

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. XII ♦ MILFORD, PA ♦ JANUARY 3, 2020 ♦ NO. 1



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
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P: 570-251-1512
F: 570-647-0086
www.pikecountylegaljournal.com

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

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

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

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

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
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PIKE COUNTY OFFICIALS

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 Joseph F. Kameen, *President Judge, Retired*
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 Missi Strub

PEMA

Tim Knapp



PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
PIKE COUNTY SENTENCING INFORMATION

December 19, 2019 — Pike County District Attorney Raymond J. Tonkin announced the following criminal sentences were issued by Pike County Court of Common Pleas President Judge Gregory Chelak:

Lisandro Andres Guadalupe. Age 44, of Dingmans Ferry, PA, was sentenced to 6 months of probation and fined \$300.00 for the crime of Criminal Mischief. During a domestic dispute at a residence in Delaware Township on July 4, 2018, Guadalupe destroyed a camera and computer valued in excess of \$1,000.00.

Walter Thomas Vonignatius, age 41, of Matamoras, PA, was sentenced to 6 months to 23 months in the Pike County Jail and fined \$500.00 for the crime of Possession With Intent to Deliver a Controlled Substance. A Search Warrant of the Vonignatius property in Matamoras Borough on July 11, 2019, revealed Vonignatius was in possession of 105.4 grams of Marihuana.

Eric Michael Henrich, age 38, of Greeley, PA, was sentenced to 12 months of probation and fined \$300.00 for the crime of Possession of Drug Paraphernalia. Henrich was pulled over by the state police on July 3, 2019, along SR 739 in Blooming Grove Township for an expired registration. A consent to search the vehicle revealed hypodermic needles, a plastic tube with needle fitting and a plastic baggie containing residue.

Vanessa Marie Vonsee, age 21, of Dingmans Ferry, PA, was sentenced to 1 year to 3 years in a state correctional facility and fined \$700.00 for the crimes of Delivery of a Controlled Substance and Possession of a Controlled Substance. Vonsee sold Heroin to a confidential informant on November 27, 2018, and November 29, 2018, in a residential community located in Delaware Township.

Frederick Charles Leonard, age 28, of Waymart, PA, was sentenced to 6 months to 24 months in the Pike County Jail, fined \$1,200.00 and had his driver's license suspended for a duration of time to be determined by PennDOT, for the crimes of Fleeing or Attempting to Elude a Police Officer, Driving Under the Influence and Driving While Operating Privilege is Suspended or Revoked. The state police attempted to pull over Leonard on July 20, 2018, when he was observed driving erratically along SR 507 in Palmyra Township. Leonard initially ignored the attempt of the state police to pull him over. An odor of an alcoholic beverage was detected when contact was made with Leonard and his eyes were observed to be red, glossy and bloodshot. Leonard admitted to drinking prior to driving. Field Sobriety Tests showed impairment. Leonard refused to submit to a blood test. Leonard was also found to be driving on a suspended license due to a prior DUI.

Vincent Guard Touhey, age 55, of Bayonne, NJ, was sentenced to 6 months of probation, fined \$1,000.00 and will have his license suspended for a duration to be determined by PennDOT, for the crime of Driving Under the Influence. Touhey was

stopped by the state police for driving erratically along SR 739 in Dingman Township on April 5, 2019. When contact was made with Touhey, the trooper detected the smell of an alcoholic beverage and observed Touhey to have glassy, bloodshot eyes and slurred speech. Touhey admitted to drinking prior to driving. Field Sobriety Tests showed impairment and a breath test confirmed a blood alcohol content of .095%.

Shawn Henry Culleney, age 38, of Milford, PA, was sentenced to 6 months to 12 months in the Pike County Jail, fined \$1,500.00 and had his driver's license suspended for 24 months for 2 counts of the crime of Driving Under the Influence and 1 count of Criminal Mischief. The state police encountered Culleney on September 30, 2018, with a disabled vehicle along Silver Lake Road and Doolan Road in Delaware Township. In speaking with Culleney, the trooper detected the smell of an alcoholic beverage. Culleney was found in possession of an open bottle of whiskey. A blood test confirmed a blood alcohol content of .126%. Culleney damaged a kitchen door at a residence in Shohola Township on September 22, 2019, and then drove away. He was stopped by state police along Route 6. When speaking with Culleney, the trooper detected the smell of an alcoholic beverage and was observed to have slurred speech and trouble balancing. Culleney admitted to drinking alcohol and injecting Cocaine.

