

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. IX ♦ MILFORD PA ♦ JANUARY 27, 2017 ♦ NO. 05



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UNITED STATES DEPARTMENT OF AGRICULTURE REMINDER ISSUED:

Agricultural Foreign Investment Disclosure Act of 1978, effective date February 2, 1979, requires foreign persons who acquire or transfer agricultural land to submit a completed FSA-153 form to the Secretary of Agriculture no later than 90 days after date of acquisition or transfer.

 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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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 4 for more details.

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



The United States Department of Agriculture has issued a reminder that any foreign person who holds, acquires or transfers any interest in agricultural land must file a completed FSA-153 form no later than 90 days after the date of acquisition or transfer.

Questions regarding the Agricultural Foreign Investment Disclosure Act of 1978 may be directed to Elizabeth Kotkiewicz (570) 282-8732.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$5 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per year

Mailed Copy	\$100
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PIKE COUNTY OFFICIALS

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Gregory H. Chelak, *Judge*
Harold A. Thomson, Jr., *Senior Judge, Retired*

Magisterial District Judges

Alan B. Cooper, *Esq.*
Deborah Fischer
Paul Menditto
Shannon Muir, *Esq.*
Stephen A. McBride, *Esq., Retired*
Jay Rose, *Esq., Senior Judge, Retired* ✕
Charles F. Lieberman, *Esq., Senior Judge, Retired*

Sheriff

Phil Bueki

District Attorney

Raymond Tonkin, *Esq.*

**Prothonotary, Clerk of the Court,
Clerk of the Orphans' Court**

Denise Fitzpatrick

Court Administrator

Samantha Venditti, *Esq.*

Chief Public Defender

Robert Bernathy, *Esq.*
D. Benjamin vanSteenburgh III, *Esq. Retired*

Commissioners

Matthew M. Osterberg, *Chairman*
Richard A. Caridi, *Vice-Chairman*
Steve Guccini, *Esq.*

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
Gail Sebring
Missi Strub

PEMA

Tim Knapp

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 30, 2017

- 09:00 AM Docket #: 377-2016
Commonwealth of PA vs. William Albert Swendsen
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 09:30 AM Docket #: 18-2017
Alicia Valenti vs. Frank Valenti
Mediation -
Plaintiff Attorney:
Defense Attorney:
- 10:00 AM Docket #: 341-2016
Commonwealth of PA vs. Thomas OHeren
Omnibus Pre-Trial Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:30 AM Docket #: 4-2017

Christopher Toth vs.

Heathyr Ishman

Custody Conference -

Plaintiff Attorney:

Defense Attorney:

- 11:00 AM Docket #: 357-2016

Commonwealth of PA vs.

Lyndsey Watkins

Omnibus Pre-Trial Hearing -

Plaintiff Attorney: DA

Defense Attorney: Robert Reno, Esq.

- 01:30 PM Docket #: 367-2014

Commonwealth of PA vs.

Amy Powers

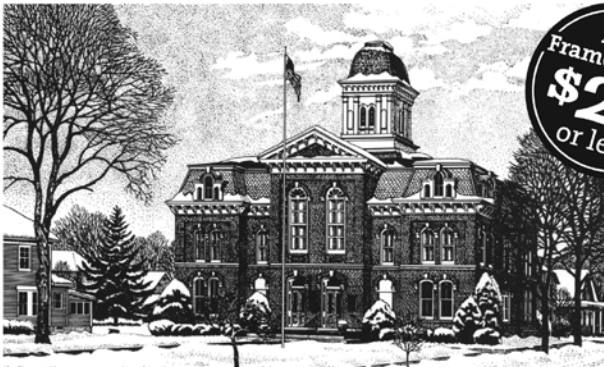
Non-Jury Trial -

Plaintiff Attorney: District Attorney

Defense Attorney:

- 01:30 PM Docket #: 1511-2016

Palmyra Township vs.



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Pike County Mini Prints

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Ronald Werner

Hearing - Preliminary Injunction
Plaintiff Attorney: R. Anthony Waldron, Esq.
Defense Attorney:

- 01:30 PM Docket #: 1333-2011

Matthew Schwarz vs.

Michelle Garone

Custody Conference -
Plaintiff Attorney: John Klemeyer, Esq.
Defense Attorney: John Lalley, Esq.

TUESDAY, JANUARY 31, 2017

- 09:00 AM Docket #: 1409-2015
Patricia C. Nagy vs. James F. Nagy
 Hearing - Defendants Petition for Special Relief
Plaintiff Attorney: Steven Guccini, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 1409-2015
Patricia C. Nagy vs. James F. Nagy
 Hearing - Plaintiffs Pet. to Share Postsecondary Ed. Expense
Plaintiff Attorney: Steven Guccini, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 1409-2015
Patricia C. Nagy vs. James F. Nagy
 Hearing - Defendants Petition for Special Relief
Plaintiff Attorney: Steven Guccini, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 18-2016 OC
**In Re: The Matter of
 Walter K. Wilson, an Alleged
 Incapacitated Person**
 Hearing - Rule Show Cause Resp should not be compelled
Plaintiff Attorney: John A. Poka, Esq.
*Defense Attorney: Robert Reno, Esq.,
 Oressa Campbell, Esq.*
- 09:00 AM Docket #: 5-2012
**Commonwealth of PA vs.
 Brian Duffy**
 Hearing - Evidentiary Hearing - Amended Pet for Post Conv Rel
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 09:00 AM Docket #: 1029-2014
Rose Caufield vs. Jesse Caufield
 Hearing - Plaintiff Pet for Special Relief and Contempt
Plaintiff Attorney: Kelly A. Gaughan, Esq.
Defense Attorney: Christine Rechner, Esq.

- 09:00 AM Docket #: 336-2015
 LSF9 Master Participation Trust vs.
**Teresa Marie Goodale a/k/a
 Teresa M. Gurkan**
 Hearing - Plaintiffs Petition for Supplementary Relief
Plaintiff Attorney: Edward J. McKee, Esq.
Defense Attorney:
- 09:00 AM Docket #: 1409-2016
**Timothy Coyle vs. Pocono
 Ranchlands Property Owners
 Association, Inc. and
 David Cavanaugh, Individually
 and as Employee/Agent of Pocono
 Ranchlands; et al.**
 Hearing - Plaintiffs Motion for Judgment Upon Default
*Plaintiff Attorney:
 Defense Attorney: Robert Bernathy, Esq.*
- 09:00 AM Docket #: 1463-2015
**Beneficial Consumer Discount
 Company d/b/a Beneficial
 Mortgage Company of
 Pennsylvania vs. Thomas Engel
 and Luray Engel**
 Hearing -
Plaintiff Attorney: Brian T. Lamanna, Esq.
Defense Attorney: Steven R. Savoia, Esq.
- 09:00 AM Docket #: 1497-2012
**Bonnie H. Roslund vs.
 Erik T. Roslund**
 Hearing - Defendants Motion for Reconsideration
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.
- 09:00 AM Docket #: 1544-2016
**Trisha Schroeder, on behalf of
 D.M., a minor vs. Barry Markle**
 Hearing - Plaintiffs Praecipe for Hearing
Plaintiff Attorney: John P. Campo, Esq.
Defense Attorney:
- 09:00 AM Docket #: 1241-2016
**Wells Fargo Bank, NA vs.
 Kathy Ann Papparazzo, a/k/a
 Kathy A. Papparazzo**
 Hearing - Def Petition for Reconsideration
Plaintiff Attorney: James Doyle, Esq.
Defense Attorney: Leatrice A. Anderson, Esq.
- 09:00 AM Docket #: 337-2014
Holly Rabbe vs. Walter Rabbe

Hearing - Mtn to Interv, Mtn Recon and Inj and Mtn to Term D
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: James Brown, Esq.

- 09:00 AM Docket #: 945-2016
U.S. Bank National Association, as Trustee N.A. RASC 2006-EMX8 vs. Jeaneatt Ulvaille and/or Tenant Occupant

Hearing - Plaintiff Mtn Writ of Possession

Plaintiff Attorney: Nicole LaBletta, Esq.
Defense Attorney:

- 09:30 AM Docket #: 710-2014
Tracy Schoepfer vs. Edmund Schoepfer
 Custody Conference -

Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney: Kelly Gaughan, Esq.

- 10:15 AM Docket #: 23-2016 OA
In Re: TRF

Termination of Parental Rights -
Plaintiff Attorney: Leatrice A. Anderson, Esq.
Defense Attorney:

- 11:00 AM Docket #: 2617-2009
Donald Outer vs. Stefanie Outer
 Custody Conference -

Plaintiff Attorney: Thomas Farley, Esq.
Defense Attorney:

- 01:30 PM Docket #: 1432-2013
Anthony Gostischa vs. Melissa Koziel

Custody Conference -
Plaintiff Attorney: Matthew Galasso, Esq.
Defense Attorney:

- 01:30 PM Docket #: 130-2016 MD, 116-2016

Commonwealth of PA vs. Tyler Watters

Competency Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.

WEDNESDAY, FEBRUARY 1, 2017

- 09:00 AM Docket #: 1039-2016
Suzanne Krug on behalf of A.K., a minor vs. Christina Krug
 PFA Hearing -
Plaintiff Attorney:
Defense Attorney:
- 09:00 AM Docket #: 89-2015
In Re: CN

Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.

- 09:00 AM Docket #: 54-2016
In Re: JD
 Disposition Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 96-2015

In Re: GE

Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.

- 09:00 AM Docket #: 85 & 93-2015

In Re: CH

Placement Review Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.

- 01:30 PM Docket #: 16-2016 OA

In Re: XT
 Termination of Parental Rights - Father

Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney:

- 01:30 PM Docket #: 15-2016 OA

In Re: AT
 Termination of Parental Rights - Father

Plaintiff Attorney: Christian Weed, Esq.
Defense Attorney:

- 01:30 PM Docket #: 350-2016

Commonwealth of PA vs. Alexis Ortiz
 Hearing - Defendants Motion to suppress blood evidence

Plaintiff Attorney: District Attorney
Defense Attorney: Robert J. Munley, Esq.

THURSDAY, FEBRUARY 2, 2017

- 09:00 AM Docket #: 162-2015
Jerry B. Spangenberg vs. Jennifer Spangenberg
 Custody Trial -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Kelly A. Gaughan, Esq.

- 09:00 AM Docket #: 501 & 502-2016

Commonwealth of PA vs. Shannon Messersmith

Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:

- 09:00 AM Docket #: 136-2016
Commonwealth of PA vs. Diane Calafiore
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 09:00 AM Docket #: 493-2015
Commonwealth of PA vs. Nikolai Naumov
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 09:00 AM Docket #: 336-2016
Commonwealth of PA vs. Kathleen D. Molt
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 09:00 AM Docket #: 374-2016
Commonwealth of PA vs. Deborah L. Walsh
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 09:00 AM Docket #: 323-2016
Commonwealth of PA vs. John Visone
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Sundmaker, Esq.
- 09:00 AM Docket #: 555 & 577-2015
Commonwealth of PA vs. Tracy Kimble
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 644-2016
Commonwealth of PA vs. Austin Patton
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 484-2016
Commonwealth of PA vs. Jeffrey Noble
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 656-2016
Commonwealth of PA vs. Dakota Gordon
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 634 & 645-2016
Commonwealth of PA vs. Clarence Snyder
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 325-2016
Commonwealth of PA vs. Lukas Novak
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 583-2016
Commonwealth of PA vs. Walter Griffith
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 528-2016
Commonwealth of PA vs. Samantha Olson
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 09:00 AM Docket #: 344-2016
Commonwealth of PA vs. William Crown
Sentencing -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 10:00 AM Docket #: 117-2015
Commonwealth of PA vs. John Healey
Plea -
Plaintiff Attorney: District Attorney
Defense Attorney: Matthew Witherow, Esq.
- 10:00 AM Docket #: 625-2015
Commonwealth of PA vs. Jason Cuff
Hearing - Mtn for Recon/
Modification of Sentence
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 575-2016
Commonwealth of PA vs. Timothy Sheridan OHara
Hearing - Motion for
Reconsideration of Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.

