

Pike County LEGAL JOURNAL

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

VOL. XI ♦ MILFORD, PA ♦ DECEMBER 20, 2019 ♦ NO. 51

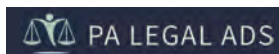


THE PIKE COUNTY BAR ASSOCIATION
WISHES EVERYONE
A SAFE AND HAPPY HOLIDAY SEASON

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

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

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

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

PRICING & RATES

Notice Pricing

One time Insertions

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

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.
A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

Subscription Rates

Per Year

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

PIKE COUNTY OFFICIALS

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Christopher Brighton

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 Missi Strub

PEMA

Tim Knapp



PIKE COUNTY DISTRICT ATTORNEY PRESS RELEASE
PIKE COUNTY SENTENCING INFORMATION

December 5, 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:

Brian Gerard Kramer, age 35, of Scranton, PA, was sentenced to 1 year of probation and fined \$300.00 for the crime of Harassment. On August 12, 2019, and August 13, 2019, Kramer repeatedly communicated via e-mail from a residence in Dingmans Ferry to an individual at an inconvenient time and in order to harass or cause alarm while a Protection from Abuse Order was in place.

Mark Andrew Coffman, age 52, of Honesdale, PA, was sentenced to 24 days to 6 months in the Pike County Jail and fined \$300.00 for the crime of Possession of a Controlled Substance. Eastern Pike Regional Police responded to a hotel in Westfall Township on July 19, 2018, for an incident where Coffman was found in possession of Cocaine.

Jeanette Calabrese, age 29, of Honesdale, PA, was sentenced to 24 days to 6 months in the Pike County Jail and fined \$300.00 for the crime of Possession of a Controlled Substance. Eastern Pike Regional Police responded to a hotel in Westfall Township on July 19, 2018, for an incident where Calabrese was found in possession of Cocaine.

Randi Elizabeth Deyoung, age 28, of Paupack, PA, was sentenced to 48 hours to 6 months in the Pike County Jail to run consecutive to her prior sentence, fined \$500.00 and had her driver's license suspended for 12 months for the crime of Driving Under the Influence. The state police were dispatched to SR 507 and Ledgesdale Road in Greene Township where Deyoung's vehicle left the roadway, overturned and struck a tree. The trooper detected the smell of an alcoholic beverage coming from Deyoung's person, and observed her to have glassy, bloodshot eyes. Deyoung admitted to drinking prior to driving. A blood test revealed a blood alcohol content of .143%.

Avery James Hiller, age 22, of Greentown, PA, was sentenced to 3 months to 12 months in the Pike County Jail and fined \$400.00 for the crimes of Criminal Intent to Commit Defiant Trespass and Retail Theft. Hiller attempted to gain entrance into a residence in Greene Township on August 28, 2019, knowing he did not have permission to do so. On August 30, 2019, Hiller took merchandise totaling \$29.68 from a retail store in Blooming Grove Township without paying for it.

Tara Ann Reuman, age 34, of Milford, PA, was sentenced to 5 years of the IP Pike Care Program which will include 3 months of house arrest, a fine of \$1,500.00 and a driver's license suspension of 18 months for the crime of Driving Under the Influence. Reuman was stopped by the state police on May 24, 2019, for failing to use her turn signal along Milford Road in Delaware Township. The trooper detected the smell of

an alcoholic beverage when speaking with Reuman and observed her to have glassy, red, bloodshot eyes. Field Sobriety Tests showed impairment. Reuman refused to provide a breath sample.

David H. Butts, age 37, of Stroudsburg, PA, was sentenced to 12 months of probation and fined \$300.00 for the crime of Possession of a Controlled Substance. Butts was stopped by the state police for a traffic violation following suspicious activity at a residence in Lehman Township on January 8, 2018. Butts was found in possession of Heroin.

Franklin James Kelly, age 19, of Dingmans Ferry, PA, was sentenced to 6 months of the IP Program which will include 30 days of house arrest and a \$1,000.00 fine for the crime of Driving Under the Influence of a Controlled Substance. The state police stopped Kelly on March 13, 2019, for speeding along Milford Road in Delaware Township. The trooper detected the smell of Marihuana when he approached the vehicle and observed Kelly to have bloodshot, glassy eyes. Kelly admitted to smoking Marihuana earlier. Field Sobriety Tests indicated impairment and a blood test confirmed the presence of THC in his blood.

Steven Michael Kirk, age 24, of Plymouth, PA, was sentenced to 5 days to 6 months in the Pike County Jail, fined \$300.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence. Kirk was pulled over by the state police on August 25, 2018, for traveling too closely and failing to use his turn indicator while traveling along I-84 in Blooming Grove Township. In speaking with Kirk, the trooper detected the smell of Marihuana. Kirk admitted to smoking Marihuana. Kirk was observed to have dilated pupils, eyelid tremors and a green pasty tongue. Field Sobriety Tests showed impairment and a blood test confirmed the presence of THC in his blood.

Enrique Acevedo, age 56, of Bushkill, PA, was sentenced to 1 year of probation and fined \$300.00 for the crime of Unsworn Falsification to Authorities. Acevedo failed to list a criminal conviction in New York State when he submitted his application to carry a concealed weapon on May 11, 2018, at the Pike County Sheriff's Department.

Jeffrey James Steigelmann, III, age 27, of Spring City, PA, was sentenced to 11 1/2 to 23 1/2 months in the Pike County Jail, fined \$1,525.00 and had his driver's license suspended for a duration to be determined by PennDOT for 2 counts of the crime of Fleeing or Attempting to Elude a Police Officer and the Summary Offenses of Required Financial Responsibility, Drivers Required to be Licensed and No Passing Zone. Steigelmann failed to stop when commanded by a Park Ranger in the National Park on October 21, 2018, fleeing into Milford Borough where he failed to heed the request to stop by the Milford Borough Police, heading up Foster Hill Road and then back down. Steigelmann then traveled North on Route 6 & 209 passing in the no passing zone and was finally apprehended by the Port Jervis Police in New York.

Alshariff Kasim McGriff, age 36, of Phillipsburg, PA, was sentenced to 3 to 6 months in the Pike County Jail, fined \$1,200.00 and had his driver's license suspended for 12 months for the crimes of Driving Under the Influence and Possession of Drug Paraphernalia. The state police were dispatched to assist rangers who had stopped McGriff for traveling along Route 209 in a tractor trailer where there is a commercial vehicle ban in place. Upon speaking with McGriff, the trooper detected the smell of Marihuana and observed McGriff to have red, glassy eyes and droopy eyelids. Field Sobriety Tests showed impairment and a blood test confirmed the presence of THC in his blood. McGriff was also found in possession of a smoking device.

James Patrick, Jr., age 53, of Nazareth, PA, was sentenced to 6 months to 23 1/2 months in the Pike County Jail and fined \$300.00 for the crime of Theft. Patrick borrowed a cell phone at a residence in Dingman Township on April 26, 2018, valued at \$400.00 and failed to return it to its owner.

Joshua Michael Rave, age 27, of Greentown, PA, was sentenced to 18 months to 5 years in a state correctional institution and fined \$500.00 for the crime of Intimidation of Witnesses or Victims. Rave obstructed, impeded, impaired, prevented or interfered with the administration of criminal justice by intimidating a witness or victim during a SORNA investigation.

Saul S. Rivkin, age 56, of Phoenixville, PA, was sentenced to 24 months of probation, fined \$300.00 and had his driver's license suspended for 12 months for the crime of Fleeing or Attempting to Elude a Police Officer. Rivken failed to stop when commanded by the National Park Service on October 21, 2018, fleeing into Milford Borough where he failed to stop for the Milford Borough Police, then traveling up Foster Hill Road where he was apprehended.