Deborah Lee Taylor, age 62, of Dingmans Ferry, PA, was sentenced to 6 months of the IP Pike Care Program which will include 30 days of house arrest, a fine of \$1,000.00 and a driver's license suspension of 12 months for the crime of Driving Under the Influence. The state police were dispatched to Water Forest Drive in Delaware Township for a three-car accident where Taylor had hit two other cars. Taylor admitted to drinking prior to driving. Her eyes were observed to be red and glassy and her speech slurred. A blood test confirmed a blood alcohol content of .250%.

Jon Mercerau, age 55, of Greentown, PA, was sentenced to 12 months of probation and fined \$500.00 for the crime of Acquisition of a Controlled Substance by Misrepresentation, Fraud, Forgery, Deception or Subterfuge. Mercerau picked up and maintained a prescription on January 30, 2019, for Alprazolam from a drug store in Greene Township stating he was picking up the prescription for someone else and then kept the pills for his personal use.

Joseph Ismael Galletti, age 35, of Lackawaxen, PA, was sentenced to 3 months to 23 months in the Pike County Jail and fined \$500.00 for the crime of Delivery of a Non-Controlled Substance. Galletti sold a substance he portrayed as Heroin to a confidential informant in August of 2018, in Lackawaxen Township.

Jason Daniel Conklin, age 39, of Port Jervis, NY, was sentenced to 1 year to 5 years in a state correctional facility, fined \$2,500.00 and had his driver's license suspended for 18 months for the crime of Driving Under the Influence of a Controlled Substance. The state police were dispatched to the west bound exit ramp of I-84 in Westfall Township where Conklin drove his vehicle into the back of another vehicle. In speaking with Conklin, the trooper observed Conklin to have constricted pupils and was slow to respond to questions. Conklin admitted to smoking Marihuana and a blood test confirmed the presence of THC in his blood.

Wandys Lassends, age 40, of Middletown, NY, was sentenced to 18 months of probation and fined \$500.00 for the crimes of Firearms not to be Carried Without a License and Tampering with or Fabricating Evidence. The state police pulled over Lassends on January 27, 2018. During the traffic Lassends was observed throwing an item out of the vehicle window to avoid its discovery by the police.

Destiny Marie Conklin, age 24, of Matamoras, PA, was sentenced to 69 days to 12 months in the Pike County Jail, followed by 12 months of probation and fined \$1,300.00 for the crimes of Receiving Stolen Property, Possession of a Controlled Substance and Possession of Drug Paraphernalia. Conklin took a computer game system with a value in excess of \$200.00 to a business in Matamoras on November 6, 2018, to sell it knowing that the system was stolen. On May 27, 2019, Conklin was found in possession of Heroin in a business parking lot located in Matamoras. On July 23, 2019, Conklin was found in possession of five hypodermic needles on 4th Street in Matamoras.

Kyle William Dillon, age 21, of Milford, PA, was sentenced to 72 hours to 6 months in the Pike County Jail, fined \$1,000.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence. Dillon was stopped by the state police along Log Tavern Road on April 21, 2019, for an expired registration. In speaking with Dillon, the trooper detected the smell of Marihuana. Field Sobriety Tests showed impairment and a blood test confirmed the presence of THC in his body.

Lennisha Desiree Johnson, age 22, of Bushkill, PA, was sentenced to 2 months to 12 months in the Pike County Jail and fined \$400.00 for the crimes of Simple Assault and Recklessly Endangering Another Person. Johnson struck an individual in the side of the face on August 4, 2018, at a community pool in Lehman Township causing an injury and endangering a child.