- 10:00 AM Docket #: 78-2016
Commonwealth of PA vs. Christopher C. Cucinello
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 25-2011
Commonwealth of PA vs. Jessica Lugo
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 1-2017 MD
Commonwealth of PA vs. Joseph Scurto
Indirect Criminal Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 140, 141, 142, 143-2016 MD
Commonwealth of PA vs. Joseph Romano, Jr.
Indirect Criminal Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 562-2015
Commonwealth of PA vs. Michael Allen Ray, Jr.
Hearing - Motion to Forfeit Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Christopher E. Farrell, Esq.
- 10:00 AM Docket #: 251-2016
Commonwealth of PA vs. Michael Allen Ray, Jr.
Hearing - Motion to Forfeit Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Christopher E. Farrell, Esq.
- 10:00 AM Docket #: 677-2016
Commonwealth of PA vs. Ashley Morgan Nellums
Hearing - Bail REvocation and Forfeiture
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 326-2016
Commonwealth of PA vs. William DeBree
Bail Reduction Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 361-2016
Commonwealth of PA vs. Rudy Longchamp
Hearing - Termination of ARD
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 80-2014
Commonwealth of PA vs. Kristin Strouse
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Mark Moulton, Esq.
- 10:00 AM Docket #: 544-2011
Commonwealth of PA vs. Teline Cole
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 10:00 AM Docket #: 206-2015
Commonwealth of PA vs. Joseph Almanzar
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 10:00 AM Docket #: 669-2015
Commonwealth of PA vs. Hakeem Shawn Armstrong
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 454-2015
Commonwealth of PA vs. Hannah Kliokas
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 10:00 AM Docket #: 646-2015
Commonwealth of PA vs. Chelsea R. Scillath
Hearing - Termination of ARD
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 01:00 PM Docket #: 271-2011
Commonwealth of PA vs. Thomas R. Rivera
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:00 PM Docket #: 716-2016
Commonwealth of PA vs. Deborah Falcone
Arraignment -

- Plaintiff Attorney: District Attorney*
Defense Attorney:
- 01:00 PM Docket #: 692-2016
Commonwealth of PA vs. Branden Altman
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 715-2016
Commonwealth of PA vs. David Gurke
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 591-2016
Commonwealth of PA vs. Kyle Kelly
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
 - 01:00 PM Docket #: 709 & 710-2016
Commonwealth of PA vs. Paul Sybrandy
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 724-2016
Commonwealth of PA vs. Tracy Kimble
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 7-2017
Commonwealth of PA vs. Jarae Hunter
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 743-2016
Commonwealth of PA vs. Andrew Heiser
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 580-2016
Commonwealth of PA vs. Mickey Pegg
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 717-2016
Commonwealth of PA vs.
- J. Michael Truth**
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 701-2016
Commonwealth of PA vs. Joseph McCain
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 739-2016
Commonwealth of PA vs. Lester Masker
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 726-2016
Commonwealth of PA vs. James Read
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 660-2016
Commonwealth of PA vs. Cynthia Saint John
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney:
 - 01:00 PM Docket #: 444-2015
Commonwealth of PA vs. Tonia Lucas
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
 - 01:30 PM Docket #: 676-2014 & 123-2016
Commonwealth of PA vs. Sarah Turner
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
 - 01:30 PM Docket #: 69-2016
Commonwealth of PA vs. Daniel Christopher Wahnnon
Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
 - 01:30 PM Docket #: 562-2012
Commonwealth of PA vs. Kyle Oliver
Parole Hearing -
Plaintiff Attorney: District Attorney

- *Defense Attorney: John P. Campo, Esq.*
01:30 PM Docket #: 24-2016
Commonwealth of PA vs. Daniel John Adsit
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 01:30 PM Docket #: 488-2015
Commonwealth of PA vs. Jesse Kitchen
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Janet Jackson, Esq.
- 01:30 PM Docket #: 39-2016
Commonwealth of PA vs. Christopher Jensen
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 01:30 PM Docket #: 85-2016
Commonwealth of PA vs. Kasey Walter
Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Jason Obliger, Esq.
- 01:30 PM Docket #: 271-2015
Commonwealth of PA vs. Jennifer Snyder
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 01:30 PM Docket #: 645-2015
Commonwealth of PA vs. Gary Thompson
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Chesar, Esq.
- 01:30 PM Docket #: 333-2015
Commonwealth of PA vs. Dochelle Devonte Cruz

- Violation of Parole -
Plaintiff Attorney: District Attorney
Defense Attorney: Lindsey Collins, Esq.
- 01:30 PM Docket #: 415-2013
Commonwealth of PA vs. Tammie A. Baker
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.

FRIDAY, FEBRUARY 3, 2017

- 09:00 AM Docket #: 631-2015
Commonwealth of PA vs. Jaren Marshall
Non-Jury Trial -
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Reno, Esq.
- 09:00 AM Docket #: 1594-2015
Melissa Jean Devito vs. Michael Devito
Custody Trial -
Plaintiff Attorney: Eric Hamill, Esq.
Defense Attorney: Thomas Mincer, Esq.
- 09:30 AM Docket #: 1092-2014
Craig Lemoncelli vs. Lysette Lemoncelli
Settlement Conference -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 01:30 PM Docket #: 388-2016
Commonwealth of PA vs. Ana Cruz
Competency Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael Weinstein, Esq.
- 01:30 PM Docket #: 1790-2015
Robert Ruziecki vs. Lisa Ruziecki
Divorce Master Hearing -
Plaintiff Attorney: Vern Lazaroff, Esq.
Defense Attorney: Matthew Galasso, Esq.

Pike County Bar Association



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

(570) 296-5102 · www.pikebar.com

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

ESTATE OF KORT M. FRYDENBORG, of New Haven County, Connecticut, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to Katherine A. Frydenborg, of 47 Boston Terrace, Guilford, CT 06437, or to her attorney, John T. Dillon, Esq., 64 Boston Street, Guilford, CT 06437.

01/13/17 • 01/20/17 • **01/27/17**

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted on the Estate of Dorothy F. Strassberg by the Register of Wills of Pike County, PA, to Harold Strassberg. All persons having

claims against the estate are requested to make them in writing without delay, and all persons indebted to the estate to make payment to the Administrator.

Harold Strassberg,
Administrator
c/o Timothy B. Fisher II,
Esquire
FISHER & FISHER LAW
OFFICES LLC
525 Main Street
PO Box 396

Gouldsboro, PA 18424

(570)842-2753

01/13/17 • 01/20/17 • **01/27/17**

Legal Notice

ESTATE NOTICE IN THE ESTATE OF DOLORES A. KOLVENBACH A/K/A DOLORES KOLVENBACH, late of the Township of Westfall, County of Pike, Commonwealth of Pennsylvania, who died on October 25, 2016. Letters of Testamentary in the above estate have been granted to the undersigned, all persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to: Darcy Brodmerkel, Executrix, c/o JAMI LAYAOU HEARN, ESQ., 181 West Tioga Street, Tunkhannock, PA 18657.

01/13/17 • 01/20/17 • **01/27/17**

ESTATE NOTICE

Estate of EDWARD R. SLASKI, deceased, late of Delaware Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: JILL MAROULIS, Executor, c/o R. Anthony Waldron, *Esq.* Suite 215 - 8 Silk Mill Drive Hawley PA 18428
01/20/17 • 01/27/17 • 02/03/17

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on December 13, 2016 for ASDJR Ltd. This corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988. James D. Greco, Esquire

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA NO. 1553-2015

BAYVIEW LOAN SERVICING, LLC
v.
DANIEL THOMAS DISIMILE, IN HIS

CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, CHRISTOPHER M. DISIMILE, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, JAMES ALLEN DISIMILE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, MATTHEW R. DISIMILE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, LEIGHANN DISIMILE, IN HER CAPACITY AS HEIR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANIEL J. DISIMILE, JR, DECEASED NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANIEL J. DISIMILE, JR, DECEASED NOTICE OF SHERIFF'S

SALE OF REAL PROPERTY

Being Premises: 106 OAK COURT, MILFORD, PA 18337-9479
Being in MILFORD TOWNSHIP, County of PIKE, Commonwealth of Pennsylvania, 097.03-01-57.006

Improvements consist of residential property.

Sold as the property of DANIEL THOMAS DISIMILE, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, CHRISTOPHER M. DISIMILE, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, JAMES ALLEN DISIMILE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, MATTHEW R. DISIMILE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR, LEIGHANN DISIMILE, IN HER CAPACITY AS HEIR OF THE ESTATE OF DANIEL J JR DISIMILE A/K/A DANIEL J. DISIMILE, JR and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM

OR UNDER DANIEL J. DISIMILE, JR, DECEASED Your house (real estate) at 106 OAK COURT, MILFORD, PA 18337-9479 is scheduled to be sold at the Sheriff's Sale on 3/15/2017 at 11:00 AM at the PIKE County Courthouse, 500 Broad Street, Milford, PA 18337 to enforce the Court Judgment of \$148,061.31 obtained by BAYVIEW LOAN SERVICING, LLC (the mortgagee), against the above premises.
PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

SHERIFF SALES

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 61-2015r SUR JUDGEMENT NO. 61-2015 AT THE SUIT OF MTGLQ Investors, LP vs Phillip Clarke and Tara Clarke aka Tara Curtin-Clarke DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece
or parcel and tract of land
situate, lying and being in the
Township of Delaware, County
of Pike, commonwealth of
Pennsylvania, more Particularly
describe as follow to wit: Being
known as Lot 48, Section 1,
Pocono Mountain Water Forest
as described on a map entitled
“Section one - Pocono Mountain
Water Forest Corporation”
as filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania in
Plot Book Volume 10, at page 4.
PARCEL No. 149.02-01-09
BEING 296 Water Forest Drive
Dingmans Ferry, PA 18328
BEING the same premises
which John C. Wend and Diane
M. Wend, Husband and Wife,
by Indenture dated 08-10-05 and
recorded 11-03-05 in the Office
of the Recorder of Deeds in and
for the County of Pike in Deed
Book 2142, page 357, granted
and conveyed unto Phillip
Clarke and Tara Clarke, his wife
Tenants by the Entireties.

