
LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Lisa D. Baron, Deceased. Late of Lehman Twp., Pike County, PA. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Ebony Baron-Walden, Administratrix, c/o Jessica L. Wilson, Esq., 30 Cassatt Ave., Berwyn, PA 19312. Or to her Atty.: Jessica L. Wilson, McAndrews Law Offices, P.C., 30 Cassatt Ave., Berwyn, PA 19312.
8/2/2019 • 8/9/2019 • 8/16/2019

ESTATE NOTICE

Estate of MILDRED FOLKVAR, deceased, late of Pike County, Pennsylvania, Letters of Administration have been granted to the undersigned, who requests all persons having claims or demands against the Estate of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to: FRANCES ROSARIO, Executrix or to her attorney: Charles F. Lieberman, Esquire 400 Broad Street Milford, PA 18337

8/2/2019 • 8/9/2019 • 8/16/2019

ESTATE NOTICE

Estate of Anna Cataldo, deceased late of Milford Borough, Pike County, Pennsylvania. Letters of Administration on the Estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Rose Buscema, Administratrix, 15 Bache Street, Staten Island, NY 10302 or to the Attorney for the Estate, Stephen A. Spinelli, 1861 86th Street, Brooklyn, NY 11214.
7/19/2019 • 7/26/2019 • 8/2/2019

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF PIKE COUNTY
COMMONWEALTH OF
PENNSYLVANIA

QUIET TITLE
NO. 791 CV 2019

Leroy B. Guccini
Plaintiff

v.
Bernadette Evans, Estate of
Bernadette Evans, Doreen Davis as
heir of Bernadette Evan,
Pennsylvania Dept. of Revenue
Defendants

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE FOLLOWING OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE

MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Commissioner's Office
506 Broad Street
Pike County Administration
Building
Milford PA 18337
570/296-7613

Scott M. Amori, Esq.
Atty. I.D.: 77038
Amori & Associates, LLC
513 Sarah St.
Stroudsburg PA 18360
(570) 421-1406

8/2/2019

NOTICE

IN THE COURT OF COMMON
PLEAS
Pike COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE
FORECLOSURE
Term No. 2018-01314
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

M&T BANK A/K/A
MANUFACTURERS AND
TRADERS TRUST COMPANY
Plaintiff
vs.
The Unknown Heirs of OTIS J.
SPENCER Deceased, ERIN
SPENCER Solely in Her Capacity
as Heir of OTIS J. SPENCER
Deceased & JOHN OWEN
SPENCER JR Solely in His
Capacity as Heir of OTIS J.

SPENCER Deceased
Mortgagor and Real Owner
Defendant

The Unknown Heirs of OTIS J. SPENCER Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 363 Wild Acres Drive RR 1 PO Box 587 Dingmans Ferry, PA 18328. THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. You are hereby notified that Plaintiff M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Pike County, Pennsylvania, docketed to No. 2018-01314 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 363 Wild Acres Drive RR 1 PO Box 587 Dingmans Ferry, PA 18328 whereupon your property will be sold by the Sheriff of Pike.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the

claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NORTH PENN LEGAL SERVICES

10 North 10th Street
Stroudsburg, PA 18360
570-424-5338

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

8/2/2019

NOTICE
IN THE COURT OF COMMON
PLEAS
Pike COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE
FORECLOSURE
Term No. 436-2019
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

MIDFIRST BANK

Plaintiff

vs.

ANY AND ALL UNKNOWN
SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF
THE NORMAN BALDWIN
REVOCABLE TRUST

Mortgagor and Real Owner

Defendant

To: ANY AND ALL UNKNOWN
SUCCESSOR TRUSTEES
AND/OR BENEFICIARIES OF
THE NORMAN BALDWIN
REVOCABLE TRUST, mortgagors
and real owner, defendant whose last
known address is 209 Westfall Drive
aka Lots 6 and 7 Westfall Drive
Dingmans Ferry, PA 18328.

This firm is a debt collector and we
are attempting to collect a debt
owed to our client. Any
information obtained from you will
be used for the purpose of collecting
the debt.

You are hereby notified that
Plaintiff MIDFIRST BANK, has
filed a Mortgage Foreclosure
Complaint endorsed with a notice
to defend against you in the Court
of Common Pleas of Pike County,
Pennsylvania, docketed to No. 436-
2019 wherein Plaintiff seeks to
foreclose on the mortgage secured

on your property located, 209
Westfall Drive aka Lots 6 and 7
Westfall Drive Dingmans Ferry,
PA 18328 whereupon your
property will be sold by the Sheriff
of Pike.

NOTICE

You have been sued in court. If
you wish to defend against the
claims set forth in the following
pages, you must take action within
twenty (20) days after the
Complaint and notice are served, by
entering a written appearance
personally or by attorney and filing
in writing with the court your
defenses or objections to the claims
set forth against you. You are
warned that if you fail to do so the
case may proceed without you and a
judgment may be entered against
you by the Court without further
notice for any money claim in the
Complaint or for any other claim or
relief requested by the Plaintiff. You
may lose money or property or other
rights important to you.

