

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. XI ♦ MILFORD, PA ♦ DECEMBER 27, 2019 ♦ NO. 52

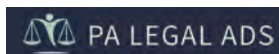


THE PIKE COUNTY BAR ASSOCIATION
WISHES EVERYONE
A SAFE AND PROSPEROUS NEW YEAR

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

PIKE COUNTY LEGAL JOURNAL
is published every Friday by the
Pike County Bar Association

© Copyright 2019 Pike County Legal Journal





Publisher
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
P: 570-251-1512
F: 570-647-0086
www.pikecountylegaljournal.com

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
Thomas F. Farley, Esq.

Vice-President
Thomas Earl Mincer, Esq.

Treasurer
Tony Waldron, Esq.

Secretary
Oressa Campbell, Esq.

Founding CLE Coordinator
William G. Rice, Esq. ✕

IN THIS ISSUE

| | |
|-------------------------|----|
| COURT CALENDAR | 4 |
| LEGAL NOTICES | 6 |
| SHERIFF'S SALES | 7 |
| CIVIL ACTIONS | 41 |
| MORTGAGES & DEEDS | 43 |

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.

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 \$10 will be added to all legal notices for the Notarized Proof of Publication.*

Subscription Rates

Per Year

| | |
|------------------|-------|
| Mailed Copy | \$100 |
| Emailed Copy | \$75 |
| Mailed & Emailed | \$125 |

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Gregory H. Chelak, *President Judge*
 Kelly A. Gaughan, *Judge*
 Joseph F. Kameen, *President Judge, Retired*
 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

Kerry Welsh

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
 Steve Guccini, Esq.
 Ronald Schmalzle

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, DECEMBER 30, 2019

- No Events Listed

TUESDAY, DECEMBER 31, 2019 -

- 9:30 AM Docket #: 1284-2019
Michelle Angevine vs. Jose Marrero
Custody Conference -
Plaintiff Attorney:
Defense Attorney:
- 10:30 AM Docket #: 1276-2019
Emily Hammond vs. Lucas Mackerley
Custody Conference -
Plaintiff Attorney: Pamela Wilson, Esq
Defense Attorney: Matthew Galasso, Esq
- 11:30 AM Docket #: 765-2013
Brian Rosolie vs. Melissa Rosolie
Custody Conference -
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: Pamela Wilson, Esq

WEDNESDAY, JANUARY 1, 2020

- No Events Listed

THURSDAY, JANUARY 2, 2020

- 10:00 AM Docket #: 585-2019
Commonwealth of PA vs. Anastasia Jablowski
Plea - & Sentencing
Plaintiff Attorney: District Attorney
Defense Attorney: Mark W. Bufalino, Esq.
- 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 #: 29-2017
Commonwealth of PA vs. Brandon Alexander Edwards
Contempt Hearing -

- Plaintiff Attorney: District Attorney*
Defense Attorney: Christian E. Weed, Esq.
- 10:00 AM Docket #: 29-2018 SA
Commonwealth of PA vs. Bernard J. Mulcahy
Contempt Hearing -
Plaintiff Attorney: Deborah E. Spivack, Esq.
Defense Attorney: Joanna Bryn Smith, Esq.
- 10:00 AM Docket #: 167-2015
Commonwealth of PA vs. Erin Lewandowski
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq.
- 10:00 AM Docket #: 30-2018
Commonwealth of PA vs. Michael Bevan
Contempt Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 10:00 AM Docket #: 701-2016
Commonwealth of PA vs. Joseph W. McCain
Hearing - Def Mtn Request Appt of Counsel
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 701-2016
Commonwealth of PA vs. Joseph W. McCain
Hearing - Def Mtn Expedited Discovery
Plaintiff Attorney: District Attorney
Defense Attorney:
- 10:00 AM Docket #: 141-2019
Commonwealth of PA vs. Bertram William Bath
Hearing - Comm Mtn
Revoke/Increase Bail
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Farley, Esq.

- 10:00 AM Docket #: 131-2019
Commonwealth of PA vs. Julia Elizabeth Dorsey
Hearing - Termination of ARD
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.
- 10:00 AM Docket #: 196-2019
Commonwealth of PA vs. Rebecca Dawn Fortner
Hearing - Termination of ARD
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq.
- 10:00 AM Docket #: 208-2017
Commonwealth of PA vs. Carl Dingman Arnold
Hearing - Sanctions
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 10:00 AM Docket #: 581-2019
Commonwealth of PA vs. Lydia Haug
Bench Warrant Return -
Plaintiff Attorney: District Attorney
Defense Attorney:
- 1:00 PM Docket #: 655-2019
Commonwealth of PA vs. Ashley Bezzina
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 1:00 PM Docket #: 539-2019
Commonwealth of PA vs. Keith Evans
Arraignment -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Farley, Esq.
- 1:30 PM Docket #: 385, 435, 444-2019
Commonwealth of PA vs. Abel Lugo
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Michael A. Ventrella, Esq.
- 1:30 PM Docket #: 1615-2019
Jeanne Stano vs. Kevin D. Dieckman
PFA Hearing -
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 1612-2019
Christine Williston vs. Douglas Marshall
PFA Hearing -
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 1625-2019
Katie Lynn Bozella vs. Jesse Joseph Pajalich
PFA Hearing -
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 484-2018
Commonwealth of PA vs. Vanessa D. Lentz
Parole Hearing -
Plaintiff Attorney: District Attorney
Defense Attorney: Christian E. Weed, Esq.
- 1:30 PM Docket #: 80-2019
Commonwealth of PA vs. Janine Ann DiBenedetto
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Thomas Mincer, Esq.
- 1:30 PM Docket #: 365-2016
Commonwealth of PA vs. Joshua James Helwig
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq.
- 1:30 PM Docket #: 301-2017
Commonwealth of PA vs. Robert Wayne Long, Jr.
Violation of Probation -
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq.

FRIDAY, JANUARY 3, 2020

- 9:00 AM Docket #:
January 2020 Jury Selection
Jury Selection -
Plaintiff Attorney:
Defense Attorney:

SATURDAY, JANUARY 4, 2020

- No Events Listed

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.*

EXECUTOR NOTICE

Estate of Martina Merop, deceased, late of 109 Autumn Rd., Dingmans Ferry, PA 18328.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Ray C. Merop, Jr.
38 Robertson Way
Lincoln Park, NJ 07035, Executor
12/20/2019 • 12/27/2019 • 1/3/2020

ESTATE NOTICE

ESTATE of **Joan E. Bauer**, deceased (died on 03/06/2019). Late of 130 Granite Drive, Pike County, PA. Letters Administration c.t.a. have been granted and all creditors shall make demand and all debtors shall make payment without delay to Victor J. Baylis, Jr., Administrator c.t.a. or BRIGID E. CAREY, ESQUIRE, PO Box 4466, Scranton, PA 18505-6466
12/20/2019 • 12/27/2019 • 1/3/2020

ESTATE NOTICE

Estate of Stewart A. Bone, late of Milford, Pike County, Pennsylvania.

Letters of Administration on the above estate having been granted to Jo-Ann Bone, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Ridley Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, Pennsylvania 18337.
12/13/2019 • 12/20/2019 • 12/27/2019

Pike County Bar Association



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

(570) 296-5102 • www.pikebar.com

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 on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 852-2019r SUR JUDGEMENT NO._852-2019_AT THE SUIT OF HSBC Bank USA, NA, as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2007-1 vs Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela aka Bonneita Louise Ela aka Bonnie Louise Ela aka Bonneita L. Ela, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-00852

Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2007-1 v.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela a/k/a Bonnieta Louise Ela a/k/a Bonnie Louise Ela a/k/a Bonneita L. Ela a/k/a Bonnie L. Ela, Deceased

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 176 Mockingbird Trail, Bushkill, PA 18324-8331

Parcel No. 189.02-03.04 (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$92,978.34
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 Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela aka Bonneita Louise Ela aka Bonnie Louise Ela aka Bonneita L. Ela, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92.978.34 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_ Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela aka Bonneita Louise Ela aka Bonnie Louise Ela aka Bonneita L. Ela, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 92.978.34 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond & Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, P A 19103