Anthony Michael Gaeta, age 21, of Nanicoke, PA, was sentenced to 6 months of probation and fined \$300.00 for the crime of Possession of Drug Paraphernalia. Gaeta was a passenger in a vehicle stopped by the state police along Bushkill Falls Road in Lehman Township for no PA inspection sticker. When contact was made with Gaeta, the trooper detected the smell of Marihuana. Gaeta was found in possession of an empty bag of peach CBD gummies, a grinder and a baggie which had contained Marihuana.

Nicholas Matthew Tooley, age 20, of Matamoras, PA, was sentenced to a fine of \$300.00 for the crime of Possession of Drug Paraphernalia. Following a traffic stop for an expired registration in Milford Borough on December 17, 2018, Tooley was found in possession of grinder and rolling papers.

Grace Andrea Sotero, age 23, of Bronx, NY, was sentenced to a fine of \$300.00 for the crime of Possession of Drug Paraphernalia. The state police were dispatched to a residence in Lehman Township on March 8, 2019 where Sotero crashed her vehicle into a house. The trooper detected the smell of Marihuana in the vehicle. Sotero was found in possession of tobacco leaves, backwood cigars and hemp cigarette papers.

Jordan Joseph Anderson, age 19, of Milford, PA, was sentenced to a fine of \$400.00 for the crime of False Reports. Anderson reported to the Eastern Pike Regional Police on July 28, 2019, that his vehicle was damaged in a hit and run incident knowing that information was not correct.

Jake C. Soisson, age 22, of Greeley, PA, was sentenced to a fine of \$400.00 for the crime of Possession of Drug Paraphernalia. The state police responded to a residence in Lackawaxen Township for a report of gun shots. When speaking with Soisson, the trooper detected the smell of Marihuana. Soisson was found in possession of a pipe used for smoking Marihuana.

December 12, 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:

Junior Oswald Felix, age 37, of Brooklyn, NY, was sentenced to 12 months of probation and fined \$500.00 for the crime of Criminal Conspiracy to Commit ID Theft. Felix and his co-conspirator used an individual's social security number at a residence in Greene Township to assist in the credit card purchase of merchandise between October 25, 2015 and November 2, 2015, without the card owner's consent.

Dylan John Seguin, age 19, of Milford, PA, was sentenced to 6 months of probation and fined \$300.00 for the crime of Disorderly Conduct. Seguin caused a disturbance at a school in Westfall Township on March 27, 2019.

Michael Robert Phraner, age 52, of Dingmans Ferry, PA, was sentenced to 12 months of probation and fined \$250.00 for the crime of Recklessly Endangering Another Person. At a restaurant in Blooming Grove Township, Phraner struck a child in the back of the head causing injury on December 5, 2018.

Kashawn A. Coles, age 23, of East Stroudsburg, PA, was sentenced to 2 days to 23 months in the Pike County Jail, followed by 18 months of probation and a fine of \$1,000.00 for 2 counts of the crime of Criminal Trespass. On February 25, 2015, Coles and his co-defendant entered a residence in Lehman Township which they did not have permission to enter. Between February 21, 2015 and February 25, 2016, Coles gained entry through an unlocked porch door, kicked in a kitchen door and entered a residence located in Lehman Township which he did not have permission to be in.

William Clifton Braxton, 30, presently housed in the Pike County Jail, was sentenced to 8 months to 23 1/2 months to run concurrent to his present sentence and fined \$200.00 for the crime of Possession of a Controlled Substance. Braxton was in possession of Suboxone while an inmate in the Pike County Jail between October 12, 2018 and October 20, 2018.

Jason Ivan Cousineau, age 45, of New York, NY, was sentenced to probation for 6 months for the crime of Possession of a Controlled Substance. Cousineau was found in possession of Cocaine while being processed for incarceration in the Pike County Jail on August 4, 2019.

Erick Joel Oliver, age 23, of Bushkill, PA, was sentenced to 6 months of probation and fined \$200.00 for the crime of Defiant Trespass. Oliver was found inside a residence on May 17, 2019, in Lehman Township which he did not have permission from the owners to enter.

Taylor Brittany Guzzo, age 22, presently housed in the Pike County Jail, was sentenced to 12 months of probation and fined \$200.00 for the crime of Furnishing Drug Free Urine. Guzzo provided urine which was not her own during a drug test conducted by the Pike County Probation Department in order to avoid a positive drug test on June 5, 2019.

Sean Thomas Arnold, age 49, of Greeley, PA, was sentenced to 30 days to 6 months in the Pike County Jail, fined \$1,045.00 and had his driver's license suspended for 12 months for the crime of Driving Under the Influence and the Summary Offense of Maximum Speed Limits. Arnold was stopped by the state police on May 27, 2019, for speeding along SR 739 in Blooming Grove township. Upon speaking with Arnold, the trooper detected the smell of an alcoholic beverage. Arnold admitted to drinking prior to driving and displayed slurred speech and blood shot, glassy eyes. Field Sobriety Tests indicated impairment and a breath test confirmed a blood alcohol content of .159%.

Patricia Glaser, age 53, of Holbrook, NY, was sentenced to 5 days to 6 months in the Pike County Jail, fined \$500.00 and had her driver's license suspended for 12 months for the crime of Driving Under the Influence. Glaser was stopped by the state police on April 1, 2018, for erratic driving along Route 434 in Lackawaxen Township. In speaking with Glaser, the trooper detected the smell of an alcoholic beverage. Field Sobriety Tests showed impairment and a blood test confirmed a blood alcohol content of .121%.

Elvis Nunez, age 24, of Middletown, NY, was sentenced to 1 year of probation and fined \$600.00 for the crimes of Disorderly Conduct and Possession of Drug Paraphernalia. Nunez was involved in a domestic dispute at a residence in Matamoras on August 22, 2019, when he engaged in a physical altercation with an individual. Nunez was found in possession of a baggie used for the storage of Marihuana.



COURT CALENDAR

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

MONDAY, DECEMBER 23, 2019

- No Events Listed

TUESDAY, DECEMBER 24, 2019

- No Events Listed

WEDNESDAY, DECEMBER 25, 2019

- No Events Listed

THURSDAY, DECEMBER 26, 2019

- No Events Listed

FRIDAY, DECEMBER 27, 2019

- No Events Listed

SATURDAY, DECEMBER 28, 2019

- No Events Listed
-

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTOR NOTICE

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

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

Ray C. Merop, Jr.

38 Robertson Way
Lincoln Park, NJ 07035, Executor

12/20/2019 • 12/27/2019 • 1/3/2020

ESTATE NOTICE

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

12/20/2019 • 12/27/2019 • 1/3/2020

ESTATE NOTICE

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

Letters of Administration on the above estate having been granted to **Jo-Ann Bone**, all persons indebted to the said estate are requested to make payment, and those having

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

12/13/2019 • 12/20/2019 • 12/27/2019

OTHER NOTICES

NOTICE

COURT OF COMMON PLEAS
OF PIKE COUNTY

NO. 595-2019-CV
CIVIL ACTION - MORTGAGE
FORECLOSURE

NATIONSTAR MORTGAGE
LLC d/b/a CHAMPION
MORTGAGE COMPANY
8950 Cypress Waters Boulevard
Coppell, TX 75019
Plaintiff,

v.

UNKNOWN HEIR(S) OF THE
ESTATE OF RICHARD LANG,
DECEASED
60 Juneberry Drive,
Hawley, PA 18428

Defendant(s).