Robert Shawn Weatherly, age 23, of Milford, PA, was sentenced to a \$300.00 fine for the crime of Possession of a Small Amount of Marihuana. Weatherly was stopped by the state police on May 30, 2019, for driving on a suspended registration along SR 739 in Delaware Township. Upon making contact with Weatherly, the trooper detected the smell of Marihuana. A search of the vehicle revealed a small amount of Marihuana.

Gabriel Ivan Figueroa, age 43, of East Stroudsburg, PA, was sentenced to 72 hours to 6 months in the Pike County Jail, followed by 6 months of probation, fined \$1,300.00 and a driver's license suspension of 12 months for the crimes of Driving Under the Influence and Resisting Arrest. The state police encountered Figueroa along side his vehicle on Route 402 in Porter Township on May 10, 2019. In speaking with Figueroa, the trooper detected the smell of an alcoholic beverage. Figueroa admitted to drinking prior to driving. A preliminary breath test indicated alcohol and Figueroa was taken to the barracks for a breath test which resulted in a blood alcohol content reading of .176%. While being processed, Figueroa acted in a threatening and agitated manner and resisted arrest.

Timothy Bauernfeind, age 31, of Milford, PA, was sentenced to 41 days to 6 months in the Pike County Jail and fined \$600.00 for the crimes of Resisting Arrest and Indirect Criminal Contempt. The state police were dispatched to a residence in

Dingman Township on November 8, 2019, where Bauernfeind was in violation of a Protection from Abuse Order. When placed under arrest, Bauernfeind resisted, placing the troopers at risk.

Richard Douglas Padgett, age 25, of Westtown, NY, was sentenced to 41 days to 2 years less one day, in the Pike County Jail and fined \$400.00 for the crime of Terroristic Threats and the Summary Offense of Criminal Mischief. Padgett threatened violence to individuals at a residence in Blooming Grove Township and slashed tires of two vehicles doing in excess of \$500.00 damage on November 3, 2019.

Pike County Bar Association



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COURT CALENDAR

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

MONDAY, JANUARY 6, 2020

- 9:30 AM Docket #: 110-2018
Lynda Smith vs. Darin Smith
Divorce Master Hearing - Settlement Conference
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: Thomas Mincer, Esq
- 10:30 AM Docket #: 1406-2019
Jason Berry vs. Kathleen Berry
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:00 PM Docket #: 1379-2011
Augustin Marte vs. Maria Cruz
Custody Conference
Plaintiff Attorney: Jason Leon, Esq
Defense Attorney: Thomas Mincer, Esq
- 1:30 PM Docket #: 1350-2018
Joan Marie Gilroy vs. Terence Gilroy
Divorce Master Hearing
Plaintiff Attorney: Pamela Wilson, Esq
Defense Attorney: Mark Moulton, Esq
- 2:30 PM Docket #: 1209-2019
Rachel Lassiter vs. Thomas Pepe
Mediation
Plaintiff Attorney:
Defense Attorney:
- 3:30 PM Docket #: 1596-2019
Brian Kepley vs. Sylvia Kepley
Mediation
Plaintiff Attorney:
Defense Attorney:

TUESDAY, JANUARY 7, 2020

- 9:30 AM Docket #: 1242-2019
Shirley & John Solch vs. Cheryl & Christian Caliente
Custody Conference
Plaintiff Attorney:
Defense Attorney:

- 10:30 AM Docket #: 1260-2019
Tamara Szabo vs. Ronals Szabo
Custody Conference
Plaintiff Attorney: Thomas Mincer, Esq
Defense Attorney: Ashley Zimmerman, Esq
- 1:30 PM Docket #: 1379-2011
David Gibbions vs. Shirene Smith
Custody Conference
Plaintiff Attorney:
Defense Attorney:

WEDNESDAY, JANUARY 8, 2020

- 9:30 AM Docket #: 1253-2018
Desiree Fenin-Florea vs. Richard & Sherri Passarge
Hearing - Partition
Plaintiff Attorney: Aaron DeAngelo, Esq
Defense Attorney: Robert Reno, Esq

THURSDAY, JANUARY 9, 2020

- No Events Listed

FRIDAY, JANUARY 10, 2020

- 1:00 PM Docket #: 350-2017
Commonwealth of PA vs. Michael Paul Kin
Hearing - Def Mtn Hearing & Amend Post Conviction Col Relief
Plaintiff Attorney: District Attorney
Defense Attorney: Robert Bernathy, Esq.