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

TO Phillip Clarke and Tara
Clarke aka Tara Curtin-Clarke
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$423,791.87,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Phillip
Clarke and Tara Clarke
aka Tara Curtin-Clarke
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$423,791.87 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group

701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
80-2016r SUR JUDGEMENT
NO. 80-2016 AT THE SUIT
OF Wells Fargo Bank, NA
as Trustee for Carrington
Mortgage Loan Trust, Series
2006-NC4, Asset-Backed
Pass Through Certificates vs
Melba Nunez DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania,
being Lot No. 746, Section 1 as
recorded on a Plan of Lots OF
Pocono Ranchlands recorded in
Pike County Plot Book Volume
7, Page 155, bounded and
described as follows:
BEGINNING at a point
on the Southeasterly line of

Mallard Lane, a common
corner of Lot No. 746 and Lot
No. 747 as shown on a plan
titled 'Subdivision of lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess associates, October 17,
1969, and recorded in Plat
Book Vol. 7, Page 155, October
17, 1969, on file in the Office
of the Recorder of Deeds,
Milford, Pennsylvania; from
which an iron pin marking the
Southwesterly corner of Parcel
No. 1 of lands conveyed by
Benjamin Foster to Pocono
Ranch Lands, Lmted., by deed
dated November 27, 1971 and
recorded in the aforementioned
office in Deed Book Vol. 258,
Page 824, bears South 20° 41'
37" East distant 4,545.23 feet,
also from which a stone corner
marking the Northeasterly
corner of Parcel No. 7, of the
above mentioned lands conveyed
by Benjamin Foster to Pocono
Ranch Lands, Lmted., bears
South 16° 10' 11" West distant
3,555.09 feet; thence by Lot
No. 747 South 31° 24' 58" East
200 feet to a point; thence by
Lot No. 748 South 58° 35'
2" West, 75 feet to a point;
thence by Lot No. 745 North
31° 24' 58" West, 200 feet to
a point on the Southeasterly
line of Mallard Lane; thence
along the Southeasterly line of
Mallard Lane North 58° 35' 2"
East, 75 feet to the place of the
BEGINNING.
CONTAINING 15,000 square
feet, more or less.
BEING Lot No. 746 on the

above mentioned plan.
BEING the same premises
which Meadow Creek, Inc.,
by Deed dated June 22, 2006,
recorded July 5, 2006, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 2182, Page 2245,
conveyed unto Melba Nunez.
BEING known as 746 Mallard
Lane f/k/a 154 Mallard Path,
Bushkill, PA 18324
TAX PARCEL: #182.04-08-10
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Melba Nunez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$244,004.51,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Melba Nunez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$244,004.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
120-2016r SUR JUDGEMENT
NO. 120-2016 AT THE
SUIT OF Federal National
Mortgage Association vs
Sheila Ransom and Lance
Ransom DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Lehman, Pike County, Pennsylvania, and being known as 1118 Fawn Run, f/k/a 468-469 Fawn Run, Bushkill, Pennsylvania 18324.

TAX MAP AND PARCEL NUMBER: 189.02-06-47 and 189.02-06-48

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$204,365.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Sheila Ransom and Lance Ransom McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

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

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sheila Ransom and Lance Ransom DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$204,365.61 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

TO EXECUTION NO
207-2015r SUR JUDGEMENT
NO. 207-2015 AT THE
SUIT OF HSBC Bank USA,
NA, as Indenture Trustee for
The Registered Noteholders
of Renaissance Home Equity
Loan Trust 2006-2 vs Karen
L. Worzel DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 207-2015 CIVIL
Hsbc Bank USA, N.A., as
Indenture Trustee for The
Registered Noteholders of
Renaissance Home Equity Loan
Trust 2006-2
v.
Karen L. Worzel
owner(s) of property situate in
the PIKE County, Pennsylvania,
being 217 Upper Lakeview
Drive, a/k/a 217 Upperlakeview
Drive, Hawley, PA 18428-4044
Parcel No. 013.03-01-58-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$170,810.71
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Karen L. Worzel
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,810.71,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Karen L.
Worzel DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$170,810.71 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
281-2016r SUR JUDGEMENT
NO. 281-2016 AT THE
SUIT OF Wells Fargo Bank,
s/b/m to Wachovia Bank,
NA vs Robert E. Long and
Robyn Long DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 281-2016
Wells Fargo Bank, N.A., s/b/m
to Wachovia Bank, N.A.
v.
Robert E. Long
Robyn Long
owner(s) of property situate in

the PIKE County, Pennsylvania,
being 1515 Durham Drive a/k/a
109 Durham Dr, Bushkill, PA
18324-9490
Parcel No. 196.02-04-52-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$124,660.21
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert E. Long and Robyn
Long DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,660.21,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert E. Long and Robyn Long DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124,660.21 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 367-2015r SUR JUDGEMENT NO. 367-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Dennis G. Rhoads and Susan K. Rhoads DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

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

v.

Dennis G. Rhoads

Susan K. Rhoads

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

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$214,441.34

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dennis G. Rhoads and Susan K. Rhoads DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$214,441.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dennis G. Rhoads and Susan K. Rhoads DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$214,441.34 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 377-2015r SUR JUDGEMENT NO. 377-2015 AT THE SUIT

OF Wilmington Savings Fund Society, FSB, dba Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BTT vs Donna M. Mercado DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL ONE:

ALL THAT CERTAIN piece, parcel and tract of land situate lying and being in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, as more particularly laid out and plotted upon a certain map entitled "Tranquility Falls, Section 1, Block "A", dated April 15, 1965, surveyed by Albert B. Smith, R.S." and being Lot No. 12 of Block A, Section 1, as plotted upon the aforesaid map more particularly bounded and described as follows:
BEGINNING AT AN IRON PIPE, THE SOUTH CORNER OF THE HEREIN DESCRIBED LOT, SAID IRON PIPE ALSO BEING IN THE EASTERLY RIGHT OF WAY OF HAZELTON Drive, a 33.0 foot wide access road, thence proceeding along the easterly right of way Hazelton Drive, North 5 degrees, 28

minutes, 29 seconds East, 100 feet to an iron pipe; thence leaving said Hazelton Drive and proceedings along southerly line of Lot # 11, Block "A", Section 1, Tranquility Falls South 64 degrees, 31 minutes, 31 seconds East 88.45 feet to an iron pipe; thence South 38 degrees, 00 minutes, 19 seconds West, 24.98 feet to an iron pipe; thence along the north line of Lot #13, Block "A", Section 1, Tranquility Falls, North 84 degrees 45 minutes, 31 seconds West, 155.45 feet to the place of BEGINNING. CONTAINING 0.439 acres, more or less.

PARCEL TWO:

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

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

BEING known as 120 Hazelton Drive, Greentown, PA 18426 BEING the same premises which Donna Mercado a/k/a Donna M. Mercado, by Deed dated 02/24/2006, recorded 03/07/2016, in the Pike County Recorder of Deeds Office in

Deed Book 2162, Page 1503, Instrument No. 200600003942, granted and conveyed unto Donna M. Mercado, as sole owner

PARCEL NO. 114.02-02-26 Residential Real Estate

The sale is made by virtue of a Writ of Execution issued by the Prothonotary of the Commonwealth of Pennsylvania to Donna M. Mercado, Defendants and owners or reputed owners of the aforesaid real property, for execution upon a judgment in the amount of \$171,661.72 plus interest from 06/29/2016 and costs. The sale is made subject to all past due and current real estate taxes unless otherwise announced at sale. Notice to all parties and claimants is hereby given that a Schedule of Distribution will be filed by the Sheriff thirty (30) days after the date of the sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Donna M. Mercado DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,661.72, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Donna M. Mercado DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$171,661.75 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 408-2016r SUR JUDGEMENT NO. 408-2016 AT THE SUIT OF Wells Fargo Bank, NA s/b/m to Wachovia Bank, National Association vs Marie E. Delizza aka Marie E. Onorevole, Catherine H. Onorevole, in her capacity as Executrix and Devisee of the Estate of Richard E. Onorevole DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 408-2016-CV Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

v.

Marie E. Delizza a/k/a Marie E. Onorevole
Catherine H. Onorevole, in Her Capacity as Executrix and Devisee of The Estate of Richard E. Onorevole
owner(s) of property situate in the DELAWARE

TOWNSHIP, PIKE County,
Pennsylvania, being 2270
Birchwood Lakes, A/K/A 104
Arrowhead Drive, A/K/A 118
Fern Road, Dingmans Ferry, PA
18328
Parcel No. 149.04-09-71-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$32,834.05
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Marie E. Delizza aka Marie
E. Onorevole, Catherine H.
Onorevole, in her capacity as
Executrix and Devisee of the
Estate of Richard E. Onorevole
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$32,834.05,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Marie
E. Delizza aka Marie E.
Onorevole, Catherine H.
Onorevole, in her capacity as
Executrix and Devisee of the
Estate of Richard E. Onorevole
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$32,834.05 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 484-2016r SUR
JUDGEMENT NO. 484-2016
AT THE SUIT OF New
Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing

vs Donald R. Hinck and Patricia
Hinck DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

TOGETHER with all rights
of way and UNDER AND
SUBJECT to all covenants,
reservations, restrictions and
conditions of record.
BEING Map No. 149.04-07-59
Control No. 072868
BEING PROPERTY
ADDRESS 143 Cypress
Road a/k/a RD#1 Box 134K,

Dingmans Ferry, PA 18328
BEING the same premises
which Parkside Constructions,
Inc., a Pennsylvania
Corporation, by deed dated April
15, 1988 and recorded in the
Recorder of Deeds Office in and
for Pike County, Pennsylvania
on April 21, 1988 in Book 1230,
Page 287 granted and conveyed
unto Donald R. Hinck and
Patricia A. Hinck.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Donald R. Hinck and Patricia
Hinck DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,223.54,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Donald R. Hinck and Patricia Hinck DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,223.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman,
LLP
298 Wissahickon Avenue
North Wales, PA 19446
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 531-2015r SUR JUDGEMENT NO. 531-2015 AT THE SUIT OF Green Tree Servicing, LLC vs Garnett E. Donaldson and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 2000, Section No. 3 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 24 page 49. BEING the same premises which Janet Sage, by Deed dated December 31, 2003 recorded January 9, 2004, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2027, Page 303, conveyed unto Garnett Donaldson. BEING known as 2000 Manchester Drive, Bushkill, PA 18324 TAX PARCEL: #196.04-07-49 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Garnett E. Donaldson and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$302,744.71, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Garnett E. Donaldson and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$302,744.71 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 543-2016r SUR JUDGEMENT NO. 543-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Keith A. Boo aka Keith Boo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 543-2016 Wells Fargo Bank, N.A.

v.
Keith A. Boo A/K/A Keith Boo owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 104 Quarry Lane, Tafton, PA 18464-9667 Parcel No. 056.02-03-23- (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$260,568.44
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Keith A. Boo aka Keith Boo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$260,568.44, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Keith A. Boo aka Keith Boo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$260,568.44 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 582-2015r SUR JUDGEMENT NO. 582-2015 AT THE SUIT OF Wells Fargo Bank, NA as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed pass-Through Certificates vs Andrew Wold DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 582-2015-Civil
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of

Pennsylvania
TAX PARCEL NO:
06-0-107177
PROPERTY ADDRESS 3129
Dunchurch Drive, Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Andrew Wold
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Andrew Wold
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$214,652.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Andrew Wold
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$214,652.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
627-2016r SUR JUDGEMENT
NO. 627-2016 AT THE
SUIT OF US Bank National
Association as Trustee for
CMALT REMIC Series
2007-A5-REMIC Pass-Through
Certificates Series 2007-A5 c/o
Citimortgage, Inc. vs Charlotte
Ambrosio and Virginia
Ambrosio DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

All that certain lot/lots, parcel or piece of ground situate in the Township of Lackawaxen, County of Pike and State of Pennsylvania, being Lot/Lots No. 57 Section No. 1 as shown map entitled subdivision of Section 1. Tink-Wig Mountain Lake Fores Corp. on file in the Recorders' Office of Milford, Pennsylvania in Plot Book No. 10, Page 125.