You should take this paper to
your lawyer at once. If you do not
have a lawyer or cannot afford one,
go to or telephone the office set
forth below. This office can provide
you with information about hiring a
lawyer.

if you cannot afford to hire a
lawyer, this office may be able to
provide you with information about
agencies that may offer legal services
to eligible persons at a reduced fee
or no fee.

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence

Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

8/2/2019

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
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45139-2019 r SUR JUDGEMENT NO._ 45139-2019_AT THE SUIT OF Birchwood Lakes Community Association, Inc. vs 8GHI, LLC 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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania,

BEING LOT 21ABC, BLK B-94, SEC 12, as shown on a map or plan of BIRCHWOOD LAKES on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume N/G Page N/G.

Said premises having been conveyed to the assessed owner(s) in Pike County DBV 921 PG 333.

Together with unto the grantee(s) herein, their heirs and/or successors and assigns, all rights, liberties and privileges, and Under and Subject to all covenants, restrictions and reservations set forth in deeds in the chain of title.

BEING the same premises which the Pike County Tax Claim Bureau of Milford, Pa., as Trustee, by Deed dated July 7, 2017, and recorded on July 10, 2017 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Record Book 2527, Page 1781, granted and conveyed unto SGH1, LLC.

Property is improved.

Tax ID/Assessment No.: 162.02-12-57 Pin/Control No.: 02-027142

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO 8GHI, LLC DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$4,571.40 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND

CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF _8GHI, LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 4,571.40 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman Williams Corveleyn Wolfe
& Fareri, Esq
712 Monroe St.
PO Box 511
Stroudsburg, PA 18360-0511
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45141-2019r SUR JUDGEMENT NO._ 45141-2019_AT THE SUIT OF Birchwood Lakes Community Association, Inc. vs Sunny Green Heights, LLC

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 August 21,2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL CERTAIN lot or parcel ofland situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT 40A BLK B-8, SEC 3, as shown on a map or plan of BIRCHWOOD LAKES on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume N/G Page N/G.

Said premises having been conveyed to the assessed owner(s) in Pike County RBV 2076 PG 2094.

Together with unto the grantee(s) herein, their heirs and/or successors and assigns, all rights, liberties and privileges, and Under and Subject to all covenants, restrictions and reservations set forth in deeds in the chain of title.

BEING the same premises which the Pike County Tax Claim Bureau of Milford, Pa., as Trustee, by Deed dated May 11,2016, and recorded on June 10,2016 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Record Book 2497, Page 79, granted and conveyed unto Sunny Green Heights, LLC.

Property is improved.

Tax ID/Assessment No.: 162.02-06-

62 Pin/Control No.: 02-030133

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sunny Green Heights, LLC DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$2,499.95 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 Sunny Green Heights, LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$2,499.95 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Robert J. Kidwell, Esq.
712 Monroe Street

PO Box 511
Stroudsburg, PA 18360-0511
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 405-2019r SUR JUDGEMENT NO. 405-2019 AT THE SUIT OF Pennymac Loan Services, LLC vs Arlene Kramer aka Arlene Capuano, as Executrix of the Estate of Kenneth R. Hillerud aka Kenneth Hillerud 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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Township of Lackawaxen, County of Pike, Commonwealth of Pennsylvania, bounded and described as follows:
Lot No. 86 in the subdivision of Forest Ridge Division, Section 1, Block I, recorded in the Office of the Recorder of Deeds on August 26, 1969, and being lot 100 feet in width and approximately 220 feet in depth fronting on Forest View Drive.
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 Grantor, its successors and assigns and other purchasers of real property from the Grantor, its successors and assigns. The granting of this right by the Grantor to the Grantee does not constitute a dedication of such private roadway to the public, and is subject to the reservations, covenants, restrictions, easement and conditions as set forth in said recorded declarations thereof. Grantor, however, reserves the right to at any time make any dedication of such roadways or any portion thereof to the public.

BEING the same premises which Joseph W. Heimers and Barbara L. Heimers, Trustees under the Joseph W. Heimers and Barbara L. Heimers Revocable Trust Agreement of 128 Creed Road, Hawley, Pennsylvania, 18428, by Deed dated December 28, 2015 and recorded January 6, 2016, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2486, Page 76, conveyed unto KENNETH R. HILLERUD. And the Said Kenneth R. Hillerud departed this life August 20, 2018. BEING KNOWN AS: 143 FOREST VIEW DRIVE A/K/A 143 FOREST VIEW DR., HAWLEY, PA 18428 TAX PARCEL #013.01-03-95 IMPROVEMENTS: Residential property.