CIVIL ACTION – MORTGAGE FORECLOSURE NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing

in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108

PINCUS LAW GROUP, PLLC

By: Caryn Pincus (325087)

Paul J. Fanelli (313157)

Attorneys for Plaintiff

12/20/2019

NOTICE
IN THE COURT OF COMMON
PLEAS OF PIKE COUNTY
CIVIL ACTION - LAW

Case No 109 2019 CIV
CIVIL ACTION
ACTION TO QUIET TITLE

JOHN PARADA , and LINDA
PARADA
Plaintiffs,

-Vs.-

EDWARD F. MARTZ, Jr, and
MARIE H. MARTZ

28 Washington Avenue
Their heirs, successors, executors,
administrators, assigns, receivers,
Trustees and all persons claiming
any right, title, interest in or claim
against the land described herein, :
Defendant.

NOTICE

YOU HAVE BEEN SUED IN
COURT. IF YOU WISH TO
DEFEND AGAINST THE
CLAIMS SET FORTH IN THE
FOLLOWING PAGES, YOU
MUST TAKE ACTION WITHIN
TWENTY DAYS (20) AFTER
THIS COMPLAINT IS SERVED
BY ENTERING WRITTEN
APPEARANCE PERSONALLY
OR BY AN ATTORNEY AND
FILING IN WRITING WITH
THE COURT YOUR
DEFENSES OR OBJECTIONS
TO THE CLAIMS SET FORTH
AGAINST YOU. YOU ARE
WARNED THAT IF YOU FAIL
TO DO SO, THE CASE MAY
PROCEED WITHOUT YOU
AND A JUDGMENT MAY BE
ENTERED AGAINST YOU BY
THE COURT WITHOUT ANY
OTHER CLAIM OR RELIEF

REQUESTED BY THE
DEFENDANT.

YOU MAY LOSE MONEY OR
PROPERTY OR OTHER
RIGHTS IMPORTANT TO
YOU. YOU SHOULD TAKE
THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER
OR CANNOT AFFORD ONE,
GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW
TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.

Pike County Commissioners Office
506 Broad Street
Milford, PA 18337
(570) 296-7613

TAKE NOTICE that on
01/22/2019, Plaintiffs, filed a
Complaint in the matter of an
Action to Quiet Title averring it is
the owner of all that certain lot or
parcel of land situate in the
Township of Greene, County of
Pike and Commonwealth of
Pennsylvania, BEING Lot 16, Block
B, Section 5, as shown on a map or
plan of Tranquility Falls, on file in
the Recorder's Office of Pike
County, Pennsylvania, in Plat Book
Vol. 7 Page 23.

The above described property was
exposed to public sale by the Pike
County Tax Claim Bureau on the
21st day of September, 2016 and
sold to Plaintiffs and recorded in the
Office of the Recorder of Deeds in
and for Pike County, Pennsylvania,
in Record Book 2510, Page 551.
That this Action to Quiet Title is
founded upon Statutory authority, as
set forth under the Act of May 16,
1919, P.L. 180, as amended and by

Rule 1061 and 1066 inclusive of the Pennsylvania Rules of Civil Procedure.

WHEREUPON said Court ordered that notice of said facts be served by the Plaintiff on said Defendants, their legal representatives and any other person claiming any right, title or interest in the above described property requiring them to answer said Complaint within Twenty (20) days from 12/20/2019.
 MOULTON & MOULTON, P.C.
 693 Route 739
 Lords Valley, PA 18428
 12/20/2019

LEGAL NOTICE
 COURT OF COMMON PLEAS
 OF PIKE COUNTY,
 PENNSYLVANIA

Civil
 No. 1082-2019

In the matter of Petition for Name Change of Gaspar Vincent Lopez Jr.
 :::::::::::::::::::::::

ORDER

AND NOW, this 3rd Day of December 2019, upon representation by Mr. Lopez that he has not yet given Notice by Publication and/or completed a Lien Search, today's matter is Continued to January 13, 2020 at 9 a.m., at the Pike County Courthouse, so he may provide proof of his compliance with the terms of the October 3, 2019 Order.
 THE COURT:
 HON. KELLY A. GAUGHAN
 12/20/2019

NOTICE
 IN THE COURT OF COMMON
 PLEAS OF PIKE COUNTY,
 PENNSYLVANIA

Name Change of
 V.J.B.

No. 719-2019

**NOTICE OF FILING OF
 PETITION FOR NAME
 CHANGE AND DATE OF
 HEARING**

NOTICE is hereby given that on January 13, 2020 at 9:00 a.m. the Petition of V.J.B. was filed in the above-named Court requesting an order to change the legal name of V.J.B.
 To V.J.M.

The Court has fixed the 13th day of January 2020 at 9:09 a.m. in the courtroom 2 of Pike County Courthouse, Milford, Pennsylvania as the time and place for the hearing on said Petition when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Thomas Earl Mincer, Esq.
 106 W. High Street
 Milford, PA 18337
 570-296-3700

12/20/2019



**NOTICE OF WINDING UP
PROCEEDINGS OF
COUNTRY SQUIRE
PROPERTY OWNERS
ASSOCIATION**

**A PENNSYLVANIA
CORPORATION**

**TO ALL CREDITORS OF
COUNTRY SQUIRE
PROPERTY OWNERS
ASSOCIATION:**

This is to notify you that Country Squire Property Owners Association, a Pennsylvania corporation with its registered office located at 576 Falling Waters Blvd., Masthope, PA. 18435, is dissolving and winding up its business. Dorothy Bejarano President, Country Squire Property Owners Association
12/20/2019

SHERIFF SALES

Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.

**SHERIFF SALE
JANUARY 15, 2020**

**BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 852-2019r SUR
JUDGEMENT NO._852-
2019_AT THE SUIT OF HSBC
Bank USA, NA, as Indenture
Trustee for The Registered**

Noteholders of Renaissance Home Equity Loan Trust 2007-1 vs Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela aka Bonneita Louise Ela aka Bonnie Louise Ela aka Bonneita L. Ela, Deceased
**DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY IN THE
PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA 18337
ON WEDNESDAY January 15,
2020 at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:**

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-00852 Hsbc Bank USA, N.A., as Indenture Trustee for The Registered Noteholders of Renaissance Home Equity Loan Trust 2007-1 v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela a/k/a Bonnieta Louise Ela a/k/a Bonnie Louise Ela a/k/a Bonneita L. Ela a/k/a Bonnie L. Ela, Deceased owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 176 Mockingbird Trail, Bushkill, PA 18324-8331 Parcel No. 189.02-03.04 (Acreage or street address) Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$92,978.34
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones,
LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela aka Bonneita Louise Ela aka Bonnie Louise Ela aka Bonneita L. Ela, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92,978.34 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Unknown Heirs, Successors, Assigns, and all Persons,

Firms, or Associations Claiming Right, Title or Interest From or Under Bonneita Louise Ela aka Bonneita Louise Ela aka Bonnie Louise Ela aka Bonneita L. Ela, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 92,978.34 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, P A 19103

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 389-2018r SUR JUDGEMENT NO. 389-20 I8_AT THE SUIT OF Susan Washington, in her capacity as Heir of Gerald Washington, Deceased, Yolanda Lockhart, in her capacity as Heir of Gerald Washington, Deceased, Daryll Washington, in capacity as Heir of Gerald Washington, Deceased, Michael Washington, in his capacity as Heir of Gerald Washington, Deceased, Ormar Greene, in his capacity as Heir of Gerald Washington, Deceased, Jamal Washington, in his capacity as Heir of Gerald Washington, Deceased, Unknown Heirs, successor assigns and all persons firms or associations claiming right, title or interest from or under Gerald Washington, Deceased DEFENDANTS, I WILL EXPOSE

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No.
2018-00389

Freedom Mortgage Corporation

v.