BEING the same premises which HEATH D.

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

BEING KNOWN AS: 34
MOUNT LAKE ESTATE,
HAWLEY, PA 18428
TAX PARCEL
#15-0-0009-0002

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

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

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

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
673-2016r SUR JUDGEMENT
NO. 673-2016 AT THE
SUIT OF Wilmington Savings
Fund Society, FSB, dba
Christiana Trust, not in its
individual capacity, but solely
as Trustee for RMAC Trust,
Series 2015-5T vs William J.
Gurry and The United States
of America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PROPERTY SITUATED IN
THE CITY OF BUSHKILL,
LEHMAN TOWNSHIP, IN
THE COUNTY OF PIKE
AND COMMONWEALTH

OF PENNSYLVANIA,
BEING DESCRIBED AS
FOLLOWS: LOT 430,
SECTION 10, POCONO
LAKE ESTATES, PLAT
BOOK 7, PAGE 158,
BEING MORE FULLY
DESCRIBED IN A DEED
DATED 11/22/1899 AND
RECORDED 01/18/2000,
AMONG THE LAND
RECORDS OF THE
COUNTY AND STATE SET
FORTH ABOVE, IN DEED
VOLUME 1835 AND PAGE
23 AND.
TAX MAP OR PARCEL ID
NO.: 08-0-039001
BEING 307 POCONO
MOUNTAIN LAKE
ESTATES BUSHKILL, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
William J. Gurry and The
United States of America
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$134,046.86,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William J. Gurry and The United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,046.86 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 732-2015r SUR JUDGEMENT NO. 732-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Martin Larusso, Individually and in his capacity as Heir of

Betty Larusso, Deceased Elaine Larusso, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

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

Judgment Amount: \$189,876.10
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Martin Larusso, Individually and in his capacity as Heir of Betty Larusso, Deceased Elaine Larusso, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,876.10, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Martin Larusso, Individually and in his capacity as Heir of Betty Larusso, Deceased Elaine Larusso, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Larusso, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,876.10 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 746-2014r SUR JUDGEMENT NO. 746-2014 AT THE SUIT OF M & T Bank vs Michele Pancaro and Robert M. Pancaro DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
piece of ground situate in the
County of Pike, Commonwealth
of Pennsylvania.

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michele Pancaro
and Robert M. Pancaro
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$170,232.19,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michele
Pancaro and Robert M. Pancaro
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,232.19 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION No 754-2016 SUR JUDGEMENT NO. 754-2016 AT THE SUIT OF JPMorgan Chase Bank, NA vs. Alan E. Knight & Regina Knight DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

husband & wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alan E. Knight & Regina Knight DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,996.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alan E. Knight & Regina Knight DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,996.25 PLUS

COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
759-2016r SUR JUDGEMENT
NO. 759-2016 AT THE SUIT
OF Federal National Mortgage
Association (“Fannie Mae”) vs
Joann M. Coyle aka Jo-Anne
M. Coyle DÉFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.
2016-00759
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE

ASSOCIATION (“FANNIE
MAE”)
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:

BEING Lot Number 93,
Section Number 12, of Sunrise
Lake as shown on plat or map
of Sunrise Lake or Sunnylands,
Inc., subdivision, recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 25 page 174.

BEING KNOWN AS: 183
Spruce Lake Drive Milford, PA
18337

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Joann M. Coyle aka Jo-Anne
M. Coyle DÉFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,845.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joann M. Coyle aka Jo-Anne M. Coyle DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,845.60 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 764-2015r SUR JUDGEMENT NO. 764-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Dolores Liland DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

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

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

BEING the same property conveyed to Dolores Liland who acquired title by virtue of a deed from Rick Porco, dated November 10, 1997, recorded November 12, 1997, at Deed Book 1436, Page 164, Pike County, Pennsylvania records. Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dolores Liland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$60,151.11, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dolores Liland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$60,151.11 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 794-2016r SUR JUDGEMENT NO. 794-2016 AT THE SUIT OF U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1, Mortgage Pass-Through Certificates, Series 2006-AB1 vs Dennis Corcoran and Silvana Corcoran, aka Sylvana Corcoran DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that Certain piece, parcel and tract of land situate, lying and being the Township of Milford, County of Pike and Commonwealth of Pennsylvania, more particularly describes as follows, to wit:

Beginning in the centerline of Foster Hill Road State Route 2017 the said point of beginning being the southwesterly most corner of lands now owned by Dennis Corcoran containing 8.35 acres more or less as recorded in Record Book Volume 94, Page 243; thence running along the line of lands now owned by Dennis Corcoran the following three courses and distances: North 50 degrees 13 minutes 54 seconds East 80.05 feet to an iron bar; thence along same North 55 degrees 36 minutes 59 seconds East 280.44 feet to an iron bar; thence along same North 27 degrees 42 minutes 54 seconds East 103.36 feet to an iron bar corner; thence along the lands of Jones South 21 degrees 11 minutes 14 seconds East 120.00 feet to an iron bar; thence along lands of Canouse South 75 degrees 52 minutes 45 seconds West 90.74 feet to an iron bar; thence along same South 06 degrees 00 minutes 45 seconds West 44.00 feet to an iron bar; thence along same South 17 degrees 36 minutes 45 seconds West 191.61 feet to an iron

pipe corner located in the line of lands of F. Love and Teressa Tufano; thence running along the lands of Love and Tufano North 88 degrees 35 minutes 31 seconds West 234.86 feet to a point in the center of Foster Hill Road; thence along the center of Foster Hill Road North 01 degrees 01 minutes 50 seconds East 53.57 feet more or less to the point and place of beginning containing 1.14 acres more or less. The above parcels are shown on a survey map constructed in part by field survey and other maps and records by Victor E. Orben, Professional Land Surveyor, dated February 22, 1990, drawing number R-90-229 duly recorded with the Recorder of Deeds in the Pike County Courthouse Map Book 27, Page 200.

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

Being the same property conveyed to Dennis Corcoran and Silvana Corcoran, husband and wife who acquired title by virtue of a deed from Dennis Corcoran, dated September 9, 2005, recorded September 9, 2005, at Instrument Number 200500017122, and recorded in Book 2131, Page 1262, Pike County, Pennsylvania records. Exhibit "A"

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

OF PENNSYLVANIA TO
Dennis Corcoran and Silvana
Corcoran, aka Sylvana Corcoran
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,118.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Dennis Corcoran and Silvana
Corcoran, aka Sylvana Corcoran
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$189,118.20 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Manely Deas Kochalski, LLC
PO Box 165028
Columbus, OH 43216-5028
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
815-2016r SUR JUDGEMENT
NO. 815-2016 AT THE SUIT
OF Bank of America, NA vs
Paul Frangipane and Christina
Frangipane DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 815-2016
Bank of America, N.A.
v.
Paul Frangipane
Christina Frangipane
owner(s) of property situate in
the Township of Lehman, PIKE
County, Pennsylvania, being
3347 Saw Creek Estates a/k/a,
1143 Lancaster Drive, Bushkill,
PA 18324
Parcel No. 197.01-01-70-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$237,347.98
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Paul Frangipane and
Christina Frangipane
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$237,347.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

THE PROPERTY OF Paul
Frangipane and Christina
Frangipane DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$237,347.98 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
928-2016r SUR JUDGEMENT
NO. 928-2016 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank
of New York, as Trustee for
the Certificateholders of the
CWABS, Inc. Asset-Backed
Certificates, Series 2006-20
vs Kenneth Perkins and Tara
Perkins DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being Lot
No. 1233, Section No. 17, as is
more particularly set forth on
the Plat Map of Lehman-Pike
Development Corporation, Saw
Creek Estates as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot Book Volume 16, Page 49.
Together with all rights and
privileges and UNDER AND
SUBJECT to the covenants,
exceptions, conditions,
reservations and restrictions as of
record.

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

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

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

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

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

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
929-2016r SUR JUDGEMENT
NO. 929-2016 AT THE
SUIT OF Christiana Trust,
a Division of Wilmington
Savings Fund Society, FSB, not
in its Individual Capacity but
as Trustee of ARLP Trust 5
Clarence Hess aka Clarence A.
Hess and Jacqueline A. Hess aka
Jacqueline Ann Hess, United
States of America, Dept. of
the Treasury-Internal Revenue
Service vs DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot of
land in Palmyra Township, Pike
County, Pennsylvania, known
and designated as Lot Number

525 on Map Two of Plan of Lots
prepared for Tanglewood Lakes,
Inc., by Harry F. Schoenagel,
Registered Surveyor, dated
February 16, 1968, and recorded
in the Office of the Recorder
of Deeds for Pike County in
Plat Book Number 6, Page 143,
together with the conditions and
restrictions pertaining to Lots in
Tanglewood Lakes, Inc., recorded
in the office of the recorder of
Deeds for Pike County in Book
#214, page 493 together with the
obligations to and subject to all
the rights of Tanglewood Lakes,
Inc.

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

BORROWER COVENANTS

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

BEING KNOWN AS: 525
Birch Lane now known as 103
W Birch Lane, Greentown, PA
18426

PROPERTY ID NO.:
10-0-012232

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Clarence Hess aka Clarence
A. Hess and Jacqueline A.
Hess aka Jacqueline Ann Hess,
United States of America,
Dept. of the Treasury-In-
ternal Revenue Service
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$391,604.14,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Clarence
Hess aka Clarence A. Hess
and Jacqueline A. Hess aka
Jacqueline Ann Hess, United
States of America, Dept. of
the Treasury-Internal Revenue
Service DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$391,604.14 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
960-2013r SUR JUDGEMENT
NO. 960-2013 AT THE
SUIT OF Bayview Loan
Servicing, LLC vs Richard
Esposito DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

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

Parcel No.: 030298

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

Being the same property
conveyed to Richard Esposito
who acquired title by virtue of

a deed from Fannie Mae a/k/a
Federal National Mortgage
Association, by its attorney
in fact Phelan Hallinan &
Schmieg, LLP, dated March
25, 2011, recorded April 18,
2011, at Instrument Number
201100003114, and recorded
in Book 2361, Page 1096, Pike
County, Pennsylvania records.
Exhibit "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard Esposito
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$122,632.32,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard Esposito DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,632.32 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1043-2016r SUR JUDGEMENT NO. 1043-2016 AT THE SUIT OF Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2007-A3 Mortgage Pass Through Certificates Series 2007-C vs Mariama Law and Thomas R. Law DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, TO WIT: ALL THAT CERTAIN PIECE, PARCEL AND TRACT LAND SITUATE, SITUATE IN DINGMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT FOR A CORNER IN THE CENTER OF THE PUBLIC TOWNSHIP ROAD KNOWN AS THE "CHRISTAN HILL ROAD" AND BEING A CORNER ALSO OF LANDS AND DONALD KOCHENDERFER AND WIFE; THENCE ALONG LANDS OF SAID KOCHENDERFER SOUTH 42 DEGREES 30 MINUTES WEST 228.7 FEET TO A STAKE FOR A CORNER; THENCE CONTINUING A LONG THE LINE OF LANDS OF SAID KOCHENDERFER, THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 71 DEGREES 50 MINUTES