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

PENNSYLVANIA TO Arlene Kramer aka Arlene Capuano, as Executrix of the Estate of Kenneth R. Hillerud aka Kenneth Hillerud DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$79,170.11 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Arlene Kramer aka Arlene Capuano, as Executrix of the Estate of Kenneth R. Hillerud aka Kenneth Hillerud DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$79,170.11 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Powers Kim & Assoc. Eight Neshaminy Interplex, Ste. 215 Trevoese, PA 19053 7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1305-2018 r SUR JUDGEMENT NO. 1305-2018 AT THE SUIT OF Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs Barbara Jacobs, Solely in Her Capacity as Heir of Peter Vehstedt, Deceased, Ann Morgado, Solely in Her Capacity as Heir of Peter Vehstedt, Kenneth Vehstedt, Solely in His Capacity as Heir of Peter Vehstedt, Thomas Vehstedt, Solely in His Capacity as Heir of Peter Vehstedt and Deborah Vehstedt, Solely in Her Capacity as Heir of Peter Vehstedt 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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: BEING Lot No. 33 Block XXXVI, Hemlock Farms Community, State XVIII, as shown on plat of Hemlock Farms Community, Laurel

Ridge, State XVIII, recorded in Plat Book 6, Page 123 on February 2, 1968.

BEING KNOWN AS: 806 BOULDER COURT, LORDS VALLEY, PA 18428
PROPERTY ID NUMBER: 107.03-08-28
BEING THE SAME PREMISES WHICH HELEN NORTHROP, AS JOINT TENANT WITH RIGHTS OF SURVIVORSHIP BY DEED DATED 5/13/1997 AND RECORDED 6/5/1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1363 AT PAGE 174, GRANTED AND CONVEYED UNTO PETER VEHSTEDT, INDIVIDUALLY. THE SAID PETER VEHSTEDT DOD 2/3/19 VESTING TITLE IN BARBARA JACOBS, SOLELY IN HER CAPACITY AS HEIR OF PETER VEHSTEDT, DECEASED, ANN MORGADO SOLELY IN HER CAPACITY AS HEIR OF PETER VEHSTEDT, DECEASED, KENNETH VEHSTEDT SOLELY IN HIS CAPACITY AS HEIR OF PETER VEHSTEDT, DECEASED, THOMASVEHSTEDT, SOLELY IN HIS CAPACITY AS HEIR OF PETER VEHSTEDT, DECEASED, DEBORAH VEHSTEDT, SOLELY IN HER CAPACITY AS HEIR OF PETER VEHSTEDT, DECEASED.

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

COMMONWEALTH OF PENNSYLVANIA TO Barbara Jacobs, Solely in Her Capacity as Heir of Peter Vehstedt, Deceased, An n Morgado, Solely in Her Capacity as Heir of Peter Vehstedt, Kenneth Vehstedt, Solely in His Capacity as Heir of Peter Vehstedt, Thomas Vehstedt, Solely in His Capacity as Heir of Peter Vehstedt and Deborah Vehstedt, Solely in Her Capacity as Heir of Peter Vehstedt
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 213,415.15 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara Jacobs, Solely in Her Capacity as Heir of Peter Vehstedt, Deceased, Ann Morgado, Solely in Her Capacity as Heir of Peter Vehstedt, Kenneth Vehstedt, Solely in His Capacity as Heir of Peter Vehstedt, Thomas

Vehstedt, Solely in His Capacity as Heir of Peter Vehstedt and Deborah Vehstedt, Solely in Her Capacity as Heir of Peter Vehstedt
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,415.15 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, P A 19106
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMONPLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 238-2019r SUR JUDGEMENT NO. 238-2019__AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing, LLC vs Leon H. Rixford
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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION By virtue of a Writ of Execution No. 238-2019 Ditech Financial LLC flk/a Green Tree Servicing LLC v.

Leon H. Rixford
owner(s) of property situate in the
DELAWARE TOWNSHIP, PIKE
County, Pennsylvania, being
10 Lake Drive; alk/a 191 Lake
Drive, Dingmans Ferry, PA 18328-
3127 Parcel No. 148.04-07-04
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$79,954.96
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 Leon H.
Rixford
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$79,954.96 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,

SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF. Leon H. Rixford
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 79,954.96 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
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 147-2019r SUR
JUDGEMENT NO. 147-
2019__AT THE SUIT OF
JPMorgan Chase Bank, National
Association vs Melba J. Duncan,
Individually and as the Trustee of
the Melba Duncan Revocable
Living Trust
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 August 21,
2019 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

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

Delaware, County of Pike and Commonwealth of Pennsylvania, being more particularly as follows: Lot No. 78, as set forth on a certain plot of lands, Tracee of Lattimore, Phase III, Final Site Plan, as surveyed by Harry F. Schoenagel, P.L.S. surveyed on October 7, 1985, and recorded in the Office of the Recorder of Deeds in and for Pike County in Plat Book Volume 24. Page 13, on the 24th day of March, 1986.