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 389-2018r SUR JUDGEMENT NO. _389-20 I8_ AT THE SUIT OF Susan Washington, in her capacity as Heir of Gerald Washington, Deceased, Yolanda Lockhart, in her capacity as Heir of Gerald Washington, Deceased, Daryll Washington, in capacity as Heir of Gerald Washington, Deceased, Michael Washington, in his capacity as Heir of Gerald Washington, Deceased, Ormar Greene, in his capacity as Heir of Gerald Washington, Deceased, Jamal Washington, in his capacity as Heir of Gerald Washington, Deceased, Unknown Heirs, successor assigns and all persons firms or associations claiming right, title or interest from or under Gerald Washington, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15,2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-00389
Freedom Mortgage Corporation
v.
Susan Washington, in Her Capacity as Heir of Gerald Washington, Deceased
Yolanda Lockhart, in Her Capacity as Heir of Gerald Washington, Deceased
Daryll Washington, in Capacity as Heir

of Gerald Washington, Deceased Michael Washington, in His Capacity as Heir of Gerald Washington, Deceased Ormar Greene, in His Capacity as Heir of Gerald Washington, Deceased Jamal Washington, in His Capacity as Heir of Gerald Washington, Deceased Unknown Heirs, Successor Assigns and All Persons Firms or Associations Claiming Right, Title or Interest From or Under Gerald Washington, Deceased owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 167 Oakenshield Drive, Tamiment, PA 18371-9454 Parcel No. 188.01-02-18- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$130,967.65 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO OF Susan Washington, in her capacity as Heir of Gerald Washington, Deceased, Yolanda Lockhart, in her capacity as Heir of Gerald Washington, Deceased, Daryll Washington, in capacity as Heir of Gerald Washington, Deceased, Michael Washington, in his capacity as Heir of Gerald Washington, Deceased, Ormar Greene, in his capacity as Heir of Gerald Washington, Deceased, Jamal Washington, in his capacity as Heir of Gerald Washington, Deceased, Unknown Heirs, successor assigns and all persons firms or associations claiming right, title or interest from or under Gerald Washington, Deceased

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$130,967.65 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF OF Susan Washington, in her capacity as Heir of Gerald Washington, Deceased, Yolanda Lockhart, in her capacity as Heir of Gerald Washington, Deceased, Daryll Washington, in capacity as Heir of Gerald Washington, Deceased, Michael Washington, in his capacity as Heir of Gerald Washington, Deceased, Ormar Greene, in his capacity as Heir of Gerald Washington, Deceased, Jamal Washington, in his capacity as Heir of Gerald Washington, Deceased, Unknown Heirs, successor assigns and all persons firms or associations claiming right, title or interest from or under Gerald Washington, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,967.65 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF

PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 880-2019r SUR JUDGEMENT NO.880-2019___AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs Daniel W. Ehrman and Suzianna Ehrman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot/lots parcel or piece of ground situate in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows to wit: PREMISES A: BEING Lot No. 668, Section No.8, as shown on map entitled subdivision of Section 8, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book 9, Page 250. PARCEL # 161.01-05-42- PREMISES B: BEING Lot No. 669, Section No.8 as

shown on map entitled subdivision of Section 8, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book 9, Page 250. PARCEL # 161.01-05-43- FOR INFORMATIONAL PURPOSES ONLY: Being known as 143 Panda Road, Dingmans Ferry, PA 18328.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title.

BEING THE SAME PREMISES which Vincent J. Siano, by Deed dated June 29, 2018 and recorded July 3, 2018 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 2553, Page 2337 as Instrument Number 201800005015, granted and conveyed unto Daniel W. Ehrman and Suzianna Ehrman, husband and wife, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel W. Ehrman and Suzianna Ehrman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$132,059.17 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN

THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Daniel W. Ehrman and Suzianna Ehrman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$132,059.17 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 940-2019 rSUR JUDGEMENT NO.940-20 19_AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs John P. Latini, Jr. aka John Latini, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 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 Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Being Lot 19ABCD, Block No. 1210, Section No. 12, as shown on map entitled subdivision of Section No. 12, Wild Acres, as shown in Plat Book No.8, at Page 172 filed in the Pike County Clerk's Office.

Parcel No.: 175.02-07-08

BEING known and numbered as 158 Skyview Road, Dingmans Ferry, PA 18328

Being the same property conveyed to John P. Latini, Jr. who acquired title by virtue of a deed from Benedetto Marceca, dated April 21, 2008, recorded April 22, 2008, at Instrument Number 200800004710, and recorded in Book 2274, Page 412, Office of the Recorder of Deeds, Pike County, Pennsylvania. Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John P. Latini, Jr. aka John Latini, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$206,251.20 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_ John P. Latini, Jr. aka John Latini, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 206,251.20 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Manley Deas Kochalski
PO Box 165028
Columbus, OH 43216-5028

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 404-2019r SUR JUDGEMENT NO._ 404-2019_AT THE SUIT OF Midfirst Bank vs Wayne G. Little and Lois K. Little DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at

11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE parcel and trad of land situate, lying and being in the Township of Delaware, County of Pike, and State of Pennsylvania, being more particularly described as Follows: LOTS 15ABCD. BLOCK W-803 as set forth on a plan of lots- WILD ACRES, SECTION Delaware Township, Pike County, Pennsylvania, dated march 1968, John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania, and filed in the Office for the Recording iifDeeds in and for Pike County, Pennsylvania, in Plat book6, Page 198 on AUGUST 16,1968.

TOGETHER WITH unto the grantees, her heir and assigns, all rights, right- of - way arid privileges and UNDER AND SUBJECT to all RESTRICTIONS AND RESERVATIONS set forth In deeds in the chain of title.

TOGETHER WITH all and singular the land Improvements, ways, streets, alleys, driveways, passages, water, improvements, ways, streets, alleys, driveways, passages ,waters, weercourses, rights, liberties, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or In any wise appertaining, and the reversions and remainders, nint, issues, and profits thereof: and all the estate, right, title, interest, properly, claim and demand whatsoever of the said grantor(s),as well at law as in equity, of, in, and to the same.

TO HAVB AND TO HOLD THE said land, hereditaments and premises hereby granted, or mention and intended so to be, with the appurtenances, unto the said Grantee,

her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.
BEING KNOWN AS: 110 SNOWSHOE COURT AKA LOT 15 SEC.5 WILD ACRES, DINGMANS FERRY, PA 18328 PROPERTY ID NUMBER: 176.01-02-26- BEING THE SAME PREMISES WHICH LOIS K. LITTLE, ADMINISTRATOR TO THE ESTATE OF AUDREY E. DOYLE BY DEED DATED 12/19/2002 AND RECORDED 12/19/2002 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1958 AT PAGE 1927, GRANTED AND CONVEYED UNTO WAYNE G. AND LOIS K. LITTLE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Wayne G. Little and Lois K. Little DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$28,980.95 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_ Wayne G. Little and Lois K. Little DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$28,980.95 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA KML Law Group 701 Market Street Philadelphia, PA 19106

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1465-2018r SUR JUDGEMENT NO._1465-2018_ AT THE SUIT OF Carrington Mortgage Services, LLC vs Brian Alveari and Kathleen Alveari DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15.2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Farms Community, Hemlock Hills, Stage XXXVIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat BK 06 PG 108 on the 24th day of November, 1967. BEING Parcel ID 120.01-05-83 (Control: 01-0-037272) BEING KNOWN for informational purposes only as 100 Cliff Drive, Hawley, PA BEING THE SAME PREMISES which was conveyed to Brian M. Alveari and Kathleen A. Alveari, husband and wife, by Deed of Mary Fieldler, agent under a Power of Attorney for Mary G. Walker, dated 05/11/2010 and recorded OS/28/2010 as Instrument 201000004459 BK 2337 PG 1754 in the Pike County Recorder of Deeds Office, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian Alveari and Kathleen Alveari DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$86,700.87 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_ Brian Alveari and Kathleen Alveari DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,700.87 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Richard M. Squire & Assoc. 115 West Avenue Jenkintown, PA 19046 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 806-2019r SUR JUDGEMENT NO. 806-2019 AT THE SUIT OF The Honesdale National Bank vs Jean Molinaro Solely in Her Capacity as Heir of Anthony Molinaro Deceased, Lorenzo Molinaro Solely in His Capacity as Heir of Anthony Molinaro Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lackawaxen, County of

Pike and State of Pennsylvania, more particularly described as follows: Lot Number 13, in the subdivision of Westcolang Park Division, Section IX, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at page 81 on September 23,1970.

UNDER AND SUBJECT, nevertheless, to the covenants and restrictions set forth in those certain covenants, easements and restrictions recorded in Deed Book 225, at Page 443 and following on July 10,1969, which recorded covenants, easements and restrictions are hereby incorporated herein and made a part hereof, which the Grantee(s) by acceptance of this Deed agree to observe and perform. AND ALSO excepting and reserving unto prior Grantor, its successors and assigns, all rights to oil, gases and minerals upon or under said land without, however, reserving unto prior Grantor any rights in the surface of the above described lots for the purpose of exploration or extraction. TOGETHER WITH the right to use the private roadways as shown on said recorded Plat for purposes of ingress, egress and regress in common with the prior Grantor, its successors and assigns and other purchasers of real property from the prior Grantor, its successors and assigns. The granting of this right by the prior Grantor to the Grantee does not constitute a dedication of such private roadways to the public and is subject to the reservations, covenants, restrictions, easements and conditions as set forth in said recorded declaration thereof. Prior Grantor, however, reserved the right to at anytime make any dedication of such roadways or any portion thereof to the public. BEING KNOWN AS: 139 UPPER

LAKEVIEW DRIVE, HAWLEY, PA 18428
 PROPERTY ID NUMBER: 013.01-05-13-
 BEING THE SAME PREMISES WHICH RICHARD J. COSTELLO AND JUDITH COSTELLO, HUSBAND AND WIFE BY DEED DATED 4/4/2012 AND RECORDED 4/5/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2385 AT PAGE 1870, GRANTED AND CONVEYED UNTO ANTHONY MOLINARO (DECEASED).