Susan Washington, in Her Capacity as
Heir of Gerald Washington, Deceased
Yolanda Lockhart, in Her Capacity as
Heir of Gerald Washington, Deceased
Daryll Washington, in Capacity as Heir
of Gerald Washington, Deceased
Michael Washington, in His Capacity as
Heir of Gerald Washington, Deceased
Ormar Greene, in His Capacity as Heir
of Gerald Washington, Deceased Jamal
Washington, in His Capacity as Heir of
Gerald Washington, Deceased
Unknown Heirs, Successor Assigns and
All Persons Firms or Associations
Claiming Right, Title or Interest From
or Under Gerald Washington, Deceased
owner(s) of property situate in the
LEHMAN TOWNSHIP, PIKE
County, Pennsylvania, being
167 Oakenshield Drive, Tamiment, PA
18371-9454

Parcel No. 188.01-02-18-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$130,967.65

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION

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

Lockhart, in her capacity as Heir of Gerald Washington, Deceased, Daryll Washington, in capacity as Heir of Gerald Washington, Deceased, Michael Washington, in his capacity as Heir of Gerald Washington, Deceased, Ormar Greene, in his capacity as Heir of Gerald Washington, Deceased, Jamal Washington, in his capacity as Heir of Gerald Washington, Deceased, Unknown Heirs, successor assigns and all persons firms or associations claiming right, title or interest from or under Gerald Washington, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$130,967.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

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

WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot/lots parcel or piece of ground situate in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows to wit:
PREMISES A:

BEING Lot No. 668, Section No.8, as shown on map entitled subdivision of Section 8, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania, in 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) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ John P. Latini, Jr. aka John Latini, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 206,251.20 PLUS COSTS AND INTEREST AS AFORESAID.

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

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 404-2019r SUR JUDGEMENT NO._ 404-2019_ AT THE SUIT OF Midfirst Bank vs Wayne G. Little and Lois K. Little DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE parcel and trad of land situate, lying and being in the Township of Delaware, County of Pike, and State of Pennsylvania, being more particularly described as Follows: LOTS 15ABCD. BLOCK W-803 as set forth on a plan of lots- WILD ACRES, SECTION Delaware Township, Pike County, Pennsylvania, dated march 1968, John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania, and filed in the Office for the Recording iifDeeds in and for Pike County, Pennsylvania, in Plat book6, Page 198 on AUGUST 16,1968. TOGETHER WITH unto the grantees, her heir and assigns, all rights, right- of - way arid privileges and UNDER AND SUBJECT to all RESTRICTIONS AND RESERVATIONS set forth In deeds in the chain of title. TOGETHER WITH all and singular the land Improvements, ways, streets,

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

TO HAVB AND TO HOLD THE said land, hereditaments and premises hereby granted, or mention and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Wayne G. Little and Lois K. Little DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$28,980.95 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Wayne G. Little and Lois K. Little DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$28,980.95 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA KML Law Group 701 Market Street Philadelphia, PA 19106

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 10-2019r SUR JUDGEMENT NO. 10-2019_ AT THE SUIT OF LSF9 Master Participation Trust vs Glenn J. Plass and Stephanie H. Plass

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. 10-2019-CIVIL

Lsf9 Master Participation Trust
v.

Glenn J. Plass

Stephanie H. Plass

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 65 Bluebird Drive, Bushkill, PA 18324 Parcel No. 189.01-01-79

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$127,504.82

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Glenn J. Plass and Stephanie H. Plass DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,504.82 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND

CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Glenn J. Plass and Stephanie H. Plass DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 127,504.82 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF

PIKE COUNTY, PENNSYLVANIA

Phelan Hallinan Diamond & Jones

1 Penn Center Plaza

1617 JFK Blvd., ste. 140

Philadelphia, P A 19103

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1465-2018r SUR JUDGEMENT NO. 1465-2018 AT THE SUIT OF Carrington Mortgage Services, LLC vs Brian Alveari and Kathleen Alveari DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON

WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece, or parcel of land, situate, lying and being in the Township of Blooming Grove, County of Pike, and Commonwealth of Pennsylvania, more particularly described as Lot I, Block VI, Hemlock Farms Community, Hemlock Hills, Stage XXXVIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat BK 06 PG 108 on the 24th day of November, 1967. BEING Parcel ID 120.01-05-83 (Control: 01-0-037272) BEING KNOWN for informational purposes only as 100 Cliff Drive, Hawley, PA BEING THE SAME PREMISES which was conveyed to Brian M. Alveari and Kathleen A. Alveari, husband and wife, by Deed of Mary Fieldler, agent under a Power of Attorney for Mary G. Walker, dated 05/13/2010 and recorded OS/28/2010 as Instrument 20100004459 BK 2337 PG 1754 in the Pike County Recorder of Deeds Office, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian Alveari and Kathleen Alveari DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$86,700.87 PLUS COSTS &

INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Brian Alveari and Kathleen Alveari DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,700.87 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Richard M. Squire & Assoc. 115 West Avenue Jenkintown, PA 19046 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO. 806-2019r SUR JUDGEMENT NO. 806-2019 AT THE SUIT OF The Honesdale National Bank vs Jean Molinaro Solely in Her Capacity as Heir of Anthony Molinaro Deceased, Lorenzo Molinaro Solely in His Capacity as Heir of Anthony Molinaro Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE

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

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Lackawaxen, County of Pike and State of Pennsylvania, more particularly described as follows: Lot Number 13, in the subdivision of Westcolang Park Division, Section IX, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at page 81 on September 23, 1970.

UNDER AND SUBJECT, nevertheless, to the covenants and restrictions set forth in those certain covenants, easements and restrictions recorded in Deed Book 225, at Page 443 and following on July 10, 1969, which recorded covenants, easements and restrictions are hereby incorporated herein and made a part hereof, which the Grantee(s) by acceptance of this Deed agree to observe and perform. AND ALSO excepting and reserving unto prior Grantor, its successors and assigns, all rights to oil, gases and minerals upon or under said land without, however, reserving unto prior Grantor any rights in the surface of the above described lots for the purpose of exploration or extraction. TOGETHER WITH the right to use the private roadways as shown on said recorded Plat for purposes of ingress, egress and regress in common with the prior Grantor, its successors and assigns and other purchasers of real property from the prior Grantor, its successors

and assigns. The granting of this right by the prior Grantor to the Grantee does not constitute a dedication of such private roadways to the public and is subject to the reservations, covenants, restrictions, easements and conditions as set forth in said recorded declaration thereof. Prior Grantor, however, reserved the right to at anytime make any dedication of such roadways or any portion thereof to the public.

BEING KNOWN AS: 139 UPPER LAKEVIEW DRIVE, HAWLEY, PA 18428

PROPERTY ID NUMBER: 013.01-05-13-

BEING THE SAME PREMISES WHICH RICHARD J. COSTELLO AND JUDITH COSTELLO, HUSBAND AND WIFE BY DEED DATED 4/4/2012 AND RECORDED 4/5/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2385 AT PAGE 1870, GRANTED AND CONVEYED UNTO ANTHONY MOLINARO (DECEASED).