Parcel No. 162.00-01-42.045 COMMONLY KNOWN AS: 125 Achill Lane f/k/a 78 Achill Lane; assessed as Lot 78 Phase 3 BEING THE SAME PREMISES which Uri Birnbaum, by Deed dated August 29, 1996 and recorded August 30, 1996 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 1245, Page 349, granted and conveyed unto Melba J. Duncan, in fee. AND THE SAID Melba J. Duncan, by Deed dated May 4, 2012 and recorded May 10, 2013 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 2419, Page 1128, as Instrument Number 201300004550, granted and conveyed unto The Melba J. Duncan Revocable Living Trust.

UNDER AND SUBJECT to covenants, charges, reservations, conditions, restrictions, and requirements which shall run with the land as stated in the above-recorded deed.

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

PENNSYLVANIA TO Melba J. Duncan, Individually and as the Trustee of the Melba Duncan Revocable Living Trust DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$_ PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Melba J. Duncan, Individually and as the Trustee of the Melba Duncan Revocable Living Trust DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 480,048.85 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406-4700
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1319-2018r SUR JUDGEMENT NO. 1319-2018 AT THE SUIT OF Wells Fargo Bank, NA vs Thomas M. Butler aka Thomas Butler and Theresa M. Butler aka Theresa Butler
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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION By virtue of a Writ of Execution No. 1319-2018
Wells Fargo Bank, N.A.
v.
Thomas M. Butler a/k/a Thomas Butler
Theresa M. Butler a/k/a Theresa Butler
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 3074 Plymouth CT, A/K/A 112 Plymouth Court, Bushkill, PA 18324-8444
Parcel No. 197.03-02-76-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$183,232.79

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 Thomas M. Butler aka Thomas Butler and Theresa M. Butler aka Theresa Butler
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,323.79 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas M. Butler aka Thomas Butler and Theresa M. Butler aka Theresa Butler
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$183,323.79 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, P A 19103
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1506-2018r SUR
JUDGEMENT NO. 1506-
2018_AT THE SUIT OF Federal
National Mortgage Association
("Fannie Mae"), a Corporation
organized and exiting under the
laws of the United States of
America vs Tabitha A. Romanowski
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENUE OR OUTCRY IN THE
PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA 18337
ON WEDNESDAY August
21,2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate in Lehman
Township, Pike County,
Pennsylvania, and being known as
4362 Pine Ridge Drive, f/k/a 1882
Pine Ridge, Bushkill, Pennsylvania
18324.

TAX MAP AND PARCEL
NUMBER: 189.03-01-42
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling REAL DEBT: \$92,821.63
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF: Tabitha A.
Romanowski
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, P A 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Tabitha A.
Romanowski
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,821.63 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_ Tabitha A.
Romanowski
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 92,821.63 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA McCabe
Weisberg & Conway
123 South Broad Street, Ste. 1400
Philadelphia, P A 19109
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 278-2019r SUR
JUDGEMENT NO. 278-
2019__AT THE SUIT OF
Deutsche Bank National Trust
Company, as Indenture Trustee, for
New Century Home Equity Loan
Trust 2005-4 vs Roberto Placa and
Eliza V. Placa
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 August 21,
2019 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THAT CERTAIN LOT OR
PARCEL OF LAND SITUATE
IN THE TOWNSHIP OF
LEHMAN, COUNTY OF PIKE

AND STATE OF
PENNSYLVANIA DESCRIBED
AS FOLLOWS:
BEING LOT (S) 54, STAGE
NO.2 AT PINE RIDGE AS
SHOWN ON PLAT OF PINE
RIDGE, INC., ON FILE IN THE
OFFICE OF THE RECORDER
OF DEEDS OF PIKE COUNTY,
IN PIKE COUNTY PLAN
BOOK VOLUME 6, PAGE 173.
BEING KNOWN AS: 1099
MAPLE LAKE DRIVE FIKJA
1097 PINE RIDGE, BUSHKILL,
PA 18324 PROPERTY ill
NUMBER: 194.01-03-54
BEING THE SAME PREMISES
WHICH GRANTOR ROBERTO
PLACE BY DEED DATED
8/13/2004 AND RECORDED
8/19/2004 IN THE OFFICE OF
THE RECORDER OF DEEDS
IN DEED BOOK 2064 AT PAGE
2031, GRANTED AND
CONVEYED UNTO GRANTEE
ROBERTO PLACE & ELIZA V.
PLACA, HUSBAND AND
WIFE.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Roberto
Placa and Eliza V. Placa
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,414.31 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE

TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Roberto Placa and Eliza V. Placa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,414.31 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1217-2018r SUR JUDGEMENT NO. 1217-2018_AT THE sun OF Bank of America, NA vs Kristine Pietrykoski Solely in Her Capacity as Heir of David Peitrykoski, Deceased and Mariel Pietrykoski Solely in Her Capacity as Heir of David

Petrykoski, 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 August 21, 2019 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 COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
LOT/LOTS NO.6, SECTION NO. I, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION, POCONO MOUNTAIN LAKE FOREST CORPORATION, ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLAT BOOK NO.9, PAGE 170. BEING KNOWN AS: 151 FOX ROAD, DINGMANS FERRY, PA 18328 PROPERTY ID NUMBER: 161.01-01-14 BEING THE SAME PREMISES WHICH DAVID PIETRYKOSKI AND DEBRA ANN D. PIETRYKOSKI, HIS WIFE BY DEED DATED 1/17/2009 AND RECORDED 1/22/2009 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2298 AT PAGE 961, GRANTED AND CONVEYED UNTO

DAVID PIETRYKOSKI. THE SAID DAVID PIETRYKOSKI DOD 4/5/2018 VESTING TITLE IN KRISTIN PIETRYKOSKI SOLELY IN HER CAPACITY AS HEIR OF DAVID PIETRYKOSKI, DECEASED AND MARIEL PIETRYKOSKI SOLELY IN HER CAPACITY AS HEIR OF DAVID PIETRYKOSKI, DECEASED.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_Kristine Pietrykoski Solely in Her Capapcity as Heir of David Peitrykoski, Deceased and Mariel Pietrykoski Solely in Her Capacity as Heir of David Petrykoski, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$142,865.10 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_ Kristine Pietrykoski Solely in Her Capapcity as Heir of David Peitrykoski, Deceased and Mariel Pietrykoski Solely in Her Capacity as Heir of David Petry koski, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,865.10 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 249-2019 r SUR JUDGEMENT NOo_249-2019_AT THE SUIT OF HSBC Bank USA, National Association as Trustee for PHH Alternative Mortgage Trust, Series 2007-3 vs Shawnee L. Rude 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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

ALL THAT CERTAIN message, tenement and parcels or tracts of land situate in the Township of Greene, County of Pike and State of Pennsylvania, bounded and described as follows, to wit:

PARCEL ONE:

BEGINNING in the northern edge of a private driveway upon a plan of lots now or late of Robert Wilson as surveyed by C.E. Ferris, R.S., being also the Southwestern comer of Lot No. 152, in Block I, upon said plan of lots; thence along the Northern edge of the said private driveway North eighty-three (83) degrees fifteen (15) minutes West fifty (50) feet to a comer, being also the Southeastern comer of Lot No. 160, Block I, upon said plan of lots; thence along the Eastern line of the said Lot No. 160, in Block I, North six (6) degrees forty-five (45) minutes East one hundred (100) feet to a comer, being also the Northeastern comer of Lot No. 160, in Block I, upon said plan of lots; thence along the Southern line of Lot No. 161, in Block I, upon said plan of lots, South eighty-three (83) degrees fifteen (15) minutes East fifty (50) feet to a comer, being also the Northwestern comer of Lot No. 152, in Block I, upon said plan of lots; thence along the western line of the said Lot No. 152, in Block I, South six (6) degrees forty-five (45) minutes West one hundred feet to the place of beginning.

CONTAINING five thousand (5,000) square feet, be the same more or less.

BEING Lot No. 159, in Block I, upon the above mentioned plan of

lots of Robert Wilson, said plan of lots being recorded in Pike County Plat book No. ____, Page ____.

ALSO GRANTING AND CONVEYING to the Grantees, their heir and assigns, the right, liberty and privilege of ingress, egress and regress over and upon the private roads upon the lands of the prior Grantors for the purpose of reaching the premises herein conveyed, as the same are laid out upon the said plan of lots.

PARCEL TWO

BEGINNING in the Northeastern comer of Lot No. 159, upon a plan of lots of Robert Wilson as surveyed by C.B. Ferris, R.S., being the Northeastern comer of lot now or late of the Grantors herewith; thence along the Northern line of said Lot No. 159 North eighty-three (83) degrees fifteen (15) minutes West fifty (50) feet to a comer, being also the Northwestern comer of said Lot No. 159; thence along the Eastern line of lands now or late of Caroline G. Strohl North six (6) degrees forty-five (45) minutes East fifty (50) feet to a comer in the line of Lot No. 162, upon said plan of lots; thence along the Southern line of said lot No. 162 South eighty-three (83) degrees fifteen (15) minutes East fifty (50) feet to a comer, being also the Northwestern comer of Lot No. 150, upon said plan of lots; thence along the Western line of said Lot NO. 150 South six (6) DEGREES FORTY-FIVE (45) MINUTES West fifty (50) feet to the place of beginning. CONTAINING two thousand five hundred (2,500) square feet more or less and being the Eastern half of Lot No. 161 in Block 2, upon said

plan of lots, said plan being recorded in Pike County in Plat Book No.