WEST 100 FEET; AND SOUTH 82 DEGREES 34 MINUTES WEST 331 FEET TO AN OAK TREE FOR A CORNER; AND SOUTH 69 DEGREES 36 MINUTES WEST 90 FEET TO A MAPLE TREE FOR A CORNER: AND NORTH 28 DEGREES WEST 86 FEET TO A STONE CORNER ON A STONE ROW IN THE LINE OF LANDS OF GEORGE CASE AND WIFE; THENCE ALONG LINE OF LANDS OF GEORGE CASE AND WIFE, NORTH 51 DEGREES 32 MINUTES EAST 200 FEET TO A POINT FOR A CORNER IN A FENCE; THENCE ALONG A WIRE FENCE NORTH 28 DEGREES WEST 136.4 FEET TO THE CENTER OF THE AFORESAID TOWNSHIP ROAD; THENCE ALONG THE CENTER OF SAID TOWNSHIP ROAD THE FOLLOWING SIX COURSES AND DISTANCES; NORTH 80 DEGREES 13 MINUTES EAST 120 FEET AND NORTH 78 DEGREES 30 EAST 180 FEET AND NORTH 86 DEGREES 35 MINUTES EAST 60 FEET AND SOUTH 81 DEGREES 33 MINUTES EAST 60 FEET AND SOUTH 63 DEGREES 23 MINUTES EAST 166 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 3.63 ACRES, MORE OR LESS

BEING THE SAME PREMISES in which Thomas R. Law and Mariama Law, his wife, by their deed dated February 6th, 2003, and recorded in the Office of the Recorded of Deeds in and for the County of Pike, State of Pennsylvania as document number 200300002648. TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof. TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.
BEING KNOWN AS: 154 Christian Hill Rd, Milford, PA 18337
PROPERTY ID NO.: 112.00-03-09
TITLE TO SAID PREMISES IS VESTED IN Mariama Law BY DEED FROM Thomas R. Law DATED 01/07/2016 RECORDED 01/25/2016 IN DEED BOOK 2487 PAGE 1378 OR AT INSTRUMENT NUMBER Instrument #201600000629.

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

OF PENNSYLVANIA TO Mariama Law and Thomas R. Law DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$249,950.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mariama Law and Thomas R. Law DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$249,950.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices

111 Woodcrest Road, Ste 200
Cherry Hill, NJ 08003-3620
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1046-2014r SUR JUDGEMENT NO. 1046-2014 AT THE SUIT OF Bank of New York Mellon fka The Bank of new York, as Trustee, on behalf of the Holders of the Alternative Loan Trust 2006-19CB, Mortgage Pass-Through Certificates 2006-19CB vs Malin Ali Bey and Kimani Ali Bey DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL that certain lot parcel or piece of ground situated in the Township of Delaware, County of Pike, and State of Pennsylvania, being Lot No. 98, Section #2, Pocono Mountain Water Forest as shown in Plat Book No. 10 at Page 29, filed in

the Pike County Clerk's Office.
BEING KNOWN AS MAP
NUMBER 136.03-02-19
BEING KNOWN AS 249
Water Forest Drive, Dingmans
Ferry, PA 18328
This property is improved.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Malin Ali Bey and Kimani
Ali Bey DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$289,317.96,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF Malin
Ali Bey and Kimani Ali Bey
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$289,317.96 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Eckert Seamans Cherin &
Mellott
2 Liberty Place
50 South 16th Street 22nd Fl
Philadelphia, PA 19102
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1092-2016r SUR
JUDGEMENT NO. 1092-2016
AT THE SUIT OF Federal
National Mortgage Association
("Fannie Mae") vs William
Discala DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY DESCRIPTION
BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2016-01092
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”)
PROPERTY BEING KNOWN AS:
PARCEL I
ALL MY UNDIVIDED ONE HALF INTEREST IN ALL THAT CERTAIN lot or parcel of land situate in the Township of Blooming Grove, County of Pike and State of Pennsylvania, Being Lot No. 14, Block XXXIX, Stage XVI, as shown on a map of Hemlock Farms, on file in the Recorder’s Office at Milford, Pennsylvania, in Plat book No. 6 page 150.
PARCEL II:
ALL MY UNDIVIDED ONE HALF INTEREST IN ALL THAT CERTAIN lot or parcel of land situate in the Township of Blooming Grove, County of Pike and State of Pennsylvania, Being Lot No. 15, Block XXXIX, Stage XVI, as shown on a map of Hemlock Farms, on file in the Recorder’s Office at Milford, Pennsylvania, in Plat book No. 6 page 150.
BEING KNOWN AS: 122 Lookout Drive Hawley, PA 18428
IMPROVEMENTS THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN IN EXECUTION AS THE

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Discala DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,191.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF William
Discala DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$178,191.24 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1145-2016r
SUR JUDGEMENT NO.
1145-2016 AT THE SUIT
OF Ditech Financial LLC
f/k/a Green Tree Service LLC
vs Carol Weed aka Carol F.
Weed DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SCHEDULE A
PARCEL 078-03-01-10 PIN
019130

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

UNDER AND SUBJECT
to the covenants, reservations,
restrictions, conditions,
easements and exceptions, and
TOGETHER WITH the rights
and privileges as set forth in the
aforesaid deed.

TOGETHER with all
and singular BUILDING
improvements, ways, streets,
driveways, alleys, passages,
water, water-courses, liberties,
privileges, rights hereditaments
and appurtenances, whatsoever
thereunto belonging, or in any
wise appertaining, and the
reversions and remainders, rents,
issued and profits thereof; and all
the estate, right, title, interest,
property claim and demand
whosoever of the said Grantors
in law, equity, or otherwise
howsoever, of, in, and to the
same and every part thereof.
Being the same premise in Deed
by Salvatore J. Sciascia and
Shelly Sciascia, h/w and Billie
Jean McNamara, widow, dated
December 7, 1995 and recorded
with the Recorder of Deeds for
Pike County on December 8,
1995 in Book 1136, Page 14, did
convey unto Elmer D. Weed and
Carol F. Weed, h/w.
Being 172 Nitche Road F/K/A

Lots 8-9 Nitsches Pond
Shohola, PA 18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Weed aka Carol F. Weed DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$50,460.12, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1149-2016r SUR JUDGEMENT NO. 1149-2016 AT THE SUIT OF PNC Bank, National Association, successor by merger to National City Mortgage, a Division of National City Bank vs William J. Olmeda DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Being shown and designated as Lot No. 889 on a certain map or plan of lots entitled "Subdivision of Masthope Rapids, Section Eleven, Colonial Terrace, Masthope Rapids, Inc., Owner and Developer, Lackawaxen, Township, Pike County, Pennsylvania, dated April 5, 1974, prepared by Edward C. Hess Associated, Inc., Stroudsburg, Pennsylvania Scale being 1" = 100, recorded November 16, 1976 in the Recorder's Office, Milford, Pike County, Pennsylvania, in Plat Book Vol. 14, Page 23. Containing 28,352 square feet, more or less.
BEING Lot No. 889 on the above mentioned plan.
Control # 05-0-023492.
BEING 104 Cannon Ball Court Lackawaxen, PA 18435

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William J. Olmeda DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,330.67 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1164-2016r SUR JUDGEMENT NO. 1164-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Richard Dichiaro and Joan Dichiaro DEFENDANTS,

I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1164-2016
Wells Fargo Bank, N.A.
v.
Richard Dichiaro
Joan Dichiaro
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 92 Tomnoodys Drive, A/K/A 111 Tomnoodys Drive, Taminent, PA 18371
Parcel No. 188.03-04-16
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$192,054.82
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard Dichiaro and Joan Dichiaro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,054.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1205-2015r SUR
JUDGEMENT NO. 1205-2015
AT THE SUIT OF U.S.

Bank National Association, as trustee for Bear Stearns Arm Trust, Mortgage Pass-Through Certificates, Series 2005-12 c/o Wells Fargo Bank, NA vs Joseph J. Salerno and Martene L. Salerno DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

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

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

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1405-2010r SUR JUDGEMENT NO. 1405-2010 AT THE SUIT OF U.S. Bank National Association as Indenture Trustee on behalf of the Holders of the Terwin Mortgage Trust 2006-1; Asset-Backed Securities, TMTS Series 2006-1 vs Leslie Santiago DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

REAL PROPERTY SHORT DESCRIPTION FORM (To Be Used for Advertising Only)
By virtue of a Writ of Execution No. 2010-1405
U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-1; ASSET-BACKED SECURITIES, TMTS SERIES 2006-1

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

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Leslie Santiago
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,545.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Leslie
Santiago DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$92,545.49 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1500-2010r SUR
JUDGEMENT NO. 1500-2010
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York as Trustee
for the Certificateholders of
CWMBS 2004-HYB7 vs
Dale Getz DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Tax ID Number: 04-0-035830

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

PARCEL 1: All that certain lot,
piece or parcel of land sit, lying
and being in the Township of
Bloomfield Grove, County of
Pike and State of Pennsylvania,

more particularly described as Lot 29A, Block 25, Hemlock Farms Community, Stage 79, as shown on drawing of the resulting Lot 29A, Block 25, Stage 79, Hemlock Farms Community, prepared by John A. Boehm, P.L.S., Drawing No. North-2772, dated April 3, 2000, and recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 36, Page 141.

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

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

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

THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Dale Getz DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$258,865.15,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dale Getz
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$258,865.15 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group

701 Market Street
Philadelphia, PA 19106-1532
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1519-2015r SUR
JUDGEMENT NO. 1519-2015
AT THE SUIT OF The Bank of
New York Mellon, the successor
to JPMorgan Chase Bank, as
Trustee for CIT Home Equity
Loan Trust 2002-2 vs Paul C.
Magnotta DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Lackawaxen, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
Lot 436: said lot being shown
on a subdivision plan of
development consisting of
seventeen sections, entitle
Falling Waters as Masthope,

prepared by Edward C. Hess
Associates, Inc. and recorded in
that Office of Recorded of Deeds
of Pike County, Pennsylvania in
Play Book Volume 16, at Pages
18-34.

Being known as Lot 436, Section
7, a/k/a 436 Falling Waters
Boulevard, Falling Waters At
Masthope, Lackawaxen, PA
18435

Being the same premises that
Paul Magnotta, also known as
Paul C. Magnotta by deed dated
August 11, 2000 and recorded
on August 18, 2000 in the office
of Recorder of Deeds in and
for Pike County, at Book 1861
and Page 813, and Instrument
No. 200000009514, conveyed
unto Paul C. Magnotta, single,
Grantee herein.

Parcel No. 013.04-02-27-05

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Paul C. Magnotta
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$197,522.11,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Paul C. Magnotta DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$197,522.11 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1532-2015r SUR JUDGEMENT NO. 1532-2015 AT THE SUIT OF U.S. Bank National Association vs Robert J. Nasso and Marian

C. Nasso aka Marion C. Nasso DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1532-2015 U.S. Bank National Association v. Robert J. Nasso Marian C. Nasso a/k/a Marion C. Nasso owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 1102 Pine Ridge Drive West, Township of Lehman, PA 18324 Parcel No. 188.02-02-04- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$59,437.08 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert J. Nasso and Marian C. Nasso aka Marion C. Nasso

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$59,437.08,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert
J. Nasso and Marian C.
Nasso aka Marion C. Nasso
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$59,437.08 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza
Philadelphia, PA 19103
01/20/17 · 01/27/17 · 02/03/17

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1636-2015
SUR JUDGEMENT NO.
1636-2015 AT THE SUIT OF
PROF-2013-S3 Legal Title
Trust, by US Bank NA, as Legal
Trustee vs. Robert S.
Tellefsen, Jr. & Laura Rutchey
Tellefsen DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

of the Old Township Road said point being the Easterly corner of lands now or formerly of Nelson; thence along the center of said Township Road T-491, North 33 degrees 06 minutes 49 seconds East 309.72 feet to a point for a corner; thence North 50 degrees 55 minutes West 109.00 feet to a point for a corner; thence South 64 degrees 52 minutes 01 seconds West 408.64 feet to a point for a corner in the center of existing old road; thence along the center of existing old road the following 2 courses and distances: South 3 degrees 20 minutes 08 seconds East 94.30 feet and South 2 degrees 25 minutes 40 seconds East 244.70 feet to a point for a corner; thence along the line of lands now or formerly of Simonson North 86 degrees 34 minutes 20 seconds East 141.01 feet to a point for a corner; thence along a stone wall along lands now or formerly of Nelson the following 2 courses and distances: North 17 degrees 34 minutes 20 seconds East 206.39 feet and South 64 degrees 02 minutes 10 seconds East 148.49 feet to the point and place of beginning.