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jean Molinaro Solely in Her Capacity as Heir of Anthony Molinaro Deceased, Lorenzo Molinaro Solely in His Capacity as Heir of Anthony Molinaro Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$53,310.77 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND

CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Jean Molinaro Solely in Her Capacity as Heir of Anthony Molinaro Deceased, Lorenzo Molinaro Solely in His Capacity as Heir of Anthony Molinaro Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$53,310.77 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA KML Law Group 701 Market Street Philadelphia, PA 19106 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 479-2019r SUR JUDGEMENT NO. 479-2019__AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing, LLC vs Francisco J. Marte and Juanita Marte aka Junita Marte DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE

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

SHORT DESCRIPTION By virtue of a Writ of Execution No. 479-2019 CIVIL Ditech Financial LLC flk/a Green Tree Servicing LLC v. Francisco J. Marte Juanita Marte a/k/a Junita Marte owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being Lot 351 Sec 1 Pocono Ranchland, a/k/a 1164 Wood Thrush Circle, Bushkill, PA 18324-6939 Parcel No. 183.01-02-33 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$211,503.68 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Francisco J. Marte and Juanita Marte aka Junita Marte DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$211.503.68 PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Francisco J. Marte and Juanita Marte aka Junita Marte DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$211,503.68 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 715-2018r SUR JUDGEMENT NO. 715-2018_AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3 vs Nathan R. Gilpin, Jr. and Ronda Sue Gilpin

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nathan R. Gilpin, Jr. and Ronda Sue Gilpin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$161,202.87 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED

BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Nathan R. Gilpin, Jr. and Ronda Sue Gilpin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$161,202.87 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 307-2015r SUR JUDGEMENT NO._307-20 I5_AT THE SUIT OF The Bank of New York Mellon, as Successor to JPMorgan Chase Bank, as Trustee for MASTR Alternative Loan Trust 2003-5 Mortgage passThrough Certificates Series 2003-5 vs Dale Bernice Craft aka Dale Craft DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT LEGAL DESCRIPTION
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF BLOOMING GROVE, PIKE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: HIGHWAY CONTRACT 8 BOX 8480, HAWLEY, PA NKJA 560 ROUTE 739, HAWLEY, PA NIKJ A 560 ROUTE 739 LORDS VALLEY, PA 18428
BEING PARCEL NUMBER: 091.00-01-10.001
IMPROVEMENTS: RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_ Dale Bernice Craft aka Dale Craft DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$363,939.14 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND

THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Dale Bernice Craft aka Dale Craft

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 363,939.17 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 730-2017r SUR JUDGEMENT NO._730-2017_AT THE SUIT OF 1900 Capital Trust II, by U.S. Bank Trust National Association, Not in its Individual Capacity but Solely as Certificate Trustee vs Irene Fenstermacher and mark Fenstermacher 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, parcel and tract of land situate, lying and being in the Township of Dingham,

County of Pike and State of Pennsylvania, more particularly described as follows, to wit:
BEING Lot No. 834, Section No. D, Sheet No.1, as shown on a map entitled subdivision of Section D, Pocono Mountain Woodland Lakes Corp., on the file in the Office of the Recorder of Deeds at Milford, Pennsylvania, in Plat Book 10, Page 218 a/k/a 116 Husson Road, Milford, PA 18337

Parcel #111.03-01-11
BEING the same premises which James Sorenson and Kristine Sorensen, granted and conveyed unto Mark Fenstermacher and Irene Fenstermacher by deed dated March 14, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on March 14, 2008 in Instrument No. 20080002938

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Irene Fenstermacher and mark Fenstermacher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$354,434.24 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30)

DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_Irene Fenstermacher and mark Fenstermacher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 354,434.24 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
HIKE COUNTY, PENNSYLVANIA
Hill Wallack LLP
777 Township Line Rd., ste. 250
Yardley, PA 19067
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 JUDGMENT 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 PENNSYLVANIA TO Ann Lynn Bailey DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$23,482.08 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ann Lynn Bailey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$23,482.08 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Andrew D. Bigda, Esq. 340 Market Street Kingston, PA 18704 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 984-2017r SUR JUDGEMENT NO. 984-2017_ AT THE SUIT OF PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage Co., a Subsidiary of National City Bank of Indiana vs Gary C. Vazquez and Maureen C. Vazquez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LACKA WAXEN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 148, SECTION 4, FAWN LAKE FOREST, CHERRY SHORES DIVISION, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OF-ICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PIKE AT MILFORD, PENNSYLVANIA IN PLOT BOOK VOLUME 7, PAGE 172. BEING KNOWN AS: 105 FAWN LAKE DRIVE, HAWLEY, PA 18428 PROPERTY ID NUMBER: 008-04-01-17-002

BEING THE SAME PREMISES WHICH ULTIMATE HOMESITES, INC., A NEW JERSEY CORPORATION BY DEED DATED 4/7/2005 AND RECORDED 4/19/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2104 AT PAGE 1945, GRANTED AND CONVEYED UNTO GARY C. VAZQUEZ AND MAUREEN C. VAZQUEZ, HUSBAND AND WIFE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gary C. Vazquez and Maureen C. Vazquez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 219.451.54 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Gary C. Vazquez and Maureen C. Vazquez DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$219.451.54 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

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

PARCEL I:
ALL THAT CERTAIN piece parcel and tract of land lying and being. situate in the Township of Dingman. County of Pike. and Commonwealth of Pennsylvania, more particularly described as follows, to wit:
BEGINNING at point in the: center line of the Sawkill Creek where the line of lands of Pedersen intersect said creek, said point of beginning being the Westerlymost comer of the premises herein described and an original corner

of lands of the grantor herein; thence down and along the center line of the said Sawkill Creek, the following three courses and distances: North 70 degrees 00 minutes East 234.68 feet; North 89 degrees 47 minutes East 217.75 feet; thence North SO degrees 38 minutes 26 seconds East 140.0 feet to a point in the center line of said Sawkill Creek; thence leaving said creek and cutting through the lands of Pedersen South 39 degrees 21 minutes 34 seconds East 154,19 feet to a point in the center line of a new 33 foot wide road: thence along the center line of said road the following three courses and distances: South 211 degrees 44 minutes West 55 18 feet; South 01 degrees 01 minutes West 119.26 feet; thence South 22 degrees 40 minutes East 77.65 feet to a point in said road; (hence leaving said road and Cutting through the lands of Pedersen South 73 degrees 18 minutes 32 seconds West 336,06 feet to a found stone corner; being an original corner of lands of the grantor; thence North 48 degrees 37 minutes 22 seconds West 431.37 feet to the point and place of beginning. CONTAINING 3.85 acres, more or less. AS surveyed by Victor E. Orben, R.S., dated July 2, 1969. revised August 4, 1969. Drawing F-179-A TOGETHER with all rights, rights of way and privileges and under and subject to all the covenants, conditions, reservations. Restrictions, easements and exceptions as set forth in Deed Book Volume 228 at page 626. TAX MAP NO. 095.03-01-05 I'ARCEL 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, P A 18324
BEING THE SAME PREMISES which John T. Harding and Alison Harding, husband and wife, by Deed dated June 17, 2008 and recorded August 20, 2008 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book

2286, 2139 as Instrument Number 200800010292, granted and conveyed unto Robert Gandolfo, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO RobertC. Gandolfo aka Robert Gandolfo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$101,073.14 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Robert C. Gandolfo aka Robert Gandolfo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$101,073.14 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Shapiro & DeNardo 3600 Horizon Drive, ste. 150 King of Prussia, PA 19406 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION N01240-2019r SUR JUDGEMENT NO. 1240-2019_ AT THE SUIT OF Quicken Loans, Inc. vs Matthew Connellis DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15.2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

v.
Matthew 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 1111-2019r SUR JUDGEMENT NO. 1111-2019 AT THE SUIT OF Midfirst Bank vs Julie Scott DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET,

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

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

BEING Lot 17, Block 3, Section 10, as shown on a map or plan of Gold Key Lake on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 6, page 9.