____, Page ____.

ALSO GRANTING AND CONVEYING to the Grantees, their heir and assigns, the right, liberty and privilege of ingress, egress and regress over and upon the private roads upon the lands of the prior Grantors for the purpose of reaching the premises herein conveyed, as the same are laid out upon the said plan of lots.

The above-described premises was re-surveyed as shown on a certain survey map dated June 1, 1983, and is described as follows:

ALL THA T CERTAIN piece, parcel or tract of land situate in the Township of Greene, County of Pike, State of Pennsylvania, as shown on a certain “Map showing lands of William G. Yanowsky Estate, Greene Township, Pike County, Pennsylvania, June 1, 1983, Scale 1” = 20’, Harry F. Schoengagel, PLS”, as follows:

BEGINNING at a point for a comer, said point being located on the northerly edge of Branch Road as shown on the aforesaid map and also being the common comer of the premises hereinafter described and Lot No. 160 as shown on the aforesaid map; thence north six (6) degrees forty-five (45) minutes east one hundred (150) feet to a point for a comer; thence south eighty-three (83) degrees fifteen (15) minutes east fifty (50) feet to a point for a comer; thence South six (6) degrees forty-five (45) minutes West one hundred fifty (150) feet to a point for a comer on the northerly edge of Branch Road; thence along the northerly edge of Branch Road,

north eighty-three (83) degrees fifteen (15) minutes west fifty (50) feet to the point and place of beginning.

Tax ill Number: 116.04-01-17- BEING Lot 159 and the Easterly half of Lot 161.

COMMONLY KNOWN AS 159 Branch Road Assessed as 323 Branch Road, Greentown, P A 18426

BEING THE SAME PREMISES which William H. Dietrick, III, and Individual, and Robert J. Dietrick and Mailia M. Dietrick, husband and wife, by Deed dated April 20, 2007 and recorded April 25, 2007 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 2228, Page 1913, as Instrument Number 200700006295, granted and conveyed unto Shawnee L. Rude, an individual, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Shawnee L. Rude DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 62.370.57 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. Shawnee L. Rude DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 62,370.57 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE C0186-2019AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC3 c/o Ocwen Loan Servicing, LLC vs Starr Grolimund 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 August 21, 2019 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot No.8, Block No.11, Section No.2, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivision recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, Page 7. Control No. 017711 Map No. 122.04-04-08

Commonly known as 2216 Goldkey Estates, Milford, PA 18337 BEING the same premises which James P. White, a single man, by Deed dated November 12, 2003 and recorded in the Office of Recorder of Deeds of Pike County on November 24, 2003 at Book 2019, Page 2282 Instrument No. 200300024627 granted and conveyed unto Starr Grolimund, a single woman.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Starr Grolimund DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$118,511.88 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. Starr Grolimund DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 118,511.88 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 571-2019r SUR JUDGEMENT NO. _571-2019_ AT THE SUIT OF Wells Fargo Bank, NA vs Charles Pilkington and Joanne Pilkington 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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION By virtue of a Writ of Execution No. 571-2019-CIVIL

Wells Fargo Bank, NA

v.

Charles Pilkington Joanne Pilkington

owner(s) of property situate in the DELA WARE TOWNSHIP, PIKE County, Pennsylvania, being 2034 Birchwood Lake, A/K/A 114 Persimmon Drive, Dingmans Ferry, PA 18328-4236 Parcel No. 162.02-10-45-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$61,436.76

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 Charles Pilkington and Joanne Pilkington DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$61,436.76 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND

CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Charles Pilkington and Joanne Pilkington DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$61,436.76 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1077-2018r SUR JUDGEMENT NO. 1077-2018_AT THE SUIT OF New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing vs

Edith Lucey and Gerard Lucey 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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL NO.: 169.01-02-63/TAX CONTROL: 02-0-028360

ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit: LOTS 6ABC, Block W-1 06, as set forth on a Plan of Lots - Wild Acres, Section 1, Delaware Township, Pike County, Pennsylvania, dated may, 1967, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 6, page 37, on July 17, 1967. Subject to the same exceptions, restrictions, covenants and conditions contained in prior deeds forming the chain of title including without limitation those restrictions contained in Deed Book 213, page 774. TOGETHER with all and singular building improvements, ways, streets, driveways, alleys, passages, waters, water-courses, liberties, privileges, rights, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise

appe1laining, and the reversions and remainders, rents, issued and profits thereof; and all the estate, right, title, interest, prope1ly claim and demand whatsoever of the said Grantors in law, equity, or to otherwise howsoever, of, in, and to the same and every pat1 thereof. ALSO KNOWN AS 121 Stag Lane, Dingmans Ferry, PA 18328 Fee Simple Title Vested in Gerard Lucey and Edith Lucey, his wife as Tenants by the Entireties, by deed from Edward Lucey and Denise Lucey, his wife, dated 4/20/2004, recorded 4/22/2004, in the Pike County Clerk's Office in Deed Book 2041, Page 2397 as Instrument No. 200400006783.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edith Lucey and Gerard Lucey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$80,077.09 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_ Edith Lucey and Gerard Lucey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 80,077.09 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 569-2019r SUR JUDGEMENT NO. _569-2019_ AT THE SUIT OF Nationstar Mortgage LLC dba Mr. Cooper vs Dorothy Hogan 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 August 21,2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN 1ot, piece

or parcel of land situate, lying and being in the Township of Delaware, County of Pike, State of