SATURDAY, JANUARY 11, 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.*

ESTATE NOTICE

Estate of Leo Kallas, deceased late of P.O. Box 46, Shohola, PA, 18458
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:
Marika Chasse, Executrix
22 Thorn Ave.
Mt. Kisco, NY, 10549

1/3/2020 • 1/10/2020 • 1/17/2020

EXECUTRIX NOTICE

ESTATE OF HELEN M. UMSTEAD, late of Lords Valley, Pike County, Pennsylvania, deceased.
Letters testamentary on the above estate having been granted to the

undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to KAREN GIERE, of 139 Cottage Place West, Gillette., NJ 07933, or to her attorneys, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

1/3/2020 • 1/10/2020 • 1/17/2020

LETTERS TESTAMENTARY

Estate of Carol M. Husson, Deceased, late of 976 Twin Lakes Road, Shohola, Pennsylvania 18458. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Linda Husson
977 Twin Lakes Road
Shohola, PA 18458

or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

1/3/2020 • 1/10/2020 • 1/17/2020

LETTERS TESTAMENTARY

Estate of Thomas J. Vassallo a/k/a Giedano Vassallo, Deceased, late of 110 Mountain Top Drive, Milford, Pennsylvania 18337.
Letters Testamentary on the above

estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Teresa Schwarz
104 Mountain Top Drive
Milford, PA 18337

or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

1/3/2020 • 1/10/2020 • 1/17/2020

EXECUTOR NOTICE

Estate of Alfred W. Sandberg, deceased, late of 196 Spruce Lake Drive, Milford, PA 18337.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay, to:

Stevan A. Sandberg
120 The Promenade
Edgewater, NJ 07020, Executor

1/3/2020 • 1/10/2020 • 1/17/2020

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

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY SIXTIETH JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA

CIVIL

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF Justin Farrington

No. 725-2019

ORDER

AND NOW, this 15th of November, 2019, upon consideration of the Petitioner's Motion for Continuance, it is hereby

ORDERED that the Hearing on the above matter, previously scheduled for November 19th, 2019, is hereby CONTINUED for the 13th day of January, 2020 at 9:00 a.m., in the Pike County Courthouse, Milford, Pennsylvania.

BY THE COURT:
Hon. Kelly A. Gaughan, J.

1/3/2020

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, 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 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 Plot 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) DA YS 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, weer-courses, 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 as in equity, of, in, and to the same.

TO HAVE 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 05113/2010 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 f/k/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 desuiped 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 PENNSYL
VANIA 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 comer 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, casements and exceptions as set forth in Deed Book

Volume 228 at page 626.

TAX MAP NO. 095.03-01-05

PARCEL If:

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 RANCLANDS,
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, PA 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 Conn ellis 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 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, 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 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, LLLP

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 Barberrry 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

MORTGAGES AND DEEDS

*Recorded from December 19, 2019 to December 25, 2019
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Nathan Jacqueline Nathan James H	MERS Mortgage Electronic Registration System Inc Crosscountry Mortgage LLC	130000.00	Blooming Grove Twp
Chris Krishna LLC	Dime Bank	667500.00	Delaware Twp
Albrecht Robert A Watson Thomas Tr	Watson Bail Bonds	50000.00	Dingman Twp
Mardarello Alfred F Mardarello Roseanne F	Holderman Eileen A	20000.00	Blooming Grove Twp
Prince Daniel E Prince Deborah E	JPMorgan Chase Bank NA	220000.00	Lackawaxen Twp
Colas Edouard M	MERS Mortgage Electronic Registration System Inc Loandepot.Com LLC	105000.00	Lehman Twp
Woodlock Spa Resort LP	Peoples Securiry Bank & Trust Company		
Woodloch Spa Resort LLC		1000000.00	Lackawaxen Twp
Lawson Kenneth Lawson Amanda	MERS Mortgage Electronic Registration System Inc Lakeland Bank	228000.00	Westfall Twp
Abayeva Boris Abayev Boris	MERS Mortgage Electronic Registration System Inc		
Abayeva Irina	Interstate Home Loan Center Inc	100000.00	Dingman Twp
Genduso Thomas Genduso Carol	Chiaverini Ronald J Chiaverini Joan P	40000.00	Delaware Twp
Linaberry Richard J	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	100000.00	Blooming Grove Twp
Moniot Jan D	Finance Of America Commercial LLC	87750.00	Delaware Twp