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jean Molinaro Solely in Her Capacity as Heir of Anthony Molinaro Deceased, Lorenzo Molinaro Solely in His Capacity as Heir of Anthony Molinaro Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$53,310.77 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. Jean Molinaro Solely in Her Capacity as Heir of Anthony Molinaro Deceased, Lorenzo Molinaro Solely in His Capacity as Heir of Anthony Molinaro Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$53,310.77 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA KML Law Group 701 Market Street Philadelphia, PA 19106 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 479-2019r SUR JUDGEMENT NO. 479-2019__AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing, LLC vs Francisco J. Marte and Juanita Marte aka Junita Marte DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION By virtue of a Writ of Execution No. 479-2019 CIVIL Ditech Financial LLC flk/a Green Tree

Servicing LLC
v.
Francisco J. Marte
Juanita Marte a/k/a Junita Marte owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being Lot 351 Sec 1 Pocono Ranchland, a/k/a 1164 Wood Thrush Circle, Bushkill, PA 18324-6939 Parcel No. 183.01-02-33 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$211,503.68 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 Francisco J. Marte and Juanita Marte aka Junita Marte DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$211.503.68 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. Francisco J. Marte and Juanita Marte aka Junita Marte DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$211.503.68 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Perm Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 715-2018r SUR JUDGEMENT NO. 715-2018_AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3 vs Nathan R. Gilpin, Jr. and Ronda Sue Gilpin DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15.2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN GREENE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 102 CEMETERY ROAD GREENTOWN (GREENE TOWNSHIP), PA 18426 BEING PARCEL NUMBER: 114.04-01-53-/014592 IMPROVEMENTS: RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nathan R. Gilpin, Jr. and Ronda Sue Gilpin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$161.202.87 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_ Nathan R. Gilpin, Jr. and Ronda Sue Gilpin DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$161,202.87 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
RAS Citron LLC
133 Gaither Drive, Ste. F
Mt.Laurel, NJ 08054
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 307-2015r SUR JUDGEMENT NO. 307-20 I5_AT THE SUIT OF The Bank of New York Mellon, as Successor to JPMorgan Chase Bank, as Trustee for MASTR Alternative Loan Trust 2003-5 Mortgage passThrough Certificates Series 2003-5 vs Dale Bernice Craft aka Dale Craft DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL DESCRIPTION
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF BLOOMING GROVE, PIKE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: HIGHWAY CONTRACT 8 BOX 8480, HAWLEY, PA NKJA 560 ROUTE

739, HAWLEY, PA NIKJ A 560 ROUTE 739 LORDS VALLEY, PA 18428
BEING PARCEL NUMBER: 091.00-01-10.001
IMPROVEMENTS: RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dale Bernice Craft aka Dale Craft DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$363,939.14 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 Dale Bernice Craft aka Dale Craft DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 363,939.17 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
RAS Citron LLC
133 Gaither Drive, Ste. F
Mt.Laurel, NJ 08054
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 932-2019r SUR JUDGEMENT NO.932-2019 __AT THE SUIT OF Bayview Loan Servicing, LLC vs Christian Mark, known heir and Administrator for the Estate of Donald Mark, Deceased Sara S. Mark aka Sara Mark, known heir of Donald Mark, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

DOCKET NO: 932-2019-CIVIL
ALL THAT CERTAIN lot or piece of ground situate in Delaware Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: Map Number: 161.02-03-30 Control Number: 030814
PROPERTY ADDRESS 122 Brookside Drive a/k/a 10 Tower Road, Brookside
Dingmans Ferry, PA 18328
IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF:
Donald Mark
ATTORNEY'S NAME: Roger Fay, 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 Christian Mark, known heir and Administrator for the Estate of Donald Mark. Deceased Sara S. Mark aka Sara Mark, known heir of Donald Mark, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$41,741.48 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Christian Mark, known heir and Administrator for the Estate of Donald Mark, Deceased Sara S. Mark aka Sara Mark, known heir of Donald Mark, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$41,741.48 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Milstead & Assoc.
1 E.Stow Road
Marlton, NJ 08053
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 436-2019r SUR JUDGEMENT NO._436-2019_AT THE SUIT OF Midfirst Bank vs Norman Baldwin, as Trustee of the Norman Baldwin Revocable Trust any and all Unknown Successor Trusted and/or Beneficiaries of the Norman Baldwin Revocable Trust 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 January 15,2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Township of Delaware, County of Pike and State of Pennsylvania, more particularly desubed as follows, to wit: BEGINNING at an iron pin situated in the Southern Right of Way of Westfall Drive, also being the Northeastern most corner of Lot 58, Section 13, Block 1303 of Wild Acres Lakes Subdivision, more particularly described as follows, to wit:
Thence, leaving the road, South 11 degrees 39 minutes 00 seconds East,

165.50 feet to an iron pin; Thence, South 83 degrees 50 minutes 00 seconds West, 50.14 feet to an iron pin; Thence, South 58 degrees 04 minutes 00 seconds West, 240.00 feet to an iron pin;
Thence, North 31 degrees 56 minutes 00 seconds West, 150,00 feet to an iron pin located in the Southern right of way of Westfall drive;
Thence, following the road North 58 degrees 04 minutes 00 seconds East, 250.00 feet to an iron pin, also being a point of curvature situated in the right of way of Westfall Drive;
Thence, following a curve to the right with a radius of 226.93 feet, 94.68 feet to the point of beginning,
Containing 1,105 acres of land, more or less,
BEING KNOWN AS: 209 WESTFALL DRIVE AKA LOTS 6 AND 7 WESTFALL DRIVE, DINGMANS FERRY, PA 18328 PROPERTY ID NUMBER: 02-0-030261
BEING THE SAME PREMISES WHICH THE NORMAN BALDWIN REVOCABLE LIVING TRUST BY DEED DATED 12/1/2006 AND RECORDED 3/19/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2223 AT PAGE 549, GRANTED AND CONVEYED UNTO THE NORMAN BALDWIN REVOCABLE LNING TRUST.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_Norman Baldwin, as Trustee of the Norman Baldwin Revocable Trust any and all

Unknown Successor Trusted and/or Beneficiaries of the Norman Baldwin Revocable Trust 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 \$84,264.88 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_ Norman Baldwin, as Trustee of the Norman Baldwin Revocable Trust any and all Unknown Successor Trusted and/or Beneficiaries of the Norman Baldwin Revocable Trust and the United States of America
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 84,264.88 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group, PC
Ste.5000
701 Market Street
Philadelphia, PA 19106
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1012-2019r SUR JUDGEMENT NO. _1012-2019_ AT THE SUIT OF Fairway Consumer Discount Company vs Ann Lynn Bailey
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2019-1012
Fairway Consumer Discount Company v.
Ann Lynn Bailey
Owner of the property situate in Hawley,
Pike County, Pennsylvania
Being tax map # 030.04-01-06.004 tax control # 10-0-107712
Property being known as: 711 Crest Drive, Hawley, Pike County, Pennsylvania
Improvements thereon:
None

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ann Lynn Bailey DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$23,482.08 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. Ann Lynn Bailey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$23,482.08 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Andrew D. Bigda, Esq. 340 Market Street Kingston, PA 18704 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 984-2017r SUR JUDGEMENT NO. 984-2017_AT THE SUIT OF PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National

City Mortgage Co., a Subsidiary of National City Bank of Indiana vs Gary C. Vazquez and Maureen C. Vazquez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 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 LACKA WAXEN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 148, SECTION 4, FAWN LAKE FOREST, CHERRY SHORES DIVISION, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OF-ICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PIKE AT MILFORD, PENNSYLVANIA IN PLOT BOOK VOLUME 7, PAGE 172. BEING KNOWN AS: 105 FAWN LAKE DRIVE, HAWLEY, PA 18428 PROPERTY ID NUMBER: 008-04-01-17-002 BEING THE SAME PREMISES WHICH ULTIMATE HOMESITES, INC., A NEW JERSEY CORPORATION BY DEED DATED 4/7/2005 AND RECORDED 4/19/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2104 AT PAGE 1945, GRANTED AND CONVEYED UNTO GARY C. VAZQUEZ AND MAUREEN C. VAZQUEZ, HUSBAND AND WIFE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gary C. Vazquez and Maureen C. Vazquez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 219.451.54 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_ Gary C. Vazquez and Maureen C. Vazquez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$219.451.54 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 514-2019r SUR JUDGEMENT NO._514-2019_ AT THE SUIT OF Pennymac Loan Services, LLC vs Douglas Anthony Marshall DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL I:

ALL THAT CERTAIN piece parcel and tract of land lying and being. situate in the Township of Dingman. County of Pike. and Commonwealth of Pennsylvania, more particularly described as follows, to wit:
BEGINNING at point in the: center line of the Sawkill Creek where the line of lands of Pedersen intersect said creek, said point of beginning being the Westerlymost comer of the premises herein described and an original corner of lands of the grantor herein; thence down and along the center line of the said Sawkill Creek, the following three courses and distances: North 70 degrees 00 minutes East 234.68 feet; North 89 degrees 47 minutes East 217.75 feet; thence North SO degrees 38 minutes 26 seconds East 140.0 feet to a point in the center line of said Sawkill Creek; thence leaving said creek and cutting through the lands of Pedersen South 39 degrees 21 minutes 34

seconds East 154.19 feet to a point in the center line of a new 33 foot wide road: thence along the center line of said road the following three courses and distances: South 211 degrees 44 minutes West 55 18 feet; South 01 degrees 01 minutes West 119.26 feet; thence South 22 degrees 40 minutes East 77.65 feet to a point in said road; (hence leaving said road and Cutting through the lands of Pedersen South 73 degrees 18 minutes 32 seconds West 336.06 feet to a found stone corner; being an original corner of lands of the grantor; thence North 48 degrees 37 minutes 22 seconds West 431.37 feet to the point and place of beginning. CONTAINING 3.85 acres, more or less. AS surveyed by Victor E. Orben, R.S.. dated July 2. 1969. revised August 4. 1969. Drawing F-179-A TOGETHER with all rights, rights of way and privileges and under and subject to all the covenants, conditions, reservations. Restrictions, easements and exceptions as set forth in Deed Book Volume 228 at page 626. TAX MAP NO. 095.03-01-05

THE PARCEL IS:

ALL THAT CERTAIN piece parcel and tract of land, situate in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, described as follows:

BEGINNING at a point in the center of Sawkill Creek in the Southerly right-of-way line of U.S. Route 6; thence along Southerly right-of-way line of u.s. Route 6 South 60 degrees 14 minutes East 109.01 feet to a point in the center of a 33 foot wide road: thence along center of same, South 55 degrees 59 minutes West 104.93 feet to a point; thence along center of same, South 28 degrees 44 minutes West 166.53 feet to a point in the center of said road; thence

along lands of Harry Johnson North, 39 degrees 21 minutes 34 seconds West 154.19 feet to a point in the center of Sawkill Creek; thence along center of said creek, North 50 degrees 38 minutes 26 seconds East 219.82 feet to the point and place of beginning. CONSISTING of 0.63 acres. BEING Tract II on a survey by Victor E. Orben, R.S., dated July 2, 1969, Drawing F-179-B, April 7. 1978.

TOGETHER with all rights, rights of way and privileges and under and subject to all the covenants, conditions, reservations. Restrictions, easements and exceptions as set forth in Deed Book Volume 626 at page 94.

TAX MAP NO. 095.03-01-04
 BEING the same premises which Stefano Ghirimoldi and Melissa J. Previdi, now by marriage, Melissa J. Ghirimoldi, by Deed dated July 17, 2015 and recorded August 05, 2015, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2475, Page 1414, Instrument # 201500005842, conveyed unto DOUGLAS ANTHONY MARSHALL, married.
 BEING KNOWN AS: 107 PINEBROOK ROAD, MILFORD, PA 18337
 TAX PARCEL #095.03-01-05 and 095.03-01-04
 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Douglas Anthony Marshall DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$243,988.98 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_ Douglas Anthony Marshall DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$243,988.98 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Powers Kim & Associates
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 761-2019r SUR JUDGEMENT NO. 716-2019_ AT THE SUIT OF Wells Fargo Bank, NA vs Melissa Gonzalez and James Graham DEFENDANTS, I WILL EXPOSE

TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-00761

Wells Fargo Bank, N .A.

v.

Melissa Gonzalez

James Graham

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 4249 Winchester Way, Bushkill, PA 18324

Parcel No. 192.02-03-68

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$80,709.10

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 Melissa Gonzalez and James Graham DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$80,709.10 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. Melissa Gonzalez and James Graham DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 80,709.10 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Phelan Hallinan Diamond & Jones 1 Penn Center Plaza 1617 JFK Blvd., Ste. 1400 Philadelphia, PA 19103 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1056-2019r SUR JUDGEMENT NO. _1056-2019_ AT THE SUIT OF PNC Bank, National Association, successor by merger to National City Mortgage, a Division of National City Bank vs Jose A. Tavarez and Martha J. Urena DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

BEING SHOWN AND DESIGNATED AS LOT NO. 102 ON A CERTAIN MAP OR PLAN OF LOTS ENTITLED: POCONO RANCH LANDS" PLAT OF SECTION FOUR, POCONO RANCH LANDS, LMTD., OWNER AND DEVELOPER, LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, DATED AUGUST 1973, "SHEET NO. 5 OF 5", PREPARED BY ELLIOTT AND ASSOCIATES, ENGINEERS-PLANNERS, SCALE BEING 1"=100', RECORDED NOVEMBER 8, 1973 IN THE RECORDER'S OFFICE, MILFORD, PIKE COUNTY, PENNSYLVANIA, IN PLOT BOOK VOL. 10, PAGE 206. BEING LOT NO. 102 ON THE ABOVE MENTIONED PLAN. BEING KNOWN AS: 102 BLUEBIRD DRIVE AKA LOT 102 SEC4 POCONO RANCHLANDS, BUSHKILL, PA 18324 PROPERTY ID NUMBER: 189-01-01-08 BEING THE SAME PREMISES WHICH MEADOW RUN BUILDERS, INC., A PENNSYLVANIA CORPORATION BY DEED DATED 2/15/2007 AND RECORDED 2/22/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2220 AT PAGE 264, GRANTED AND CONVEYED UNTO JOSE A. TAVAREZ AND MARTHA J. URENA, AS JOINT TENANTS

WITH THE RIGHT OF
SURVIVORSHIP NOT AS
TENANTS IN COMMON.

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO JoseA. Tavarez
and Martha J. Urena
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF \$383.084.98 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 Jose A. Tavarez and
Martha J. Urena DEFENDANTS,
OWNERS REPUTED OWNERS TO
COLLECT \$ 383.084.98 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION NO
733-2019r SUR JUDGEMENT
NO. 733-2019 _AT THE SUIT OF
JPMorgan Chase Bank, National
Association vs Megan 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 January 15.2020 at
11:00 AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

SHORT DESCRIPTION By virtue of
a Writ of Execution No. 2019-00733
JPMorgan Chase Bank, National
Association
v.
Megan Worzel
owner(s) of property situate in the
GREENE TOWNSHIP, PIKE
County, Pennsylvania, being
31 Maple Circle, A/K/A 112 Maple
Circle, Greentown, PA 18426
Parcel No. 084.02-08-26 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$142,901.54
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 Megan Worzel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$142,901.54 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_ Megan Worzel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,901.54 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

865-2019r SUR JUDGEMENT NO. 865-2019__AT THE SUIT OF Wells Fargo Bank, NA vs Brenda A. Finkle DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 865-2019-CV
Wells Fargo Bank, N.A.

v.
Brenda A. Finkle
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 184 Columbine Lane, Milford, PA 18337-7145
Parcel No. 111.03-05-94-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$277,748.70
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 Brenda A. Finkle DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$277,748.70 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. Brenda A. Finkle DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$277,748.70 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1220-2019r SUR JUDGEMENT NO_1220-20 19_ AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs Robert C. Gandolfo aka Robert Gandolfo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE

COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lehman, County of Pike, and State of Pennsylvania, more particularly described as follows: Lot(s) Number 101, Stage 2, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 2, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 6, at Page 173 on July 5, 1968.

PARCEL # 194.03-02-59- FOR INFORMATIONAL PURPOSES ONLY: Being known as 101 Maple Lake Drive, Bushkill, P A 18324

BEING THE SAME PREMISES which John T. Harding and Alison Harding, husband and wife, by Deed dated June 17, 2008 and recorded August 20, 2008 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 2286, 2139 as Instrument Number 200800010292, granted and conveyed unto Robert Gandolfo, in fee.

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

JUDGMENT ON THE AMOUNT OF \$101,073.14 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_ Robert C. Gandolfo aka Robert Gandolfo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$101,073.14 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Shapiro & DeNardo 3600 Horizon Drive, ste. 150 King of Prussia, PA 19406 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION N01240-2019r SUR JUDGEMENT NO. _1240-2019_ AT THE SUIT OF Quicken Loans, Inc. vs Matthew Connellis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE

COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION By virtue of a Writ of Execution No. 1240-2019 Quicken Loans Inc.

v.
Matthew Connellis
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 105 Thorin Way, Tamiment, PA 18371-9492
Parcel No. 187.02-01-02
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$206,879.12
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 Matthew Connellis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 206.879.12 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_ Matthew Connellis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$206.879.12 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 118-2018r SUR JUDGEMENT NO. 118-2018 AT THE SUIT OF LSFIO Master Participation Trust vs Peter O'Grady and Dana O'Grady DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15.2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in the Township of Dingman, Pike County, Pennsylvania, and being known as 4359 Conashaugh Lakes a/k/a 104 Hart Court, Milford, Pennsylvania 18337.
TAX MAP AND PARCEL NUMBER:CONTROL # 03-0-067518 & MAP # 121.02-01-63
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$391,295.90
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Peter O'Grady and Dana O'Grady McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400 Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter O'Grady and Dana O'Grady DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$391.295.90 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_ Peter O'Grady and Dana O'Grady DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 391.295.90 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 1400
Philadelphia, PA 19109
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1111-2019r SUR JUDGEMENT NO. 1111-2019 AT THE SUIT OF Midfirst Bank vs Julie Scott DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PARCEL, piece or tract of land situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania; being more particularly described as follows:
BEING Lot 17, Block 3, Section 10, as

shown on a map or plan of Gold Key Lake on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 6, page 9.