BEING KNOWN AS: 159 GOLD KEY ROAD, MILFORD, PA 18337 PROPERTY ID NUMBER: 123.03-01-01-

BEING THE SAME PREMISES WHICH FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION BY ITS ATTORNEY IN FACT PHELAN HALLINAN & SCHMIEG, LLP BY POWER OF ATTORNEY RECORDED 02/23/09 BK 2300 PG 1326-1329 BY DEED DATED 4/14/2010 AND RECORDED 5/10/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2336 AT PAGE 805, GRANTED AND CONVEYED UNTO JULIE SCOTT.

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

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,924.12 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Julie Scott DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,924.12 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 518-2019r SUR JUDGEMENT NO_518-2019 _AT THE SUIT OF Bank of America, NA vs Judith Lomax aka Judith S. Lomax and Donna A. Roberson aka Donna Roberson

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 518-2019-CIVIL
Bank of America, N.A.

v.

Judith Lomax a/k/a Judith S. Lomax
Donna A. Roberson a/k/a Donna Roberson

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 3122 Dunchurch Drive, a/k/a 124 Dunchurch Drive, Bushkill, PA 18324-6875
Parcel No. 197.03-05-82
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$82,164.00
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Judith Lomax aka Judith S. Lomax and Donna A. Roberson aka Donna Roberson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT

OF \$82,285.59 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Judith Lomax aka Judith S. Lomax and Donna A. Roberson aka Donna Roberson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,285.59 PLUS COSTS AND INTEREST AS AFORESAID. Kerry Welsh, SHERIFF PIKE COUNTY, PENNSYLVANIA Phelan Hallinan Diamond & Jones 1 Penn Center Plaza 1617 JFK Blvd., ste. 1400 Philadelphia, PA 19103 12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 763-2019r SUR JUDGEMENT NO. 763-2019_AT THE SUIT OF Nationstar Mortgage LLC d/b/a Mr. Cooper vs Lauren LaRosa, Co-Administrator of the Estate of William T. La Rosa, deceased and William Lee

LaRosa, Co-Administrator of the Estate of William R. La Rosa, deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The land referred to in this policy is situated in the State of Pennsylvania, County of Pike, Township of Lehman, and described as follows: Lot No. 97, Phase III, of the Glen at Tamiment subdivision, as shown on those certain Plans titled "Final Plan, Phase III, The Glen at Tamiment", Sheet 1 and 12 and sheet 2 of 12 dated December 30, 1987 and revised April 5, 1988 and recorded on January 10, 1989, in Pike County Map Book 26 at pages 125 and 126, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania. UNDER AND SUBJECT to the Declaration of Covenants, Conditions and Restrictions with Exhibits attached thereto, for The Glen at Tamiment, which is recorded in the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 1076, at Page 270, and as such Declaration may be supplemented and amended from time to time. ALSO UNDER AND SUBJECT to the Master Declaration of Tamiment Resort and Country Club, recorded in the recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book Volume 916, at Page 207, and as such Declaration may be supplemented and amended from time to time.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 138 The Glen at Tam assessed as 138 The Glen a/k/a 506 Galion Drive, Tamiment, PA 18371
PARCEL # 187.02-01-69-
BEING THE SAME PREMISES which Crystal Lake Homes, Inc., by Deed dated September 15, 1998 and recorded December 16,1998 in the Office of the Recorder of Deeds in and for the County of Pike, Pennsylvania in Book 1666, Page 36 as Instrument Number 0014827, granted and conveyed unto William T. La Rosa, in fee.
AND THE SAID William T. La Rosa departed this life on or about July 16, 2018 thereby vesting title unto Lauren LaRosa and Lee LaRosa, Co-Administrators of the Estate of William T. La Rosa, deceased.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lauren LaRosa, Co-Administrator of the Estate of William T. La Rosa, deceased and William Lee LaRosa, Co-Administrator of the Estate of William R. La Rosa, deceased
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$124.111.32 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN

THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Lauren LaRosa, Co-Administrator of the Estate of William T. La Rosa, deceased and William Lee LaRosa, Co-Administrator of the Estate of William R. La Rosa, deceased
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$124.111.32 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 103-2019r SUR JUDGEMENT NO. _103-2019_ AT THE SUIT OF Wells Fargo Bank, NA vs Christopher J. Anderson aka Christopher Anderson and Lauren J. Anderson aka Lauren Anderson
DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON

WEDNESDAY January 15, 2020 at
11:00 AM PREVAILING TIME IN
THE AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No.
103-2019

Wells Fargo Bank, N.A.

v.

Christopher J. Anderson a/k/a

Christopher Anderson

Lauren J. Anderson a/k/a Lauren
Anderson

owner(s) of property situate in the
MATAMORAS BOROUGH, PIKE
County, Pennsylvania, being
208 Avenue East, Matamoras, PA
18336-1053

Parcel No. 083.10-01-18-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$143,434.89

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones,
LLP

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

PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Christopher J.
Anderson aka Christopher Anderson
and Lauren J. Anderson aka Lauren
Anderson

DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF 5 143.434.89 PLUS COSTS &
INTEREST. THE SALE MADE
SUBJECT TO ALL PAST DUE AND
CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND
CLAIMANTS IS HEREBY GIVEN
THAT A SCHEDULE OF
DISTRIBUTION WILL BE FILED
BY THE SHERIFF ON A DATE
SPECIFIED BY THE SHERIFF
NOT LATER THAN THIRTY (30)
DAYS AFTER THE SALE AND
THAT DISTRIBUTION WILL BE
MADE IN ACCORDANCE WITH
THAT SCHEDULE, SEIZED AND
TAKEN IN EXECUTION AS THE
PROPERTY OF. Christopher J.
Anderson aka Christopher Anderson
and Lauren J. Anderson aka Lauren
Anderson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$143.434.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION NO
28-2019r SUR JUDGEMENT
NO. 28-2019 _AT THE SUIT OF
Select Portfolio Servicing, Inc. vs Henry
Nedjoh and Henrietta Gyimah
DEFENDANTS, I WILL EXPOSE
TO SALE OF PUBLIC VENDUE
OR OUTCRY IN THE PIKE
COUNTY ADMINISTRATION

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

SHORT DESCRIPTION

DOCKET NO: 2019-00028

ALL THAT CERTAIN lot or piece of
ground situate in Lehman Township,
County of Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO: Map # 192.02-02-
38 Control # 061257

PROPERTY ADDRESS 6141 Decker
Road f/k/a 226 Saw Creek Estates a/k/a
1020 Saw Creek Estates

Bushkill, PA 18324

IMPROVEMENTS: a Residential

Dwelling

SOLD AS THE PROPERTY OF:

Henrietta Gyimah and Henry Nedjoh

ATTORNEY'S NAME: Roger Fay,

Esquire

SHERIFF'S NAME: Pike County

Sheriff

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Henry Nedjoh
and Henrietta Gyimah
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF \$297,941.63 PLUS COSTS &
INTEREST. THE SALE MADE
SUBJECT TO ALL PAST DUE AND
CURRENT REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND
CLAIMANTS IS HEREBY GIVEN
THAT A SCHEDULE OF
DISTRIBUTION WILL BE FILED
BY THE SHERIFF ON A DATE
SPECIFIED BY THE SHERIFF
NOT LATER THAN THIRTY (30)
DAYS AFTER THE SALE AND
THAT DISTRIBUTION WILL BE
MADE IN ACCORDANCE WITH
THAT SCHEDULE, SEIZED AND
TAKEN IN EXECUTION AS THE
PROPERTY OF Henry Nedjoh and
Henrietta Gyimah DEFENDANTS,
OWNERS REPUTED OWNERS TO
COLLECT \$297,941.63 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF

PIKE COUNTY, PENNSYLVANIA

Milstead & Assoc.