Striker Richard	Dime Bank		
Striker Joyce E		60000.00	Blooming Grove Twp
Digregorio John C	Wayne Bank		
Digregorio John T			
Digregorio Francine D		55000.00	Shohola Twp
Kirschner Bryan J	MERS		
Kirschner Jessica M	Mortgage Electronic Registration System Inc North American Savings Bank FSB	164957.00	Dingman Twp
Barnes Joseph E	Dime Bank		
Barnes Abigail L		40000.00	Lackawaxen Twp
Smith Timothy	Dime Bank	150000.00	Palmyra Twp
Eisenhauer Glyn	Citizens Bank Of Pennsylvania	100000.00	Shohola Twp
Bell Nathan D	Citizens Bank Of Pennsylvania		
Bell Rachael M		100000.00	Delaware Twp
Mould Daniel W	ESSA Bank & Trust		
Mould Francesca		59000.00	Blooming Grove Twp
Caputo Donald	Wells Fargo Bank NA		
Lee Edward		180000.00	Milford Borough
Berroe Coplin Keioy	MERS		
Coplin Keidy Berroe	Mortgage Electronic Registration System Inc Cardinal Financial Company	139500.00	Lehman Twp
Addesso Peter M Sr	MERS		
Addesso Peter M Jr	Mortgage Electronic Registration System Inc Movement Mortgage LLC	155138.00	Lehman Twp
Albano Vincent J	MERS		
Albano Maureen A	Mortgage Electronic Registration System Inc Quicken Loans Inc	330456.00	Westfall Twp
Diperi Christopher	MERS		
Moris Ceballos Maria M	Mortgage Electronic Registration System Inc		
Ceballos Maria M Moris	Quicken Loans Inc	126653.00	Matamoras Borough
Monaenko Yelena	Citizens Bank NA		
Budansky Vladimir		215200.00	Shohola Twp
Peck Charles	Honesdale National Bank		
Peck Mary		266250.00	Lackawaxen Twp
DEPG Dingmans Associates LLC	Dime Bank		
Depetris Dingmans LLC			
HK Properties LLC		400000.00	Dingman Twp

Nelson Bruce	Honesdale National Bank		
Nelson Karen		220000.00	Lackawaxen Twp
Tarini Patricia Lynn	Wells Fargo Bank NA		
Tarini Patricia Lynn			
Tarini Brian Richard		192000.00	Lehman Twp
Doyle William H	Midatlantic Farm Credit ACA		
Doyle Jennifer M		73600.00	Dingman Twp
Wishart Christopher S	MERS		
	Mortgage Electronic Registration System Inc		
	Guaranteed Rate Inc	103500.00	Lackawaxen Twp
Brooks Colleen	MERS		
	Mortgage Electronic Registration System Inc		
	Everett Financial Inc		
	Supreme Lending	108007.00	Delaware Twp
Sorensen Nicholas	MERS		
Lamboy Nicole	Mortgage Electronic Registration System Inc		
	Summit Mortgage Corporation	143064.00	Dingman Twp

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Diaz Rotraud	Nathan James H		
	Nathan Jacqueline	270000.00	Blooming Grove Twp
Marshall Marissa B Aomrx	Ionic Properties LLC		
Fannin Cloice Clyde Est			
Fannin Cloice C Est		10500.00	Lackawaxen Twp
Fannin Cloice Est			
Dispoto Nicholas	Chris Krishna LLC		
Benson Brian E		450000.00	Delaware Twp
Steinberg R Philip Tr	Nickerson Byron		
Philip Steinberg Rev			
Trust Agr 11/20/2014	Nickerson Susan N	590000.00	Shohola Twp
Newrez LLC	Secretary Of Housing & Urban Development		
New Penn Financial LLC			
Shellpoint Mortgage Servicing		1.00	Delaware Twp
Holderman Eileen A	Mardarello Alfred F		
	Mardarello Roseanne F	200000.00	Blooming Grove Twp
Preston Bernice D	Prince Daniel E		
	Prince Deborah E	325000.00	Lackawaxen Twp