BEING KNOWN AS: 159 GOLD KEY ROAD, MILFORD, PA 18337
PROPERTY ID NUMBER: 123.03-01-01-
BEING THE SAME PREMISES WHICH FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION BY ITS ATTORNEY IN FACT PHELAN HALLINAN & SCHMIEG, LLP BY POWER OF ATTORNEY RECORDED 02/23/09 BK 2300 PG 1326-1329 BY DEED DATED 4/14/2010 AND RECORDED 5/10/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2336 AT PAGE 805, GRANTED AND CONVEYED UNTO JULIE SCOTT.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Julie Scott DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,924.12 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_ Julie Scott DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,924.12 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 518-2019r SUR JUDGEMENT NO. _518-2019 _AT THE SUIT OF Bank of America, NA vs Judith Lomax aka Judith S. Lomax and Donna A. Roberson aka Donna Roberson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No.

518-2019-CIVIL
Bank of America, N.A.
v.
Judith Lomax a/k/a Judith S. Lomax
Donna A. Roberson a/k/a Donna Roberson
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 3122 Dunchurch Drive, a/k/a 124 Dunchurch Drive, Bushkill, PA 18324-6875 Parcel No. 197.03-05-82 (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$82,164.00
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 Judith Lomax aka Judith S. Lomax and Donna A. Roberson aka Donna Roberson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$82,285.59 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_ Judith Lomax aka Judith S. Lomax and Donna A. Roberson aka Donna Roberson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,285.59 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Phelan Hallinan Diamond & Jones 1 Penn Center Plaza 1617 JFK Blvd., ste. 1400 Philadelphia, PA 19103 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 763-2019r SUR JUDGEMENT NO. 763-2019_AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs Lauren LaRosa, Co-Administrator of the Estate of William T. La Rosa, deceased and William Lee LaRosa, Co-Administrator of the Estate of William R. La Rosa, deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 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 Lehman, and described as follows:
Lot No. 97, Phase III, of the Glen at Tamiment subdivision, as shown on those certain Plans titled "Final Plan, Phase III, The Glen at Tamiment", Sheet 1 and 12 and sheet 2 of 12 dated December 30, 1987 and revised April 5, 1988 and recorded on January 10, 1989, in Pike County Map Book 26 at pages 125 and 126, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania.
UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions with Exhibits attached thereto, for The Glen at Tamiment, which is recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 1076, at Page 270, and as such Declaration may be supplemented and amended from time to time.
ALSO UNDER AND SUBJECT to the Master Declaration of Tamiment Resort and Country Club, recorded in the recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 916, at Page 207, and as such Declaration may be supplemented and amended from time to time.
FOR INFORMATIONAL PURPOSES ONLY: Being known as 138 The Glen at Tam assessed as 138 The Glen a/k/a 506 Galion Drive, Tamiment, PA 18371
PARCEL # 187.02-01-69- BEING THE SAME PREMISES which Crystal Lake Homes, Inc., by Deed dated September 15, 1998 and recorded December 16, 1998 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 1666, Page 36 as Instrument

Number 0014827, granted and conveyed unto William T. La Rosa, in fee.
AND THE SAID William T. La Rosa departed this life on or about July 16, 2018 thereby vesting title unto Lauren LaRosa and Lee LaRosa, Co-Administrators of the Estate of William T. La Rosa, deceased.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lauren LaRosa, Co-Administrator of the Estate of William T. La Rosa, deceased and William Lee LaRosa, Co-Administrator of the Estate of William R. La Rosa, deceased
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$124.111.32 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_ Lauren LaRosa, Co-Administrator of the Estate of William T. La Rosa, deceased and William Lee

LaRosa, Co-Administrator of the Estate of William R. La Rosa, deceased
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124.111.32 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, ste. 150
King of Prussia, PA 19406
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 103-2019r SUR JUDGEMENT NO. 103-2019_ AT THE SUIT OF Wells Fargo Bank, NA vs Christopher J. Anderson aka Christopher Anderson and Lauren J. Anderson aka Lauren Anderson
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15. 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 103-2019
Wells Fargo Bank, N.A.
v.
Christopher J. Anderson a/k/a
Christopher Anderson
Lauren J. Anderson a/k/a Lauren

Anderson
owner(s) of property situate in the
MATAMORAS BOROUGH, PIKE
County, Pennsylvania, being
208 Avenue East, Matamoras, PA
18336-1053
Parcel No. 083.10-01-18-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$143,434.89
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 Christopher J.
Anderson aka Christopher Anderson
and Lauren J. Anderson aka Lauren
Anderson
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF 5 143.434.89 PLUS COSTS &
INTEREST. THE SALE MADE
SUBJECT TO ALL PAST DUE AND
CURRENT REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND
CLAIMANTS IS HEREBY GIVEN
THAT A SCHEDULE OF
DISTRIBUTION WILL BE FILED
BY THE SHERIFF ON A DATE
SPECIFIED BY THE SHERIFF
NOT LATER THAN THIRTY (30)
DAYS AFTER THE SALE AND
THAT DISTRIBUTION WILL BE
MADE IN ACCORDANCE WITH
THAT SCHEDULE, SEIZED AND

TAKEN IN EXECUTION AS THE
PROPERTY OF. Christopher J.
Anderson aka Christopher Anderson
and Lauren J. Anderson aka Lauren
Anderson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$143.434.89 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION NO
28-2019r SUR JUDGEMENT
NO. 28-2019 _AT THE SUIT OF
Select Portfolio Servicing, Inc. vs Henry
Nedjoh and Henrietta Gyimah
DEFENDANTS, I WILL EXPOSE
TO SALE OF PUBLIC VENDUE
OR OUTCRY IN THE PIKE
COUNTY ADMINISTRATION
BUILDING, 506 BROAD STREET,
MILFORD, PA 18337 ON
WEDNESDAY January 15, 2020 at
11:00 AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 2019-00028
ALL THAT CERTAIN lot or piece of
ground situate in Lehman Township,
County of Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO: Map # 192.02-02-38 Control # 061257
PROPERTY ADDRESS 6141 Decker Road f/k/a 226 Saw Creek Estates a/k/a 1020 Saw Creek Estates Bushkill, PA 18324
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Henrietta Gyimah and Henry Nedjoh
ATTORNEY'S NAME: Roger Fay, 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 Nedjoh and Henrietta Gyimah DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$297,941.63 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Henry Nedjoh and

Henrietta Gyimah DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$297,941.63 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1128-2018r SUR JUDGEMENT NO._1128-2018_AT THE SUIT OF PNC Bank, National Association, successor by merger to National City Bank, successor by merger to National City Mortgage, a Division of National City Bank of Indiana vs Yajaira J. Ferreira aka Yajaira Ferreira DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 3077, Section 33, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike,

in Plot Book Volume 27, Pages 54 and 55.

BEING KNOWN AS: 122
PLYMOUTH COURT AKA 3077
PLYMOUTH COURT, LEHMAN
TOWNSHIP, PA 18324
PROPERTY ID NUMBER: 197.03-
02-79
BEING THE SAME PREMISES
WHICH JAMES SILVA AND
WENDY SILVA, HUSBAND AND
WIFE BY DEED DATED 4/18/2005
AND RECORDED 4/21/2005 IN
THE OFFICE OF THE
RECORDER OF DEEDS IN DEED
BOOK 2105 AT PAGE 830,
GRANTED AND CONVEYED
UNTO YAJAIRA FERREIRA.