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

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

BEGINNING at a point for a corner in the center of an old road passing through the lands of the grantor herein, said corner being further described as being a common corner of lands of Spencer Anderson and Roberta Green and running; thence, along the line of lands of S. Anderson, the following three courses: (1) North 85 degrees 55 minutes 40 seconds West, 21.00 feet to an iron bar, set for corner (2) North 04 degrees 04 minutes 20 seconds East, 10.00 feet to an iron bar, set for corner and (3) North 85 degrees 55 minutes 40 seconds West 521.01 feet to a point for corner, in the center of the West Falls Creek; Thence, along the center of said creek, about 487.00 feet upstream to a point for corner; thence, culling through the lands of the grantor herein, South 85 degrees 55 minutes 40 seconds East 424.13 feet to a point for corner in the center of the aforesaid old road passing through the lands of the grantor herein; thence, along said road, South 03 degrees 20 minutes 08 seconds East, 418.53 feet to an iron bar, set for corner; thence still along the center of said road, South 02 degrees 24 minutes 40 seconds East, 15.90 feet to the point and place of

BEGINNING. Surveyed by John A. Boehm, P.L.S. as per drawing No. E-817, dated April, 1983.

The foregoing description is in accordance with survey entitled "Map Showing Lands Proposed to be conveyed by Helene Langhorst, Lackawaxen Township, Pike County, Pennsylvania, Scale 1" = 100', Date May, 1981, Drawing 0-675, John A. Boehm, Surveyor", recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Slide 20 at page 25.

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert S. Tellefsen, Jr. & Laura Rutchey Tellefsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$245,566.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert S. Tellefsen, Jr. & Laura Rutchey Tellefsen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$245,566.51 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1733-2015r SUR
JUDGEMENT NO. 1733-2015
AT THE SUIT OF LSF9
Master Participation Trust vs
Dustin E. Yerke and Jennifer
E. Yerke DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Township
of Palmyra, Pike County,
Pennsylvania, and being known
as RR 1 Box 216, Greentown,
Pennsylvania 18426.
TAX MAP AND PARCEL
NUMBER: 071.00-01-30 and
Control No. 010954
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$158,876.52
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Dustin E.
Yerke and Jennifer E. Yerke
McCabe, Weisberg and Conway,

P.C.

123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dustin E. Yerke and Jennifer
E. Yerke DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,876.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$158,876.52 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1807-2015r SUR
JUDGEMENT NO. 1807-2015
AT THE SUIT OF Citizens
Bank of Pennsylvania vs.
Barbara A. Peterson aka Barbara
Peterson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel, or piece of ground
situate in the Township
of Lackawaxen, County of

Pike, and Commonwealth of
Pennsylvania, being Lot No.
458, Section 7, as shown on map
of Falling Waters at Masthope
on file in the Recorder of Deeds
Office at Milford, Pennsylvania
in Plat Book No. 16 at pages
18-34 inclusive.

TOGETHER WITH AND
UNDER AND SUBJECT to
all of the rights, restrictions, and
covenants as of record.

BEING the same premises
which Ruby Bowman, Executrix
of the Estate of Josetta G. Boyce,
by Deed dated May 30, 2001
recorded June 14, 2001, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 1886, Page 1168,
conveyed unto Barbara Peterson.

BEING known as 458 Eagle
Rock Road, HC 1 Box 1A364
a/k/a 233 Eagle Rock Road,
Lackawaxen, PA 18435

TAX PARCEL: #013.04-02-42
IMPROVEMENTS:

Residential property.

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

TO Barbara A. Peterson
aka Barbara Peterson
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$59,569.79,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara A. Peterson aka Barbara Peterson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$59,569.79 PLUS COSTS AND INTEREST AS AFORESAID.

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

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

CIVIL DIVISION, TO EXECUTION NO 1843-2015r SUR JUDGEMENT NO. 1843-2015 AT THE SUIT OF Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2006-3 Mortgage Loan Asset Backed notes, Series 2006-3 c/o Ocwen Loan Servicing, LLC vs The Unknown Heirs, Executors and Devisees of the Estate of Lloyd Thomas Wildrick DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
The Unknown Heirs, Executors
and devisees of the Estate
of Lloyd Thomas Wildrick
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$67,091.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF The
Unknown Heirs, Executors
and devisees of the Estate
of Lloyd Thomas Wildrick
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$67,091.40 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1856-2014r SUR
JUDGEMENT NO. 1856-2014
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of new York, as trustee
for the Certificateholders of
CWABS Inc., Asset-Backed

Certificates, Series 2007-12
vs Henry Mccallum,
Real Owner and Original
Mortgagor Loretta Davis, Real
Owner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

OF PENNSYLVANIA TO
Henry Mccallum, Real Owner
and Original Mortgagor
Loretta Davis, Real Owner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$113,387.00,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Henry
Mccallum, Real Owner
and Original Mortgagor
Loretta Davis, Real Owner
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$113,387.00 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

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

SHERIFF SALE

February 15, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2276-2012r
SUR JUDGEMENT NO.
2276-2012 AT THE SUIT
OF Wilmington Savings Fund
Society, FSB, dba Christiana
Trust, not in its Individual
Capacity but solely as Trustee
for BCAT 2014-4TT vs Barbara
Hickey DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
February 15, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

PARCEL I:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as:
Lot 12, Block VI, Hemlock

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

PARCEL II:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as:
Lot 18, Block VI, Hemlock
Farms community, Stage XC,
as shown on plat of Hemlock
Farms Community, Maple
Ridge, Stage XC, recorded in the
Office of the Recorder of Deeds,
Pike County, in Plat Book 8,
Page 190, on the 17th day of
June 1971.

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

Lots 18 and 12 Block 6,
Stages 90 and 93, Hemlock
Farms Community, Hemlock
Farms Community, Stage 90
and 93, shall henceforth ne
one parcel Lot 18A, Block
6, Stage 90, Hemlock Farms
Community, Stage 90 and shall
not be subdivided henceforth
without compliance with the
above subdivision and similar
ordinance and/or amendments in
effect at the time it is proposed
to subdivide said parcel.
BEING Map No. 120.01-03-75
Control No. 032911

BEING PROPERTY
ADDRESS 109 Appalossa
Drive a/k/a 3371 Hemlock
Farms Lords Valley, PA 18428
BEING the same premises
which Margaret Martin, widow,
by deed dated September
28, 2006 and recorded in the
Recorder of Deeds Office in and
for Pike County, Pennsylvania
on October 2, 2006 in Book
2197, Page 1435 granted and
conveyed unto Ronald J. Hickey
and Barbara Hickey, husband
and wife. Ronald J. Hickey
departed this life on September
14, 2008, vesting ownership to
Barbara Hickey.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Barbara Hickey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$300,210.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Barbara
Hickey DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$300,210.73 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE
February 15, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2286-2012r SUR
JUDGEMENT NO. 2286-2012
AT THE SUIT OF Nationstar
Mortgage, LLC vs Alberto
Torres DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 15, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2286-2012

Nationstar Mortgage, LLC v.

Alberto Torres owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 123 Juniper Dr, Milford, PA 18337-7255

Parcel No. 110.02-02-24- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$304,451.54

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

AMOUNT OF \$304,451.54, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alberto Torres DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,451.54 PLUS COSTS AND INTEREST AS AFORESAID.

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

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

01/20/17 · 01/27/17 · 02/03/17



CIVIL ACTIONS FILED

*From January 12, 2017 to January 18, 2017
Accuracy of the entries is not guaranteed.*

COMMENCEMENT OF ACTION: WRIT OF SUMMONS CIVIL

PMLF Residents v. PMLF Board of Directors,
James Falcone, Nick Dinapoli, Herbert Kaufman,
Roger Anacona, Kevin Bennett, Nick Russo,
Darnell Chuck, Richard Wheaton, Larry Floss No. 53-2017 1/12/17

CONTRACT – BUYER PLAINTIFF

LVNV Funding LLC v. Melissa Gasiorek No. 75-2017 1/17/17
Cavalry SPV I LLC v. Raymond C. Laizure No. 76-2017 1/17/17

CONTRACT – DEBT COLLECTION: CREDIT CARD

Discover Bank v. Janet M. Della Vecchia No. 59-2017 1/13/17
Portfolio Recovery Associates LLC v. David S. Rhoda, Sr. No. 61-2017 1/13/17
Discover Bank v. Brenda M. Lao No. 69-2017 1/17/17
American Express Centurion Bank v. Anya Moore
a/k/a Anya C. Moore No. 71-2017 1/17/17
Portfolio Recovery Associates LLC v. Richard N. Conklin No. 77-2017 1/17/17
Portfolio Recovery Associates LLC v. Victoria Rosario No. 78-2017 1/17/17
Portfolio Recovery Associates LLC v. Edward Elston No. 80-2017 1/17/17
Remit Corporation v. Cheryl Carpenter No. 81-2017 1/17/17

CONTRACT – DEBT COLLECTION: OTHER

Ditech Financial LLC and Green Tree Servicing LLC v.
William Bailey No. 58-2017 1/13/17
Tammy Lee Clause v. Steven Heinrich No. 72-2017 1/17/17
Discover Bank v. Carl Bryan No. 79-2017 1/17/17

CONTRACT – OTHER

Saw Creek Estates Community Association, Inc. v.
Judith S. Lomax and Donna Roberson No. 68-2017 1/17/17
Saw Creek Estates Community Association, Inc. v.
Nickolas Drakos No. 70-2017 1/17/17
Saw Creek Estates Community Association, Inc. v.
Kizzy Torres No. 74-2017 1/17/17

REAL PROPERTY – MORTGAGE FORECLOSURE RESIDENTIAL

Wells Fargo Bank NA v. Edwin R. Oliver No. 55-2017 1/12/17
PNC Bank National Association v. Ann Muldoon No. 82-2017 1/17/17
HSBC Bank USA NA v. Bonnie Louise Ela a/k/a
Bennieta Louise Ela a/k/a Bonnieta Louise Ela a/k/a
Bonneita Louise Ela No. 83-2017 1/17/17
Nationstar Mortgage LLC v. Carl Minnick and
Colleen Minnick No. 84-2017 1/17/17
Federal National Mortgage Association v.
Robert M. Hausler and Solveig A. Hausler No. 86-2017 1/17/17

REAL PROPERTY – QUIET TITLE

Donald A. May, as Executor of the Estate of Frederick E. May, Jr. v. Harry W. Pursell and Joseph S. Wesby, their heirs, executors, administrators, assigns, and any and all other persons claiming any right, title, or interest in and to the lands described herein No. 64-2017 1/13/17