Welsh Kerry Shrrff	ABEC Real Estate LLC		
Rubertone Frances		219609.80	Dingman Twp
G & W Properties LLC	Woodloch Spa Resprt LP		
Woodloch Pines Inc		1350000.00	Lackawaxen Twp
Selipanov Aleksey L	Kirschner Bryan J		
	Kirschner Jessica M	168000.00	Dingman Twp
Obe Peter	Peredo Luis		
Obe Peter A	Macias Jessica	57000.00	Lackawaxen Twp
Chuplis Mark Joseph Est	Pecuch Kyle F		
Chuplis Kathleen Exrx		17000.00	Greene Twp
Chaffardet Irving E	Chaffardet Irving E Jr		
Chaffardet Irving E Jr			
Chaffardet Dawn F			
Chaffardet Irving E Jr Agent		1.00	Greene Twp
Pike County Tax Claim			
Bureau Tr	Jurgowski Pawel		
Styria Enterprises LLC	Jurgowski Tomasz	1250.00	Lehman Twp
Pike County Tax Claim			
Bureau Tr	Bickston Tyler Daniel		
Scoble Dean R	Smith Bickston Amanda		
Scoble Deborah O	Bickston Amanda Smith	3000.00	Delaware Twp
Pike County Tax Claim			
Bureau Tr	Bickston Tyler Daniel		
Benasa Realty Company	Smith Bickston Amanda		
	Bickston Amanda Smith	3000.00	Delaware Twp
Pike County Tax Claim			
Bureau Tr	Wright James S		
McCormack Steven			
McCormack Christine		1257.77	Dingman Twp
Pike County Tax Claim			
Bureau Tr	Broni Properties LLC		
Plastino James			
Plastino Mary		2501.00	Lackawaxen Twp
Pike County Tax Claim			
Bureau Tr	Caltabiano Joseph		
Dandry Richard	Caltabiano Nancy		
Dandry Richard J	Pacy Dolores	3100.00	Dingman Twp
Jaghab Lupe	Sidorov Viktor		
	Sidorova Svetlana	260000.00	Lehman Twp
Hong Ann K	Eagle Village POA	1519.06	Lehman Twp
Barb Donald H	Eagle Village Poa		
Barb Nancy D		1519.06	Lehman Twp

Welsh Kerry Shrrf	Cascade Funding Mortgage Trust 2017-1		
Gaeta Richard A	Alternative Holdings LLC		
Gaeta Theresa		1.00	Lackawaxen Twp
Bothams Albert	Tanglwood Resort Master Association Inc		
Bothams Annette		3531.92	Palmyra Twp
Tanglwood Resort Master Association Inc	Franchino John		
	Franchino Sylvia	1086.48	Palmyra Twp
Tanglwood Resort Master Association Inc	Miller Kenneth		
	Miller Helen	1046.24	Palmyra Twp
Tanglwood Resort Master Association Inc	Goodrich Douglas K	1046.24	Palmyra Twp
Tanglwood Resort Master Association Inc	Elfstrom Robert		
	Elfstrom Debra	1086.48	Palmyra Twp
Tanglwood Resort Master Association Inc	Casalinuovo Carolyn		
	Casalinuovo Dominic	1086.48	Palmyra Twp
Tanglwood Resort Master Association Inc	Betley Eric	1046.24	Palmyra Twp
Tanglwood Resort Master Association Inc	Latkowski David		
	Latkowski Deborah	1056.30	Palmyra Twp
Tanglwood Resort Master Association Inc	Dunlap Myra	4189.99	Palmyra Twp
Tanglwood Resort Master Association Inc	Gribbin Stephen		
	Gribbin Cheryl	4189.99	Palmyra Twp
Graber John Joseph	Rivera Evelyn		
	Marcial Rose	6000.00	Shohola Twp
Jlany Inc	Berroa Coplin Keidy		
	Coplin Keidy Berroa	157000.00	Lehman Twp
Russell Thelma	Addesso Peter M Sr		
	Addesso Peter M Jr	158000.00	Lehman Twp
Rivers Edge LP	Albano Vincent J		
River Landing LLC	Albano Maureen A	329726.00	Westfall Twp
Kerr Janice	Kerr Janice M		
Kerr Janice Marie		1.00	Delaware Twp
Swanson Donald J Jr	Diperi Christopher		
	Moris Ceballos Maria M		
	Ceballos Maria M Moris	129000.00	Matamoras Borough