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Yajaira J.
Ferreira aka Yajaira Ferreira
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF \$ 133,657.51 PLUS COSTS &
INTEREST. THE SALE MADE
SUBJECT TO ALL PAST DUE AND
CURRENT REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND
CLAIMANTS IS HEREBY GIVEN
THAT A SCHEDULE OF
DISTRIBUTION WILL BE FILED
BY THE SHERIFF ON A DATE
SPECIFIED BY THE SHERIFF
NOT LATER THAN THIRTY (30)
DAYS AFTER THE SALE AND
THAT DISTRIBUTION WILL BE

MADE IN ACCORDANCE WITH
THAT SCHEDULE, SEIZED AND
TAKEN IN EXECUTION AS THE
PROPERTY OF Yajaira J. Ferreira aka
Yajaira Ferreira
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$133,657.51 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, P A 19106
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION NO
1005-2019r SUR JUDGEMENT
NO. 1005-2019__AT THE SUIT OF
JPMorgan Chase Bank, National
Association vs John A. Manna
DEFENDANTS, I WILL EXPOSE
TO SALE OF PUBLIC VENDUE
OR OUTCRY IN THE PIKE
COUNTY ADMINISTRATION
BUILDING, 506 BROAD STREET,
MILFORD, PA 18337 ON
WEDNESDAY January 15, 2020 at
11:00 AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No.
1005-2019
JPMorgan Chase Bank, National
Association
v.
John A. Manna

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 73 Cramer Road, A/K/A 2234 Cramer Road, Bushkill, PA 18324
Parcel No. 193.04-01-73-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$147,350.09
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John A. Manna DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF 5 147.350.09 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John A. Manna DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$147.350.09 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Perm Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 813-2019r SUR JUDGEMENT NOo_813-2019_AT THE SUIT OF Village Capital & Investment, LLC vs Ramona Flood aka Ramona A. Flood DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or piece of ground situate in the Township of Dingman, County of Pike, and State of Pennsylvania, being Lot No. 512, Section No. B, Sheet 1, as shown on map entitled subdivision of Section B, Pocono Mountain Woodland Lakes Corp. on file in the Recorder's Office of Milford, Pennsylvania, in Plat Book No. 10, Page 189.
Parcel No.: 110.04-03-11
BEING known and numbered as 110

Barberry Lane, Milford, PA 18337
Being the same property conveyed to
Ramona A. Flood who acquired title by
virtue of a deed from James T. Flood,
dated June 5, 1992, recorded June 10,
1992, at Book 556, Page 84, Office of
the Recorder of Deeds, Pike County,
Pennsylvania.
Exhibit" A"

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Ramona Flood
aka Ramona A. Flood
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF \$ 83,258.25 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
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 83,258.25 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
12/20/2019 • 12/27/2019 • 1/3/2020



CIVIL ACTIONS FILED

*From December 12, 2019 to December 19, 2019
Accuracy of the entries is not guaranteed.*

CONTRACT — DEBT COLLECTION: CREDIT CARD

| | | | |
|------------|----------------------------------------------------|------------------------|------------|
| 2019-01597 | Department Stores National Bank Marajeen Janice | Plaintiff Defendant | 12/12/2019 |
| 2019-01605 | LVNV Funding LLC Vandevender James | Plaintiff Defendant | 12/13/2019 |
| 2019-01606 | LVNV Funding LLC Greene James | Plaintiff Defendant | 12/13/2019 |
| 2019-01607 | LVNV Funding LLC Kier Jennifer | Plaintiff Defendant | 12/13/2019 |
| 2019-01614 | Discover Bank Evans Thomas A | Plaintiff Defendant | 12/16/2019 |

CUSTODY

| | | | |
|------------|--------------------------------------------------------------------|-------------------------------------|------------|
| 2019-01613 | Lacey Eden A Alguedas Roman Dennis R Roman Alguedas Dennis R | Plaintiff Defendant Defendant | 12/16/2019 |
|------------|--------------------------------------------------------------------|-------------------------------------|------------|

FEDERAL TAX LIEN

| | | | |
|------------|------------------------------------------------------------------|-------------------------------------|------------|
| 2019-45879 | LVNV Funding LLC Lisco Gina M | Plaintiff Defendant | 12/16/2019 |
| 2019-45863 | Internal Revenue Service Blair Keith R Sr | Plaintiff Defendant | 12/13/2019 |
| 2019-45880 | Internal Revenue Service Jannone Alan J | Plaintiff Defendant | 12/17/2019 |
| 2019-45881 | Internal Revenue Service Vanduzer Jason K Vanduzer Jamie L | Plaintiff Defendant Defendant | 12/17/2019 |

JUDGMENT CERT DKT ENTR

| | | | |
|------------|----------------------------------|------------------------|------------|
| 2019-45879 | LVNV Funding LLC Lisco Gina M | Plaintiff Defendant | 12/16/2019 |
|------------|----------------------------------|------------------------|------------|

MARRIAGE LICENSE FILINGS

| | | | |
|------------|-------------------------------------------------------|--|------------|
| 2019-00280 | Tepedino Luanne Barbara Sabo Peter Henry | | 12/13/2019 |
| 2019-00281 | Anthony Joseph Charles Richard Lisa Marie | | 12/13/2019 |
| 2019-00282 | Francisci Giacomo Coyle Patricia Ann | | 12/13/2019 |
| 2019-00283 | Pflanz Brittany N Sparling Chester Millard Jr | | 12/16/2019 |
| 2019-00284 | Toraason Erik Michael Pinto Teresa Maria Fernandes | | 12/16/2019 |

| | | |
|------------|-----------------------------------------------------|------------|
| 2019-00285 | Murch Ashley Antoinette Pirl David Jonathan | 12/17/2019 |
| 2019-00286 | Zambrano Daniel Hernando Buckmaster Anthony Paul | 12/17/2019 |
| 2019-00287 | Robinson Shekera Fields Asey Dupree | 12/17/2019 |
| 2019-00288 | Scott Noemi Gentile Dean Robert | 12/18/2019 |
| 2019-00289 | Bowen Monica Patricia Ann Osman Youssef Gamal | 12/18/2019 |
| 2019-00290 | Brown John Patrick Mcgee Jennifer Lee | 12/18/2019 |
| 2019-00291 | Swezy Alicia Isabella Hughson Tyler Evan | 12/18/2019 |

PROTECTION FROM ABUSE

| | | | |
|------------|---------------------------------------------|------------------------|------------|
| 2019-01612 | Williston Christine Marshall Douglas | Plaintiff Defendant | 12/16/2019 |
| 2019-01615 | Stano Jeanne Dieckman Kevin D | Plaintiff Defendant | 12/16/2019 |
| 2019-01625 | Bozella Katie Lynn Pajalich Jesse Joseph | Plaintiff Defendant | 12/18/2019 |

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

| | | | |
|------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------|
| 2019-01598 | Wells Fargo Bank NA Wachovia Bank National Association Martin Edward H Martin Edward Martin Joan P Martin Joan | Plaintiff Plaintiff Defendant Defendant Defendant Defendant | 12/12/2019 |
| 2019-01601 | Nationstar Mortgage LLC Canty Jeanetta D | Plaintiff Defendant | 12/13/2019 |
| 2019-01602 | Loancare LLC Quinones Helen Quinones Carlos Unknown Heirs Foster Amanda Quinones Christian | Plaintiff Defendant Defendant Defendant Defendant | 12/13/2019 |
| 2019-01604 | Money Source Inc Schultz Steven | Plaintiff Defendant | 12/13/2019 |
| 2019-01608 | US Bank National Association Dana James E Dana James | Plaintiff Defendant Defendant | 12/13/2019 |
| 2019-01609 | PNC Bank National Association Hoopes Crystal L Babcock Dennis K Estate Of Babcock Dennis Estate Of | Plaintiff Defendant Defendant Defendant | 12/13/2019 |

MORTGAGES AND DEEDS

*Recorded from December 12, 2019 to December 18, 2019
Accuracy of the entries is not guaranteed.*

MORTGAGES

| BORROWER | LENDER | AMOUNT | LOCATION |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------|--------------|
| Welcome Sharon | MERS Mortgage Electronic Registration System Inc Quicken Loans Inc | 88271.00 | Delaware Twp |
| Prignon Marilyn L Herbert Marilyn L Dingmans New Life Christian Fellowship Inc | Dellarocco Genaro J | 150000.00 | Delaware Twp |
| Decker Robert R | Picatinny Federal Credit Union | 50000.00 | Dingman Twp |
| Decker Kimberly Schuler Ryan C | MERS Mortgage Electronic Registration System Inc Summit Mortgage Corporation | 123914.00 | Palmyra Twp |
| Mendez Ronald Urena Yansi | MERS Mortgage Electronic Registration System Inc | 139500.00 | Lehman Twp |
| Urena Yansi Agent Zappile Rocco M Zappile Barbara S | Atlantic Home Loans Inc Lakeland Bank | 154000.00 | Dingman Twp |
| Jimenez Sandra | MERS Mortgage Electronic Registration System Inc M&T Bank | 248000.00 | Delaware Twp |
| Rathgeber Steven Todd Rathgeber Claudine Sue | MERS Mortgage Electronic Registration System Inc Guaranteed Rate Inc | 103000.00 | Delaware Twp |
| McCord Angela McCord Michael R | MERS Mortgage Electronic Registration System Inc First National Bank Of Pennsylvania | 145000.00 | Palmyra Twp |