MISCELLANEOUS – OTHER

Lonnie Schulte, individually and as Administratrix of the Estate of James R. Schulte v. Comcast Corporation, First Energy Corporation, Frazee’s Cable Service, Inc., Jersey Central Power and Light Company, ABC Corporations #1-10, XYZ Companies #1-10, John Does #1-10, Richard Roes #1-10, and James A. Barker No. 54-2017 1/12/17

MARRIAGE LICENSE FILINGS

Philip William Tordella and Carolyn Moore No. 4-2017 1/12/17
 Michael Eric Dymon and Stefanie Lyn Olver No. 5-2017 1/17/17
 Karin Elizabeth Fossum and Joanne Barbara Savelli No. 6-2017 1/17/17

DIVORCES FILED

Sharon D. Stuart v. Brian I. Stuart No. 56-2017 1/12/17
 David D. Armanini v. Judy Kennedy Armanini No. 60-2017 1/13/17
 Kenneth Manzo v. Debbie Lee Manzo No. 62-2017 1/13/17
 Judy Mary Cooper v. Randall James Cooper No. 63-2017 1/13/17
 Luis P. Delgado v. Samantha R. Delgado No. 87-2017 1/17/17

PROTECTION FROM ABUSE

William C. Spanton v. Elizabeth Howe No. 52-2017 1/12/17
 John Martel on behalf of N.M., a minor v. Lance Barnes No. 65-2017 1/17/17
 John Martel on behalf of M.M., a minor v. Lance Barnes No. 66-2017 1/17/17
 John Martel on behalf of M.M., a minor v. Lance Barnes No. 67-2017 1/17/17

WAIVER OF LIENS

Timothy Hoskins and Maureen Hoskins v. Glen Stryd/b/a Lords Valley Builders, Inc. No. 50001-2017 1/13/17

MORTGAGES AND DEEDS

*Recorded from January 12, 2017 to January 18, 2017
 Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Herbert, David Herbert, Mary Kate	MERS Mortgage Electronic Registration System, Inc. Capital One NA	225,000	Bluestone Ridge Dingman Township

Dewar-Elabdouni, Heather Elabdouni, Heather Dewar Elabdouni, Khalid	MERS Mortgage Electronic Registration System, Inc. Cityworth Mortgage LLC	180,667	Matamoras Borough
Piasecki, Gerard D.	PNC Mortgage PNC Bank NA	68,000	Masthope Rapids Lackawaxen Township
Thoms, Katharine M. Thoms, Theodore J., Jr.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	99,503	Palmyra Township
Freed, David F. Freed, Lori M.	Dime Bank	123,600	Singer Lands Palmyra Township
Rhine, Michael D. Rhine, Kerri M.	Wells Fargo Bank NA	170,000	Palmyra Township
Cornacchia, Carmine	Dime Bank	83,000	Palmyra Township
Minetti, Steven P. Minetti, Anna M.	MERS Mortgage Electronic Registration System, Inc. Roundpoint Mortgage Servicing Corporation	164,000	PMWL Dingman Township
Hotter, Richard D. Hotter, Winifred J.	JPMorgan Chase Bank NA	118,800	PMWF Delaware Township
Donovan, Peter Donovan, Jacquelyn	MERS Mortgage Electronic Registration System, Inc. American Federal Mortgage Corporation	135,000	Sunrise Lake Dingman Township
Brown-Daniel, Geraldine Daniel, Geraldine Brown	TD Bank NA	93,000	Falling Waters at Masthope Lackawaxen Township
Foster, Ronald D. Foster, Sherry L.	PNC Mortgage PNC Bank NA	152,100	PMWF Dingman Township
Zippilli, Joseph E., Jr.	MERS Mortgage Electronic Registration System, Inc. Primelending	142,373	Dingman Township
Frank, Charlene L.	Frank, Cathy R.	50,000	Pocono Ranchlands Lehman Township
Milberger, Elaine Sadie Milberger, Eugene	MERS Mortgage Electronic Registration System, Inc. TD Bank NA	25,200	Foster Lands Lehman Township

Henn, Richard	MERS Mortgage Electronic Registration System, Inc. Primelending	218,700	Mountain View Estates Matamoras Borough
Sacks, Jeffrey Picucci, Megan	MERS Mortgage Electronic Registration System, Inc. Premier Home Mortgage, Inc.	64,000	Saw Creek Estates Lehman Township
Baker, Robert J. Baker, Christine R.	Wells Fargo Bank NA	298,000	Lake Wallenpaupack Palmyra Township
Hoskins, Timothy Hoskins, Maureen	Dime Bank	219,800	Hemlock Farms Blooming Grove Township
Magdziak, Grzegorz Magdziak, Malgorzata	Essa Bank & Trust	102,000	The Glen Tamiment Lehman Township
Cody, Scott D. Cody, Laraine E.	MERS Mortgage Electronic Registration System, Inc. High Point Financial Corporation	100,400	Brichwood Lakes Delaware Township
Borges, Albert	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	165,000	Blooming Grove Toenship
White, Veronica D.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	78,000	Saw Creek Estates Lehman Township
Gargiulo, Mark Gargiulo, Kathleen	Dime Bank	64,500	Woodloch Springs Lackawaxen Township
Favaro, Anthony Favaro, Sue-Ann	NBT Bank NA	25,000	Dingman Township
Tuohy, Erin	NBT Bank NA	112,000	Marcel Lake Estates Delaware Township
Leary, Thomas J., III	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	85,673	Gold Key Estates Dingman Township
Burd-Spina, Mari-Jo Spina, Mari-Jo Burd Burd-Spina, Mary-Jo Spina, Mary-Jo Burd	Wells Fargo Bank NA	50,000	Cabel Map Palmyra Township
Como, Anthony Como, Tiziana Como, Anthony, Agent	Citizens Savings Bank	292,800	Masthope Rapids Lackawaxen Township

Day, Charles Day, Brenda	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	283,200	Blue Heron Lake Porter Township
Shewchuk, Michael John, Tr. Dolson-Shewchuk, Jacqueline Christine, Tr. Shewchuk, Jacqueline Christine Dolson, Tr. Shewchuk Family Revocable Trust 06/15/2012	United Nations Federal Credit Union	190,000	White Sand Beach Palmyra Township
Heim, John E. Heim, Paula L.	Honesdale National Bank	196,800	Tink-Wig Mountain Lake Forest Lackawaxen Township
Beck, Derik Beck, Therese	MERS Mortgage Electronic Registration System, Inc. Lafayette Ambassador Bank	231,300	Palmyra Township
Frankenfield, Jason Scott	MERS Mortgage Electronic Registration System, Inc. Santander Bank NA	48,000	Flory Map Palmyra Township
Buffong, Eric, II	MERS Mortgage Electronic Registration System, Inc. Mortgage Lenders of America LLC	118,808	Hemlock Farms Blooming Grove Township
Polizzi, Anthony	MERS Mortgage Electronic Registration System, Inc. Mortgage Research Center LLC Veterans United Home Loans	140,967	PMWF Dingman Township
Dmiczak, Charles Dmiczak, Barbara	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	63,000	Wild Acres Delaware Township
Perkins, James N.	MERS Mortgage Electronic Registration System, Inc. Residential Mortgage Services, Inc.	135,304	Wilson Hill Development Palmyra Township

Blejwas, Kelly	MERS Mortgage Electronic Registration System, Inc. Stonegate Mortgage Corporation	64,474	Sunrise Lake Dingman Township
Roberts, Elizabeth M. Roberts, Scott L.	Bank of America NA	50,000	Bell Addition Matamoras Borough
Williams-Rosencrance, Darci Rosencrance, Darci Williams Rosencrance, Michael A.	Citizens Bank of Pennsylvania	10,000	Greenwood Hills Map Milford Township
Barker, Amy E.	MERS Mortgage Electronic Registration System, Inc. Nationstar Mortgage LLC Greenlight Loans	190,069	Sunrise Lake Dingman Township
Bayer, Timothy D. Bayer, Dorian H.	MERS Mortgage Electronic Registration System, Inc. American Financial Resources, Inc.	279,000	Heberling Lands Greene Township
Haygood, Deanna L.	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	68,389	Birchwood Lakes Delaware Township
Decker, Lauren, Jr.	MERS Mortgage Electronic Registration System, Inc. Quicken Loans, Inc.	55,967	PMLE Lehman Township
Mastroberti, Robert Mastroberti, Sandra	Wells Fargo Bank NA	320,000	Lakeview Terrace Division Lackawaxen Township
Amato, Anthony Amato, Christine	Citizen Savings Bank	216,000	Coutts Lands Palmyra Township
Vanneman, Charles L. Vanneman, Maureen L.	MERS Mortgage Electronic Registration System, Inc. Peoples Bank	140,736	The Glen at Tamiment Lehman Township
Warner, Eva	Dime Bank	57,600	Palmyra Township
League, Christopher C. League, Lisa A.	MERS Mortgage Electronic Registration System, Inc. Guaranteed Rate, Inc.	186,558	Tanglwood Lakes Blooming Grove Township
Camarda, Garry Camarda, Colleen	Citizens Savings Bank	200,000	Masthope Rapids Lackawaxen Township

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Elabdouni, Khalid Dewar-Elabdouni, Heather Elabdouni, Heather Dewar	Striharsky, Justin	184,000	Matamoras Borough
Fuhrmann, Robert E.	Scaturro, Alice D. Scaturro, Joseph A., Agent Scaturro, Barbara A., Agent	67,000	Gold Key Estates Dingman Township
Piasecki, Gerard D.	Pletnick, Todd Pletnick, Carol	85,000	Masthope Rapids Lackawaxen Township
Rhine, Michael D. Rhine, Kerri M.	Lambert, Jeanette A. Lambert, Robert G., Est.	212,500	Palmyra Township
Cornacchia, Carmine	Cameron, Lawrence Cameron, Lisa	104,000	Palmyra Township
Ryan, Kimberly M.	Fannie Mae Federal National Mortgage Association Servicelink, Agent Chicago Title Insurance Company, Agent	27,100	Holiday Forest Division Lackawaxen Township
Dabkowski, Marcin	Magera, Piper Admr Lawrence, Piper Admr Galbreath, Lesley E., Est. Galbreath, Robert R., Jr., Est.	42,200	Hemlock Hedge Development Delaware Township
Kratzer, Edgar S.	Korponay, Albert B. Kratzer, Edgar S., Guard. Korponay, Valerie S., Est.	1.00	Hemlock Farms Blooming Grove Township
Bank of America NA BAC Home Loans Servicing LP Countrywide Home Loans Servicing LP Carrington Mortgage Services LLC, Agent	Secretary of Housing & Urban Development	117,814	Pine Ridge Lehman Township
Pfeifer, Vincent D., Tr. Pfeifer, Maria, Tr. Vincent D. Pfeifer Revocable Trust 09/22/11 Maria Pfeifer Revocable Trust 09/22/2011	Woodloch Pines, Inc.	1.00	Lackawaxen Township