Michelson Stanley J Rutz Joseph	Todd Michael Builders LLC Rutz Joseph Rutz Bonnie	41500.00 1.00	Matamoras Borough Porter Twp
Fritts David A	Fritts David A	1.00	Dingman Twp
Fritts David A	Fritts David A	1.00	Dingman Twp
Donahue James R	Donahue James R		
Donahue Lisa Ann	Donahue Lisa Ann	1.00	Milford Borough
Berger Christopher G	Sher Michael		
Berger Gabrielle	Ibayeva Ilona	100000.00	Blooming Grove Twp
Savarese William A	Budansky Vladimir		
Cafiero Francis X	Monaenko Yelena	269000.00	Shohola Twp
Kondracki Patricia	McAllister Marie T	67815.00	Lehman Twp
Casale Albert P Casale Albert Casale Cynthia Casale Albert P Tr Casale Cynthia A Tr Casale Living Trust 02/14/2003	Casale Michael P	1.00	Delaware Twp
Peck Charles Peck Mary	Peck Charles Peck Mary		
MacDonald Nancy		30250.00	Lackawaxen Twp
Hunt Horizons LLC	DEPG Dingmans Associates LLC	546250.00	Dingman Twp
Barbara C Frasier Rev Liv Trust 12/30/1998	Nelson Bruce Nelson Karen	275000.00	Lackawaxen Twp
Ambrogi Susan L Tr Sengbusch Egon	Boni William P Boni Jodi D	35000.00	Lehman Twp
Saw Creek Community Association	RGB Homes LLC	5000.00	Lehman Twp
Saw Creek Community Association	RGB Homes LLC	5000.00	Lehman Twp
Santos Ronald J Gonzalez-Santos Elsie Santos Elsie Gonzalez Gonzalez Santos Elsie	Santos Ronald J	1.00	Dingman Twp
Potenziani Paul A Jr Potenziani Paul A Jr	Potenziani Peter Bauko-Potenziani Luba Potenziani Luba Bauko Bauko Potenziani Luba	205928.20 145014.90	Lackawaxen Twp Blooming Grove Twp
McLain James	Biodis & Company LLC	84654.90	Dingman Twp

Chipple David R	Timko Cynthia		
Chipple Cynthia K			
Mazzotta Laura B			
Knapp Mazzotta Laura			
Mazzotta Laura Knapp			
Mazzotta Dino		17500.00	Palmyra Twp
Velez Jose L	Tarini Brian Richard		
Velez Irma	Tarini Patricia Lynn	240000.00	Lehman Twp
Blauner Lloyd	Doyle William H		
Blauner Shari	Doyle Jennifer M	92000.00	Dingman Twp
Hogan Victoria	Wishart Christopher		
Milhomens Amanda			
Hogan Amanda		115000.00	Lackawaxen Twp
Bobzin Allison A Exrx	Brooks Colleen		
Harrington Robert H Est		110000.00	Delaware Twp
Branning Keith R	Branning Keith R Tr		
Branning Rebecca A	Branning Rebecca A Tr		
Branning Rebecca Anah	Keith R Branning Rev Liv Trust Agr 09/18/19 Rebecca A Branning Rev Liv Trust 09/18/2019	1.00	Lackawaxen Twp
Fannie Mae	Sorensen Nicholas		
Federal National			
Mortgage Association	Lamboy Nicole		
Servicelink LLC Agent		75000.00	Dingman Twp



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