| | | | |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------|
| Bennett William J IV Graeber Hanna M | MERS Mortgage Electronic Registration System Inc Movement Mortgage LLC | 140404.00 | Delaware Twp |
| Dow Temple Taylor | MERS Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC | 123500.00 | Porter Twp |
| Forgacs Andrew Forgacs Anette | MERS Mortgage Electronic Registration System Inc Loandepot.Com LLC | 122000.00 | Palmyra Twp |
| Concato Joanne | Citizens Bank Of Pennsylvania | 47000.00 | Dingman Twp |
| Wong Michael D Qin Jixia | MERS Mortgage Electronic Registration System Inc Mortgage Research Center LLC Veterans United Home Loans | 356765.00 | Delaware Twp |
| Jacobsen Nancy J Jacobsen Mark A | MERS Mortgage Electronic Registration System Inc Veteransloans.Com | 117450.00 | Greene Twp |
| Morse Geoff | FNCB Bank | 22000.00 | Dingman Twp |
| Segelbacher Conrad Segelbacher Megan Anne | MERS Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC | 180000.00 | Dingman Twp |
| Gaspar Brandan Gaspar Suzanne | MERS Mortgage Electronic Registration System Inc NJ Lenders Corporation | 118844.00 | Delaware Twp |
| Frank Michael E Peters Kelly A Kelly Stephen | JPMorgan Chase Bank NA MERS Mortgage Electronic Registration System Inc Family First Funding LLC | 93750.00 109600.00 | Shohola Twp Dingman Twp |
| Hoila Fred T Hoila Stacy Anne | MERS Mortgage Electronic Registration System Inc Quicken Loans Inc | 284747.00 | Lackawaxen Twp |

| | | | |
|--------------------------------|------------------------------------------------|-----------|--------------|
| Strasser John J | MERS | | |
| Strasser Catherine | Mortgage Electronic Registration System Inc | | |
| | Residential Home Funding Corporation | 136000.00 | Dingman Twp |
| Faber Laura | MERS | | |
| | Mortgage Electronic Registration System Inc | | |
| | Absolute Home Mortgage Corporation | 128617.00 | Dingman Twp |
| Wetmore-Mathews Nancy | MERS | | |
| Mathews Nancy Wetmore | Mortgage Electronic Registration System Inc | | |
| Wetmore Mathews Nancy | Bank Of America NA | | |
| Wetmore-Mathews Nancy Joyce | | | |
| Mathews Nancy Joyce Wetmore | | | |
| Wetmore Mathews Nancy Joyce | | 25000.00 | Lehman Twp |
| Reed Stanley | Citizens Savings Bank | 260000.00 | Delaware Twp |
| Weidner Joseph | Citizens Bank Of Pennsylvania | | |
| Weidner Joseph P Jr | | | |
| Weidner Bobbie Jo | | 67500.00 | Dingman Twp |
| Underhill Matthew W | MERS | | |
| | Mortgage Electronic Registration System Inc | | |
| | Finance Of America Mortgage LLC | 147184.00 | Lehman Twp |
| Blatt Derick S | Wayne Bank | | |
| Posada-Blatt Hazel L | | | |
| Blatt Hazel L Posada | | | |
| Posada Blatt Hazel L | | 76000.00 | Palmyra Twp |
| Nutkiewicz David | MERS | | |
| Nutkiewicz Michele | Mortgage Electronic Registration System Inc | | |
| | Summit Mortgage Corporation | 252000.00 | Dingman Twp |
| Fieldstadt Joy | NE PA Community Federal Credit Union | 70000.00 | Lehman Twp |
| Ducic Alen | MERS | | |
| | Mortgage Electronic Registration System Inc | | |
| | Quaint Oak Mortgage LLC | | Lehman Twp |

| | | | |
|-------------------------|------------------------------------------------|-----------|--------------------|
| Mardarello Alfred F | Picatinny Federal Credit Union | | |
| Mardarello Rosanne F | | 188000.00 | Blooming Grove Twp |
| Furtick Liesl | Day Barbara | | |
| Day Liesl | | 42273.00 | Lackawaxen Twp |
| Greiner Nancy E | Pennsylvania Housing Finance Agency | 7500.00 | Dingman Twp |
| Wertz Gary G | MERS | | |
| Wertz Laurie | Mortgage Electronic Registration System Inc | | |
| | American Internet Mortgage Inc | 90000.00 | Lehman Twp |
| Hurley Patrick | MERS | | |
| Hurley Lisa | Mortgage Electronic Registration System Inc | | |
| | Roundpoint Mortgage Servicing Corporation | 115310.00 | Blooming Grove Twp |
| Coutts Albert L | Honesdale National Bank | | |
| Coutts Marilyn | | 51000.00 | Palmyra Twp |
| Teneyck Mark E | MERS | | |
| Vanderbeck Lois J | Mortgage Electronic Registration System Inc | | |
| | Quicken Loans Inc | 141000.00 | Blooming Grove Twp |
| CAA Management LLC | Dime Bank | 125000.00 | Shohola Twp |
| Smetana Andrew P | MERS | | |
| Tassey-Smetana Jaclyn M | Mortgage Electronic Registration System Inc | | |
| Smetana Jaclyn M Tassey | Residential Home Funding Corporation | | |
| Tassey Smetana Jaclyn M | | 214515.00 | Dingman Twp |
| Green Lucas T | MERS | | |
| Cowger Caitlyn | Mortgage Electronic Registration System Inc | | |
| | Summit Mortgage Corporation | 42930.00 | Greene Twp |
| Dauria Patrick T | Giordano Annkatrin | | |
| Dauria Amanda L | | 129900.00 | Lehman Twp |
| Campbell Robert Keith | Mortgage Electronic Registration System Inc | | |
| Campbell Michelle | Summit Mortgage Corporation | | |
| MERS | | 155628.00 | Dingman Twp |
| Nickett November | Wayne Bank | | |
| Nickett Scott S | | 315000.00 | Palmyra Twp |

| | | | |
|------------------------|------------------------|-----------|-------------|
| Russell Robert M | JPMorgan Chase Bank NA | | |
| Russell Heather A | | | |
| Rusell Marlee | | | |
| Russell Marlee | | | |
| Russell Robert Michael | | 388000.00 | Palmyra Twp |

DEEDS

| BUYER | SELLER | AMOUNT | LOCATION |
|--------------------------------------------------------------|--------------------------------------------------------------|-----------|--------------------|
| HHTP1 LLC | Welcome Sharon | 89900.00 | Delaware Twp |
| Hess Jason Daniel | Commonwealth Of Pennsylvania Department Of Transportation | 1.00 | Blooming Grove Twp |
| Slocum Hollow Sportsmen Club | Commonwealth Of Pennsylvania Department Of Transportation | 1.00 | Blooming Grove Twp |
| Malmquist Michael | Theodoropoulos Suzanne G | 500.00 | Dingman Twp |
| Kalish Jay | Human Resources Center Inc | | |
| Vanhorn Luke | | | |
| Jagger Richard Est | | | |
| Jagger Richard Jest | | | |
| Long Eugene W Exr | | | |
| McGovern John J Jr Exr | | 3772.00 | Matamoras Borough |
| Ladiana-Fisher Anthonette M Tr | Bowen Delroy S | | |
| Fisher Anthonette M Ladiana Tr | | | |
| Ladiana Fisher Anthonette M Tr | | | |
| Ladiana Stephanie J Tr Rita M Ladiana Trust 08/24/2015 | | 80500.00 | Lehman Twp |
| Burd-Spina Mari-Jo | Schuler Ryan C | | |
| Spina Mari-Jo Burd Burd Spina Mari-Jo | | | |
| Melchiorre Mario | | 126200.00 | Palmyra Twp |
| Gandolfo John J | Mendez Ronald | | |
| Gandolfo Tara E | Urena Yansi | 155000.00 | Lehman Twp |
| Perius Mark | Jimenez Sandra | | |
| Kosobucki Julie Helen | | 310000.00 | Delaware Twp |
| Anderson Frederick C | Edelman Marc | | |
| Hannant Douglas D | Neuber Alexandra | 205500.00 | Delaware Twp |
| Rebecky Marilyn P | Rathgeber Steven Todd Rathgeber Claudine Sue | 129000.00 | Delaware Twp |
| Guida Steve | Bennett William) Iv Graeber Hanna | 139000.00 | Delaware Twp |

