Robinson, James Est.	6,195	Shohola Falls Trails End Shohola Township
County of Pike	Borough of Milford	1.00	Town of Milford Map Milford Borough
Nelson, Sabine	Jerome, Joseph Thevenin Nelson, Sabine	101,329	Saw Creek Estates Lehman Township
Vandyk, John	Southern Specialty Properties LLC.	51,000	Pine Ridge Lehman Township
Rugovac, Husein Rugovac, Sanela	Bradley, Sandra K. Karlsson, Anna Linda T. Murphy, James G. Agent	73,500	Lehman Township
Edward J Niedzialkowski Rev Trust 11/20/15 Cecilia J. Niedzialkowski Rev Trust 11/20/15	Niedzialkowski, Edward J. Niedzialkowski, Cecilia J.	1.00	Saw Creek Estates Lehman Township
Tchorzewski, Marek	Pike County Tax Claim Bureau Tr. Kristiansen, Wilhelm Kristiansen, Marian	1,266	Blooming Grove Township
Tchorzewski, Marek	Pike County Tax Claim Bureau Tr. Perretti, Patricia	1,261	Riverside Estates Westfall Township
Tchorzewski, Marek	Pike County Tax Claim Bureau Tr. Blitzer, Kathleen Guard Blitzer, Meghan	1,301	Huggy Bear Lackawaxen Township

**CLASSIFIED ADS**

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**MILFORD GARAGE FOR RENT FOR STORAGE USE**

Spray foam insulated, \$125 a month  
570-828-6317

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Pike County Bar Association

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Pike County Bar Association, P.O. Box 183, Milford, PA 18337

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**THE PIKE COUNTY LEGAL JOURNAL**

P.O. BOX 183

MILFORD, PA 18337

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