Pennsylvania, more particularly described as follows, to wit:

Lot/Lots No. 365, Section No.2 as shown on map entitled subdivision of Section 2, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No.9, Page 171.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 133 Panda Road f/k/a 365 Panda Road Lot 36, Dingmans Ferry, PA 18328

Parcel Number 161.01-05-47 BEING THE SAME PREMISES which Donald E. Sobolik, Single, by his attorney-in-fact, Thomas A. Sobolik, Party of the First Part, by Deed dated March 26, 2003 and recorded March 26,2003 and Book 1973 Page 814 #200300005471, in the Office of the Recorder of Deeds in and for the County of Pike, granted and conveyed unto Dorothy Hogan, Single, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_Dorothy Hogan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 38,460.84 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 Dorothy Hogan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$38,460.84 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1248-2018r SUR JUDGEMENT NO. 1248-2018_AT THE SUIT OF U.S. Bank National Association, as Trustee for MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage pass-Through Certificates Series 2007HE1 c/o Ocwen Loan

Servicing, LLC vs Nancy J. Smith
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 August
21.2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

THE FOLLOWING
DESCRIBED real property situate
in Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania, to wit:
All that certain lot or parcel of land
situate in Lehman Township,
County of Pike, Commonwealth of
Pennsylvania, and being more
particularly described as follows:
LOT(S) Number 76, Stage VI, Pine
Ridge, as shown on Plat of Pine
Ridge, Inc. Stage VI, recorded in the
Office of the Recorder of Deeds of
Pike County in Plat Book Volume
10, Page 74 on March 28,1973.
Commonly Known As: 1235 Pine
Ridge Drive East, a/k/a 4723 Pine
Ridge Drive East, Bushkill, PA
18324
BEING the same premises which
Peter J. Hurley, a married man, and
Gerald C. Hurley, a married man by
Deed dated November 7, 1998 and
recorded in the Office of Recorder
of Deeds of Pike County on
November 17, 1998 at Book 1645,
Page 259 granted and conveyed
unto Nancy J. Smith, Single.
Control No. 040261
Map No. 189.03-01-24
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Nancy J.
Smith DEFENDANTS, OWNER,
OR REPUTED OWNERS OF
THE AFORESAID REAL
PROPERTY FOR EXECUTION
UPON A JUDGMENT ON THE
AMOUNT OF \$114,855.26 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_ Nancy J. Smith
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$114,855.26 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 517-2019r SUR JUDGEMENT NO. 517-2019__AT THE SUIT OF Quicken Loans, Inc vs Amy Beth Santucci 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 August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL NO.: 122.02-01-80/TAX CONTROL 03-0-017815 ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot Number 1, Block No.9, Section Number 2, Sunrise Lake as shown on plat or map of Sunrise Lake of Sunny lands, Inc, subdivisions, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 7, page 44. TOGETHER WITH, the right and privilege to use the private roadways on other lands of Sunnylands, Inc. from the public highway known as Pennsylvania Legislative Route 739 (Dingmans Turnpike) to the lot herein conveyed for purposes of ingress, egress and

regress to and from the lands herein conveyed to the public highway in common however, with others and the grantor herein, its successors and assigns.

TOGETHER WITH all rights-of-way and UNDER AND SUBJECT to all conditions restrictions, reservations and the like as set forth in the above-referenced deed or the record thereof.

TAX PARCEL #122-02-01-80 BEING KNOWN AS: 103 Ridge Drive FKA L1 BL 9 Sec 2 Sunrise Lake, Milford PA 18337 Fee Simple Title Vested in Amy Beth Santucci by Special Warranty Deed from, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-AB4 by its Attorney in Fact Ditech Financial LLC, fka Green Tree Servicing LLC, by Power of Attorney, dated 4/6/2016, recorded 411112016, in the Pike County Recorder of deeds in Deed Book 2492, Page 2249 as Instrument No. 201600002834.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Amy Beth Santucci DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF 5 63,522.13 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO

ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Amy Beth Santucci DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$63,522.13 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, STe. 200
Warrington, PA 18976
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 19-2019r SUR JUDGEMENT NO. 19-2019_AT THE SUIT OF Bank of New York Mellon Trust Company, NA as Trustee for Mortgage Assets Management Series I Trust vs Elizabeth Oriani