| | | | |
|--------------------------|---------------------------------------------|-----------|--------------------|
| Bialos Alan | Dow Temple Taylor | | |
| Bialos Jennifer | | | |
| Bialos David | | 130000.00 | Porter Twp |
| Ireland Carl E | Forgacs Andrew | | |
| Ireland Marjorie M | Forgacs Anette | 152500.00 | Palmyra Twp |
| Weigel Victoria C Est | Hoffman Stephen P | | |
| | Hoffman Ramona | 99000.00 | Matamoras Borough |
| Reinhardt Susan E Exrx | Reinhardt Susan E | | |
| Reinhardt James B Jr Est | | 1.00 | Dingman Twp |
| Tokash Toni Angela | Jacobsen Mark A | | |
| Tokash Toni | Jacobsen Nancy J | | |
| Labbe Andrea Daen Agent | | | |
| Zeman John Anthony Est | | | |
| Zeman John Est | | | |
| Labbe Andrea Dawn Exrx | | 142500.00 | Greene Twp |
| Ragnone Robert J | Zamudio Beatriz Ana | | |
| Ragnone Judith M | | | |
| Ragnone Robert J Agent | | 11225.00 | Dingman Twp |
| Kaloo Zabeeda | Kaloo Selena | 1.00 | Blooming Grove Twp |
| Jones Robert G | Eagle Village POA | | |
| Jones Betsy B | | 1519.06 | Lehman Twp |
| Bank Of America NA | Smith Timothy Carolan | | |
| Title365 Company Agent | | 136500.00 | Palmyra Twp |
| Simonson Robert R | Segelbacher Conrad | | |
| | Segelbacher Megan Anne | 225000.00 | Dingman Twp |
| Abrams Jacqueline | Secretary Of Housing & Urban Development | 1.00 | Palmyra Twp |
| Gaspar Brandan | Gaspar Brandan | | |
| Gaspar Brandon | Gaspar Suzanne | | |
| Gaspar Suzanne | | 1.00 | Delaware Twp |
| Silvestri Daniel J Jr Tr | Silvestri Michael J | | |
| Silvestri Loving Trust | Silvestri Lori A | 1.00 | Palmyra Twp |
| Adamo Diamond Joann Exr | Adamo Diamond Joann | | |
| Diamond Joann Adamo Exr | Diamond Joann Adamo | | |
| Adamo Salvatrice Est | Adamo Salvatore | | |
| Adamo Sally Est | Adamo Anthony | 1.00 | Lackawaxen Twp |
| Stern Josh | Stern Josh | | |
| | Fisher Risa | 1.00 | Shohola Twp |
| Infanti Helen Exrx | Martinez Richard | | |
| Miller Joan S Est | Altieri Martinez Cristina | | |
| Sawyer Miller Joan Est | Martinez Cristina Altieri | | |
| Miller Joan Sawyer Est | | 219000.00 | Blooming Grove Twp |
| Puzio Matthew | Frank Michael E | 125000.00 | Shohola Twp |

| | | | |
|------------------------------------|----------------------------------------------------------------------|-----------|-------------------|
| Kung Richard Teyu | Sciacca John F | | |
| Kung Angela L | | | |
| Kung Vincent Agent | | 3500.00 | Delaware Twp |
| Russell Ellen | Peters Stephen | | |
| | Peters Kelly A | 137000.00 | Dingman Twp |
| Smith Vincent M | Vazquez Charles | | |
| Brozowski Pamela Fay | Vazquez Rosalinda | 174000.00 | Matamoras Borough |
| Fusco Giuseppe | M L E P O A Inc | | |
| Fusco Grace Marie | MLEPOA Inc | 22635.00 | Delaware Twp |
| Parker Robert | Hoila Fred T | | |
| Parker Nancy | Hoila Stacy Anne | 290000.00 | Lackawaxen Twp |
| Rufrano Debra Exrx | Strasser John J | | |
| Leisenheimer Jean | | | |
| Margaret Est | Strasser Catherine | 160000.00 | Dingman Twp |
| Burgos Jennie M Exr | Burgos Jennie M | | |
| Burgos Basiliso C Est | | | |
| Cortes Burgos Basiliso Est | | | |
| Burgos Basiliso Cortes Est | | 1.00 | Delaware Twp |
| Raden Lee R | Palluzzi Valerie | | |
| Vonnostrand King | Wistuba Vincent | 88000.00 | Delaware Twp |
| Rader Gary L | Faber Laura | | |
| Dudinetz Elizabeth A | | | |
| Rader Elizabeth A | | 140450.00 | Dingman Twp |
| Wells Fargo Bank NA | Secretary Of Housing & Urban Development | | |
| Boston National Title LLC Agent | | 10.00 | Lehman Twp |
| Williams Perry L | Reed Stanley | | |
| Williams Alisa A | | 10000.00 | Delaware Twp |
| Mercado Eddie | Underhill Matthew W | | |
| Mercado Maria | | 149900.00 | Lehman Twp |
| Baylis Victor J Exr | Ammendola Andrea | | |
| Bauer Joan E Est | | 22000.00 | Greene Twp |
| Sauer Robert | Blatt Derick S | | |
| Sauer Dina | Posada-Blatt Hazel L Blatt Hazel L Posada Posada Blatt Hazel L | 95000.00 | Palmyra Twp |
| Delia Edward | Nutkiewicz David | | |
| Delia Lisa | Nutkiewicz Michele | 315000.00 | Dingman Twp |
| Lamac William A | Lamac William A | | |
| Lamac Betty M | | | |
| Zajaceskowski Betty | | 1.00 | Westfall Twp |

| | | | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------|--------------|
| Hellstrom Victor | Fieldstadt Joy | | |
| Hellstrom Tone | | | |
| Hellstrom Lloyd | | | |
| Hellstrom Ingrid | | 87500.00 | Lehman Twp |
| Sellin Judith | Conashaugh Lakes Community Association | 12575.00 | Dingman Twp |
| Wells Fargo USA Holdings Inc | Santelli Richard | | |
| Wells Fargo Financial Pa Inc Agent | Santelli Barbara | 72100.00 | Palmyra Twp |
| Papamichael Christos M | Papamichael Christos A | 1.00 | Dingman Twp |
| Segesdy James C | Butz Susan Tr | | |
| Segesdy James C Sr | Segesdy James C Jr Tr | | |
| Segesdy June A | Segesdy Scott A Tr James C Segesdy Irrev Trust 11/30/2019 June A Segesdy Irrevocable Trust 11/30/2019 | 1.00 | Palmyra Twp |
| Carson Thomas W Jr | Carson Thomas W J R | | |
| Pierce Cheryl A | Pastor Cuba Maria Cecilia Cuba Maria Cecilia Pastor | 53569.50 | Delaware Twp |
| Sonnak Reinhardt K Sr | CAA Management LLC | 170000.00 | Shohola Twp |
| Katsahnias Thomas | Smetana Andrew P | | |
| Katsahnias Mary J | Tassej-Smetana Jacyln M Smetana Jacyln M Tassej Tassej Smetana Jacyln M | 210000.00 | Dingman Twp |
| Moore Maureen Exrx | Gouramanis Georgios | | |
| Hoza Patricia A Est | Gouramanis Theodora | 250000.00 | Greene Twp |
| Konopi Carolyn A Exrx | Green Lucas T | | |
| Reddington Rita B Est | Cowger Caitlin | 47700.00 | Greene Twp |
| Giordano Annkatrin | Dauria Patrick T Dauria Amanda L | 159900.00 | Lehman Twp |
| Wells Fargo Bank NA | Secretary Of Housing & Urban Development | | |
| Orange Coast Title Company Agent | | 10.00 | Dingman Twp |
| Hagen Donna M | Hagen Brett W | 150000.00 | Palmyra Twp |
| Lediard Christopher A | Lediard Christopher A Lediard Danine Marie | 1.00 | Delaware Twp |
| Sigelman Yakov | Cayot Charles | 55000.00 | Delaware Twp |
| Ziegler Gordon S III Tr | Campbell Robert Keith | | |
| Anastasi Cynthia Tr | Campbell Michelle | | |
| Catherine Dowling Trust 01/24/2007 | | | |
| Dowling Nicholas Benf | | | |
| Dowling Lucas Benf | | 158500.00 | Dingman Twp |

| | | | |
|-----------------------------------------------|-----------------------------------------------------------------------------------|-----------|--------------------|
| Rudnicki Teresita H | Genduso Thomas | | |
| | Genduso Carol Anne | 35000.00 | Delaware Twp |
| Pike County Tax Claim Bureau Tr | Driscoll Maggie | | |
| Sellin Judith | | 1250.00 | Lackawaxen Twp |
| Pike County Tax Claim Bureau Tr | Bradley Tammy | | |
| Truxson Charlie Brown Marsha A | | 1301.00 | Palmyra Twp |
| Pike County Tax Claim Bureau Tr | Dellarocco Vincent | | |
| Autore Anthony J | | | |
| Autore Elsie | | 1307.00 | Dingman Twp |
| Delpino Thomas | Delpino Thomas | | |
| Delpino Susan | Delpino Susan | 1.00 | Dingman Twp |
| Dundon Barbara H | Nickett November | | |
| Dundon Robert C | Nickett Scott S | 865000.00 | Palmyra Twp |
| Paupack Property Management LLC | Russell Robert M Russell Heather A Russell Marlee Russell Robert Michael | 485000.00 | Palmyra Twp |
| Granza Michele | Fucci Joseph A Jr | | |
| Moleski John P Gatto John Gatto Donna | | 5800.00 | Lackawaxen Twp |
| Galante Richard | Keller Stephen | | |
| Galante Jennifer | Keller Kathleen | 39000.00 | Greene Twp |
| Sherratt James R | Sherratt Ronald H | 1.00 | Greene Twp |
| Katan Mary J Tr | Katan Mary J | | |
| Katan Irrevocable Grantor Trust 09/21/2006 | Katan Robert T Katan Charles J | 1.00 | Blooming Grove Twp |
| Schmidt Emma T | Schmidt Robert W | 1.00 | Palmyra Twp |
| Schmidt Robert W Schmidt Emma T Agent | Schmidt Robert J Tr Schmidt Revocable Trust 10/31/2019 | 1.00 | Palmyra Twp |
| Corvino Anthony | Sagamore Estates Conservancy | 1.00 | Shohola Twp |
| Levy Family LP | Ficken James P | 15090.00 | Shohola Twp |





© 2006 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431

POSTAGE
HERE