1 E. Stow Road

Marlton, NJ 08053

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

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

WEDNESDAY January 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 3077, Section 33, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 27, Pages 54 and 55.

BEING KNOWN AS: 122 PLYMOUTH COURT AKA 3077 PLYMOUTH COURT, LEHMAN TOWNSHIP, PA 18324 PROPERTY ID NUMBER: 197.03-02-79

BEING THE SAME PREMISES WHICH JAMES SILVA AND WENDY SILVA, HUSBAND AND WIFE BY DEED DATED 4/18/2005 AND RECORDED 4/21/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2105 AT PAGE 830, GRANTED AND CONVEYED UNTO YAJAIRA FERREIRA.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Yajaira J. Ferreira aka Yajaira Ferreira DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 133,657.51 PLUS COSTS &

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Yajaira J. Ferreira aka Yajaira Ferreira DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,657.51 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE
JANUARY 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1005-2019r SUR JUDGEMENT NO. 1005-2019__ AT THE SUIT OF JPMorgan Chase Bank, National Association vs John A. Manna DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE

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

SHORT DESCRIPTION

By virtue of a Writ of Execution No.
1005-2019

JPMorgan Chase Bank, National
Association

v.

John A. Manna

owner(s) of property situate in the
LEHMAN TOWNSHIP, PIKE
County, Pennsylvania, being 73 Cramer
Road, A/K/A 2234 Cramer Road,
Bushkill, PA 18324

Parcel No. 193.04-01-73-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$147,350.09

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones,
LLP

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO John A. Manna
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF 5 147.350.09 PLUS COSTS &
INTEREST. THE SALE MADE
SUBJECT TO ALL PAST DUE AND
CURRENT REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND
CLAIMANTS IS HEREBY GIVEN
THAT A SCHEDULE OF
DISTRIBUTION WILL BE FILED
BY THE SHERIFF ON A DATE
SPECIFIED BY THE SHERIFF
NOT LATER THAN THIRTY (30)
DAYS AFTER THE SALE AND
THAT DISTRIBUTION WILL BE
MADE IN ACCORDANCE WITH
THAT SCHEDULE, SEIZED AND
TAKEN IN EXECUTION AS THE
PROPERTY OF John A. Manna
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$147,350.09 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF

PIKE COUNTY, PENNSYLVANIA

Phelan Hallinan Diamond & Jones

1 Perm Center Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

12/20/2019 • 12/27/2019 • 1/3/2020

**SHERIFF SALE
JANUARY 15, 2020**

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

THE AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

Parcel No.: 110.04-03-11

BEING known and numbered as 110
Barberry Lane, Milford, PA 18337

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

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Ramona Flood
aka Ramona A. Flood
DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF \$ 83,258.25 PLUS COSTS &
INTEREST. THE SALE MADE
SUBJECT TO ALL PAST DUE AND
CURRENT REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND
CLAIMANTS IS HEREBY GIVEN
THAT A SCHEDULE OF
DISTRIBUTION WILL BE FILED
BY THE SHERIFF ON A DATE
SPECIFIED BY THE SHERIFF
NOT LATER THAN THIRTY (30)
DAYS AFTER THE SALE AND
THAT DISTRIBUTION WILL BE
MADE IN ACCORDANCE WITH
THAT SCHEDULE, SEIZED AND
TAKEN IN EXECUTION AS THE
PROPERTY OF
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$ 83,258.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
12/20/2019 • 12/27/2019 • 1/3/2020



CIVIL ACTIONS FILED*From December 3, 2019 to December 5, 2019**Accuracy of the entries is not guaranteed.***CONTRACT — BUYER PLAINTIFF**

2019-01578	Cavalry SPV I LLC Bullock Steven G	Plaintiff Defendant	12/06/2019
2019-01579	Cavalry SPV I LLC Bullock Steven	Plaintiff Defendant	12/06/2019

CONTRACT — DEBT COLLECTION: CREDIT CARD

2019-01575	LVNV Funding LLC Hills Douglas M	Plaintiff Defendant	12/05/2019
2019-01588	Unifund CCR Partners Aguilar Alfredo	Plaintiff Defendant	12/09/2019

CUSTODY

2019-01581	Estus Michele Foster Alyssa Estus Steven E	Plaintiff Defendant Defendant	12/06/2019
2019-01582	Cheatham Darcell Beal Reggieald	Plaintiff Defendant	12/09/2019
2019-01596	Kepley Brian Kepley Sylvia	Plaintiff Defendant	12/11/2019

DIVORCES FILED

2019-01589	Wallace Natasha Wallace Derek	Plaintiff Defendant	12/10/2019
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JUDGMENT CERT DKT ENTR

2019-45856	Bluestone Ridge POA Rhein Thomas Rhein Tammy	Plaintiff Defendant Defendant	12/10/2019
2019-45857	Bluestone Ridge POA Coyle Michelle	Plaintiff Defendant	12/10/2019

MARRIAGE LICENSE FILINGS

2019-00278	Kubie Kimberly Anne Storms Hunter Jacob		12/05/2019
2019-00279	Waldron Amy Marie Luttke Gerardo		12/10/2019

MECHANICS LIEN CLAIM

2019-01577	LMB Cabinetry Inc Devries Thomas Devries Julie Ann	Claimant Defendant Defendant	12/06/2019
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MISCELLANEOUS — REPLEVIN

2019-01587	Ally Bank Labruna Roseann Labruna Laura M	Plaintiff Defendant Defendant	12/09/2019
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PROTECTION FROM ABUSE

2019-01574	Kelly Meghan E Rosati Nick A	Plaintiff Defendant	12/05/2019
2019-01583	Stadler Shawna Stadler Ross Kellie	Plaintiff Defendant	12/09/2019
2019-01590	Scott Diniece Tuten Nigel	Plaintiff Defendant	12/10/2019

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2019-01585	Quicken Loans Inc Thomas Raymond J	Plaintiff Defendant	12/09/2019
2019-01593	Home Point Financial Corporation Garrett Shawn C	Plaintiff Defendant	12/11/2019
2019-01594	Newrez LLC Shellpoint Mortgage Servicing Atayan Ernest Atayan Ernest K	Plaintiff Plaintiff Defendant Defendant	12/11/2019

WAIVER OF LIENS

2019-50046	RGB Custom Home Builders RGB Custom Home Builders Oehm Daniel W Oehm Daniel W Garnet Samantha J Garnet Samantha J	Contractor Owner Contractor Owner Contractor Owner	12/10/2019
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MORTGAGES AND DEEDS