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 21, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or parcel of land, situate and being in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, in the tract known as "Friendly Acres" surveyed for Charles Swezy), October 26, 1971 by George E. Ferris, R. S., being more particularly bounded and described as follows:
BEGINNING at a point in the center of a certain fifty (50) feet wide private roadway and utility right-of-way of the tract known as Friendly Acres, said point of beginning being a common comer of Lots Nos. 118 and 119; Thence along the common line dividing Lots Nos. 118 and 119, North sixty-seven (67) degrees twenty-five (25) minutes East four hundred thirty (430) feet to a comer, said comer being a common comer of Lots Nos. 102, 103, 118 and 119; Thence along the common line dividing Lots Nos. 102 and 119, South twenty-one (21) degrees fifty-nine (59) minutes East, one hundred ninety-eight (198) feet to comer, said comer being a common comer of Lots Nos. 101, 102, 119 and 120; Thence along the common line dividing Lots Nos. 119 and 120,

South sixty-seven (67) feet to a corner in the center of the first mentioned private roadway and utility right-of-way and utility right of-way;

Thence along the center of the same, North twenty-one (21) degrees fifty-nine (59) minutes West one hundred ninety-eight (198) feet to the point or place of BEGINNING.

CONTAINING one and ninety-five one hundredths (1.95) acres be the same more or less. BEING Lot 119 of the tract known as FRIENDLY ACRES.

FOR INFORMATIONAL

PURPOSES: Being known as 201 Fellowship Drive, Hawley PA 18428 PARCEL # 046.01-01-23 (Control #023573)

UNDER AND SUBJECT to conditions, easements and restrictions as more fully set forth in a "DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS", dated June 4, 1969, and entered of record in the Office of the Recorder of Pike County, in Deed Book 258, at page 418, on December 9, 1971, which Declaration of Restrictive and Protective Covenants is by reference made a part hereof.

EXCEPTING AND RESERVING to the prior Grantors, their heirs and assigns, in common, however, with the Grantees, their heirs and assigns, a right-of-way for the purpose of ingress, egress and regress over that one-half portion of the private roadway on the Southwest side of the premises herein conveyed.

EXCEPTING AND RESERVING to the prior

Grantors, their heirs and assigns, all gas, oil or minerals in, on or under the premises hereby conveyed.

BEING THE SAME PREMISES which Indra C. Van Slyke, by Deed dated January 9, 1989 and recorded January 11, 1989 in Deed Book 006, page 090 in the Office of the Recorder of Deeds in and for the County of Pike, granted and conveyed unto Alfred G. Oriani and Elizabeth Oriani, as tenants by the entireties, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elizabeth Oriani DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$166,944.43 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE

PROPERTY OF_ Elizabeth Oriani
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$169,944.43 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 570-2019r SUR
JUDGEMENT NO._570-
2019_ AT THE SUIT OF Wells
Fargo Bank, NA vs Donna M.
Naughton 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 August
21,2019 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 570-2019-CIVIL
Wells Fargo Bank, N.A.
v.
Donna M. Naughton
owner(s) of property situate in the
DELAWARE TOWNSHIP, PIKE
County, Pennsylvania, being

617 Silver Lake Road, Dingmans
Ferry, PA 18328-3021 Parcel No.
148.04-02-50.001

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$169,302.34

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 Donna M.
Naughton
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$ 169.302.34
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_ Donna M.
Naughton

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$169,302.34 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
7/26/2019 • 8/2/2019 • 8/9/2019

**SHERIFF SALE
AUGUST 21, 2019**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION NO
613-2019r SUR JUDGEMENT
NO. 613-2019 AT THE SUIT OF
U.S. Bank National Association, as
Trustee for TBW Mtg.-Backed trust
series 2007-2, TBW Mortgage Pass-
Through Certificates, Series 2007-2
vs Lyn Zecchino aka Lynn Zecchino
and Andrew A. Zecchino
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 August
21.2019 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 MILFORD,
PIKE COUNTY,

PENNSYLVANIA:
BEING KNOWN AS: 4100
CONASHAUGH LAKE A/K/A
107 RODNEY ROAD
MILFORD, PA 18337
BEING PARCEL NUMBER:
121.03-01.05 IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Lyn
Zecchino aka Lynn Zecchino and
Andrew A. Zecchino
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$309.080.20 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_ Lyn Zecchino
aka Lynn Zecchino and Andrew A.
Zecchino

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$309,080.20 PLUS
COSTS AND INTEREST AS
AFORESAID.
Kerry Welsh, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
RAS Citron, LLC
133 Gaither Drive, Ste. F
Mt. Laurel, NJ 08054
7/26/2019 • 8/2/2019 • 8/9/2019

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