Pfeifer, Vincent D., Tr. Pfeifer, Maria, Tr. Vincent D. Pfeifer Revocable Trust 09/22/2011 Maria Pfeifer Revocable Trust 09/22/2011	Pfeifer, Vincent D., Tr. Pfeifer, Maria, Tr. Vincent D. Pfeifer Revocable Trust 09/22/2011 Maria Pfeifer Revocable Trust 09/22/2011	1.00	Lackawaxen Township
Pfeifer, Vincent D., Tr. Pfeifer, Maria, Tr. Vincent D. Pfeifer Revocable Trust 09/22/2011 Maria Pfeifer Revocable Trust 09/22/2011	Pfeifer, Vincent D., Tr. Pfeifer, Maria, Tr. Vincent D. Pfeifer Revocable Trust 09/22/2011 Maria Pfeifer Revocable Trust 09/22/2011	1.00	Lackawaxen Township
Vobis, Howard	Bueki, Philip, Sheriff Weidner, Joseph, Sr. Weidner, Barbara A., Est.	126,684	Moglia Subdivision Milford Township
Deutsche Bank National Trust Company, Tr. Morgan Stanley Abs Cap 1, Inc. Trust 2006-HE8 Morgan Pass Thru Crets Series 2006-HE8	Bueki, Philip, Sheriff Goldner, Michael Goldner, Hope	1.00	Marcel Lake Estates Delaware Township
Nikolic, Ljiljana Nikolic, Ivana	Iriza, Ecaterina Iriza, Florin A., Est.	450,000	Hemlock Farms Blooming Grove Township
Ludemann, Robert A. Ludemann, Cynthia D.	Michael, James B. Kiemaier, Wendy	1.00	Blooming Grove Township
Foster, Ronald D. Foster, Sherry L.	Tashlik, Jesse Tashlik, Stan	169,000	PMWF Dingman Township
Zippilli, Joseph E., Jr.	Hilltop Homes LLC	145,000	Dingman Township
Darcy, Brian Darcy, Danielle	Blatchley, Diane L., Exrx. Darcy, Audrey A., Est. Darcy, Frank J., Est.	1.00	Shohola Falls Trails End Shohola Township
Frank, Charlene	Beaudu, Susan	47,000	Pocono Ranchlands Lehman Township
Shumsky, David J., Tr. David J. Shumsky Revocable Trust 03/18/2016 Shumsky, David J.	Shumsky, David Joshua Shumsky, David J.	1.00	SML, Inc. Lands Palymra Township
Frydenborg, Katherine Ann	Frydenborg, Katherine A., Exrx. Frydenborg, Kort M., Est. Frydenborg, Kort Martin, Est.	1.00	Lackawaxen Township

Milberger, Eugene Milberger, Elaine Sadie	Vererosa, Stephen Verdersoa, Steve V. Verderosa, Estrella D.	31,500	Foster Lands Lehman Township
Bank of New York Mellon, Tr. Bank of New York, Tr. Cwabs, Inc. Asset Backed Certs Series 2004-6	Lebron, Jesus, Jr. Lebron, Claudia	1.00	Delaware Township
Henn, Richard	Ostrom, Joseph Ostrom, Mandy	243,000	Mountain View Estates Matamoras Borough
Day, Jerry Thoenig, Regina	Deursche Bank National Trust Company, Tr. Morgan Stanley Abs Cap 1, Inc. Trust 2007-HE5 Mortgage Pass Thru Certs Series 2007-HE5 Ocwen Loan Servicing LLC, Agent	52,549	Gold Key Estates Dingman Township
Realty Pros Plus, Inc.	JPMorgan Chase Bank NA	42,000	Birchwood Lakes Delaware Township
Sacks, Jeffrey Picucci, Megan	Guillman, Stephen J. Guillman, Sara A.	80,000	Saw Creek Estates Lehman Township
Rude, David B.	Bank of New York Mellon, Tr. Bank of New York, Tr. First Horizon Altern. Mtg. Sec. Trust 2004-FA2 Nationstar Mortgage LLC, Agent	14,500	Birchwood Lakes Delaware Township
Gallo, Augustine J. Wallace-Gallo, Lynne Gallo, Lynne Wallace Wallace, Mark J.	Sheridan, Shirley A. Sheridan, Michael J., Est.	136,500	Emery Lands Milford Township
Limatola, Michael	VP Diamond Homes LLC	124,000	Hemlock Farms Blooming Grove Township
Pisciotti, Michael	Milford West Development LLC	220,000	Gold Key Estates Dingman Township
Jacobs, Marisa F.	Quaglierini, Benny Quaglierini, Theresa A., Est.	12,150	Hemlock Farms Blooming Grove Township
Murch, Ann M. Murch, Keith D.	Akers, Ann M. Murch, Ann M.	1.00	Birchwood Lakes Delaware Township

Magdziak, Grzegorz Magdziak, Malgorzata	Secretary of Veterans Affairs	127,500	The Glen at Tamiment Lehman Township
Boronow, Anna M.	Vanlierde, Marcel G. Garcia, Cynthia, Admx. Vanlierde-Sorbe, Cynthia, Est. Sorbe, Cynthia Vanlierde, Est. Sorbe, Robert W., Est.	175,000	Milford Borough
Vilkov, Roman Vilkov, Kateryna	Galante, Angelia Galante, Frank, Est.	93,000	PMLE Lehman Township
Deacon, Robert Sean Burrell, Jermaine E.	Deacon, Robert Sean	31,488	The Falls at Saw Creek Lehman Township
Cody, Scott D. Cody, Laraine E.	Cody, Scott Cody, Scott D.	1.00	Birchwood Lakes Delaware Township
Blemur, Herve	Mtg. Equity Conversion Asset Trust 2011-1 Mortgage Backed Securities 2011-1 US NA, Tr. Reverse Mortgage Solutions, Inc., Agent	50,010	Hemlock Farms Blooming Grove Township
Fulton, Herbert L., II Kinney, Rebecca R.	Stevens, Suzanne Pidi, Robert Louis	59,900	Saw Creek Estates Lehman Township
Warchol, Renata M. Sobota, Henry K.	Siegle, Kathryn	70,000	Falling Waters at Masthope Lackawaxen Township
Moustafa, Eren Moustafa, Leeanne	Cousins, Dorothy	35,000	Forest Ridge Division Lackawaxen Township
Leary, Thomas J., III	Leary, Thomas J., III Leary, Margaret A.	1.00	Gold Key Estates Dingman Township
Kolodziej, Piotr Kolodziej, Marzena	Ulrich, Dean R. Connors, Carrie A. Ulrich, Carrie A.	159,500	Hemlock Farms Blooming Grove Township
Day, Charles Day, Brenda	Wilson, James Wilson, Paula	354,000	Blue Heron Lake Porter Township
Carter, Harold E., Jr. Carter, Nancy E.	Ayers, Annerose C. Ayers, John	32,500	Rose Lands Greene Township
Asam Trust	Isolano, Joan	1.00	Hemlock Farms Blooming Grove Township

Korwek, Stanislaw	Fannie Mae Federal National Mortgage Association Servicelink, Agent Chicago Title Insurance Company, Agent	29,000	Pine Ridge Lehman Township
Abbasi, Mahmoud I.	Abbasi, Yousef I. Abbasi, Andjelka Y.	1.00	Lackawaxen Township
Goss, Robert K.	Goss, Diane, Exrx. Goss, Robert H., Est.	1.00	Birchwood Lakes Delaware Township
Goss, Diane	Goss, Robert, Est. Goss, Diane	1.00	Conshaugh Lakes Dingman Township
Bielinski, Ronald E.	Bielinski, Ronald E., Exr. Milerski, Henry A., Est.	1.00	Gold Key Estates Dingman Township
Catalpa Holdings LLC	Deutsche Bank National Trust Company, Tr. Gsamp Trust 2005-HE3 Mortgage Pass Thru Certs Series 2005-HE3 Select Portfolio Servicing, Inc., Agent	57,500	Sunrise Lake Dingman Township
Beck, Derik Beck, Therese	Hrymoc, Jerzy George Hrymoc, Zofia	257,000	Palmyra Township
Frankenfield, Jason Scott	Lawless, Ethel	1.00	Flory Map Palmyra Township
Buffong, Eric, II	Berger, Robert Berger, Muriel	121,000	Hemlock Farms Blooming Grove Township
Polizzi, Anthony	Pipolo, Guy, Exr. Pipolo, Joan Mary, Est. Pipolo, Joan M., Est. Pipolo, Thomas J., Est.	138,000	PMWF Dingman Township
Giapoutzis, Jimmy Giapoutzis, Billy Giapoutzis, Kostas	Perkins, James N. Helble, Ashley L. Perkins, Ashley L. Helbe, Ashley L.	110,000	Wild Acres Delaware Township
Perkins, James N.	Barnett, Patricia Barnett, Robert Joseph Eberhardt, Raymond, Est.	137,800	Wilson Hill Division Palmyra Township
Blejwas, Kelly	Secretary of Housing & Urban Development	63,830	Sunrise Lake Dingman Township
Resort Reclamations LLC	Cusack, Roger W. Cusack, Lorraine A., Est.	1,223	Eagle Village at Tamiment Lehman Township

Resort Reclamations LLC	Cusack, Roger W. Cusack, Lorriane A., Est.	1,223	Eagle Village at Tamiment Lehman Township
Barker, Amy E.	Johnson-Ciuffreda, Amy Ciuffreda, Amy Johnson Barker, Amy E. Barker, Patrick Richard	1.00	Sunrise Lake Dingman Township
Xu, Qun	Bank of New York Mellon, Tr. Bank of New York, Tr. Cwalt, Inc. Alternative Loan Trust 2006-23CB Mortgage Pass Thru Certs Series 2006-23CB New Penn Financial LLC, Agent Shellpoint Mortgage Servicing, Agent	160,000	Westfall Township
Haygood, Deanna L.	Secretary of Housing & Urban Development	66,950	Birchwood Lakes Delaware Township
Prus, Karol	Deutsche Bank National Trust Company, Tr. Ameriquest Mortgage Securities, Inc. Asset Backed Pass Thru Series Arsi 2006-M3 Ocwen Loan Servicing LLC, Agent	30,000	Pine Ridge Lehman Township
Decker, Lauren, Jr.	Correia, Haseena Correia, Peter	57,000	PWLE Lehman Township
Jalbert, George	Banber, Lisa Marie	30,500	Saw Creek Estates Lehman Township
164 North Forrest Drive Land Trust One Six Four North Forrest Drive Land Trust	Wilmington Trust NA, Tr. Citibank NA, Tr. Lehman XS Trust Mortgage Pass Thru Certs Series 2006-7 Nationstar Mortgage LLC, Agent	47,000	Gold Key Estates Dingman Township
Jaramillo, Jorge	Jaramillo, Nora J. Jaramillo, Nora J., Agent Jaramillo, Jorge I.	1.00	Tanglwood Lakes Palmyra Township
Mazo, Michael J. Mazo, Joan S.	Mazo, Michael Mazo, Michael J. Mazo, Joan Mazo, Joan S.	1.00	Hemlock Farms Blooming Grove Township

Bruen, Gregg	Pieczyk, John V.	75,000	Evergreen Park Shohola Township
Warner, Eva	Perkowska-Puszko, Bozenna Puszko, Bozenna Perkowska	72,000	Palmyra Township
Borger, Judithann Grossman, Eric B.	Morrissey, William P. Morrissey, Christine	185,000	Delaware Township
Sengun, Kayhan	US Bank NA, Tr. Lasalle Bank NA Bear Stearns Asset Backed Sec 1 Trust 2007-HE7 Asset Backed Certs Series 2007-HE7 Select Portfolio Servicing, Inc., Agent	33,000	Hemlock Farms Blooming Grove Township
League, Christopher C. League, Lisa A.	Paupack Property Management LLC	190,000	Tanglwood Lakes Blooming Grove Township

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