*Recorded from December 5, 2019 to December 11, 2019
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Coelho Russell A Jr	Hudson Heritage Federal Credit Union		
Caruso Victoria A		387400.00	Milford Borough
Parlapiano Paul	Hudson Heritage Federal Credit Union		
Parlapiano Margaret		26000.00	Milford Borough
Eichler Howard F	MERS		
Eichler Deborah A	Mortgage Electronic Registration System Inc Quicken Loans Inc	216000.00	Shohola Twp
Powers Joseph J	MERS		
Powers Dominique A	Mortgage Electronic Registration System Inc NJ Lenders Corporation	184500.00	Lackawaxen Twp
Vanbuskirk Nicole	Dime Bank		
Vanbuskirk Jason		150000.00	Greene Twp
Tigue William J	Dime Bank	144000.00	Palmyra Twp
Acampora Angelo J	Dime Bank		
Acampora Concetta F		36000.00	Delaware Twp
Repik Vyacheslav	MERS		
Ivanova Nataliya	Mortgage Electronic Registration System Inc Citibank NA	252000.00	Delaware Twp
Oehm Daniel	ESSA Bank & Trust		
Garnet Samantha		355965.00	Dingman Twp
Massa Mark A	MERS		
Munoz Magaly	Mortgage Electronic Registration System Inc Quicken Loans Inc	220000.00	Blooming Grove Twp
Mahala Candace Louise	JPMorgan Chase Bank NA		
Mahala Benjamin III		264000.00	Milford Borough
Kelsey Robert W	Honesdale National Bank	60000.00	Delaware Twp

Guyoik Andrey	MERS Mortgage Electronic Registration System Inc Pentagon Federal Credit Union	45000.00	Greene Twp
Cuzzone Joseph	Wells Fargo Bank NA	80801.00	Delaware Twp
Brigani Duncan Pamela Duncan Pamela Brigani Duncan Thomas J	Dime Bank	25000.00	Dingman Twp
SJL Realty Holdings LLC	Dime Bank	100000.00	Dingman Twp
Crown Carpentry LLC	Dime Bank	80000.00	Dingman Twp
Good Shepherd Child Care Center Inc	Dime Bank	390000.00	Dingman Twp
Lust David Lust Katherine	MERS Mortgage Electronic Registration System Inc Mortgage Research Center LLC Veterans United Home Loans	130000.00	Lehman Twp
Augustin Farah	MERS Mortgage Electronic Registration System Inc TD Bank NA	110900.00	Lehman Twp
Christoph Barbara T Christoph Joel	MERS Mortgage Electronic Registration System Inc Everett Financial Inc Supreme Lending	153676.00	Lehman Twp
Burd Adam J	MERS Mortgage Electronic Registration System Inc Atlantic Home Loans Inc	106000.00	Lehman Twp
Soberal Nelson A	Dime Bank	85000.00	Delaware Twp
Lodolce John	Police & Fire Federal Credit Union	136000.00	Palmyra Twp
Berryman Marianne M Hayes James A Hayes Barbara M Hayes Michael J Hayes Joseph A	PNC Bank NA Honesdale National Bank	50000.00 100000.00	Greene Twp Lackawaxen Twp
Piasecki Gerard O	Honesdale National Bank	14000.00	Lackawaxen Twp
Enyosiobi Eme Ekpe Enyosiobi Emeka	PNC Bank NA	49335.50	Lehman Twp

Medina Peter	MERS		
Medina Keisha	Mortgage Electronic Registration System Inc		
	Quaint Oak Mortgage	87200.00	Lehman Twp
McKean Todd R	MERS		
McKean Susanna L	Mortgage Electronic Registration System Inc		
	Mortgage Now Inc	134453.00	Lackawaxen Twp
Gonzalez Jorge A	Pennsylvania Housing Finance Agency	31500.00	Delaware Twp
Sobotka Charles P Jr	MERS		
Sobotka Patricia	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	117245.00	Lehman Twp
Bell Tara Lynn	MERS		
	Mortgage Electronic Registration System Inc		
	American Financial Network Inc	145712.00	Blooming Grove Twp
Gildea Rory	Wells Fargo Bank NA		
Lombreglia Melissa			
Gildea Rory Agent		471750.00	Lackawaxen Twp
Helms Travis	MERS		
	Mortgage Electronic Registration System Inc		
	Guaranteed Rate Inc	108007.00	Dingman Twp
Morrison Constance A	Bank Of America NA	59000.00	Palmyra Twp
Olsen Matthew L	MERS		
Olsen Renee	Mortgage Electronic Registration System Inc		
	Royal United Mortgage LLC	114000.00	Lackawaxen Twp
Dlugosz Teri	MERS		
Fetherman-Dlugosz Teri	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	50875.00	Delaware Twp
Dlugosz Teri Fetherman			
Fetherman Dlugosz Teri			
Padgett Paige Michelle	PSECU	45571.00	Westfall Twp
Padgett Michael Charles			
Floran Alexis Manuel	MERS		
	Mortgage Electronic Registration System Inc		
	Wintrust Mortgage Barrington Bank & Trust Company NA	91306.00	Lehman Twp

Moroney Kenneth	MERS		
Moroney Stephanie	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	135900.00	Lackawaxen Twp
Jenkins Suzanne L	MERS		
	Mortgage Electronic Registration System Inc		
	Summit Mortgage Corporation	177000.00	Delaware Twp
Benack Robert	MERS		
Benack Christine	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	111200.00	Lackawaxen Twp
Piebes Arthur F	MERS		
Piebes Helen D	Mortgage Electronic Registration System Inc		
	Nationstar Mortgage LLC		
	Mr Cooper	127645.00	Lackawaxen Twp
Andreat Donald Lee	MERS		
Andreat Susan V	Mortgage Electronic Registration System Inc		
	Guaranteed Rate Inc	172720.00	Lackawaxen Twp
Melograne Raymond O	Bethpage Federal Credit Union		
Melograne Melanie A		152000.00	Blooming Grove Twp
Caruso Donna	Hudson Heritage Federal Credit Union		
Caruso Lawrence		65000.00	Delaware Twp
Phipps Shane	MERS		
	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	213137.00	Blooming Grove Twp
Farnum Lawrence E	Wells Fargo Bank NA		
Farnum Margaret E		100000.00	Dingman Twp
Moniot Jan	Finance Of America Commercial LLC	73500.00	Delaware Twp
Schleser Walter P	MERS		
Whitfield Carrie A	Mortgage Electronic Registration System Inc		
	USAA Federal Savings Bank	92000.00	Blooming Grove Twp
Trinka Christopher M	MERS		
Trinka Nancy A	Mortgage Electronic Registration System Inc		
	Reliance First Capital LLC	260000.00	Lackawaxen Twp
Russo Sebastian Nino	PSECU		
Russo Robin A		38500.00	Dingman Twp

Cahill Michael	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	89600.00	Lackawaxen Twp
Micek Kathleen	First Commonwealth Federal Credit Union		
Micek Joseph		200000.00	Palmyra Twp
Arnoul Kenneth	Wayne Bank	75000.00	Lackawaxen Twp
Raeven Agnes M	Citizens Bank NA	272000.00	Dingman Twp Milford Borough
Marshall William	Secretary Of Housing & Urban Development		Dingman Twp
Defeo Gary D	Dime Bank		
Defeo Jodi		107000.00	Lackawaxen Twp
Phillips Sandra M	JPMorgan Chase Bank NA	82600.00	Lehman Twp
Gray Thomas E	MERS		
Gray Thomas	Mortgage Electronic Registration System Inc Quicken Loans Inc		
Gray Tammy A		225974.00	Palmyra Twp

DEEDS

BUYER	SELLER	AMOUNT	LOCATION
Rice Philip M Exr	Beidleman David C		
Rice Alan O Exr	Beidleman Renie C		
Rice Joseph A Est		58500.00	Palmyra Twp
Pucciarello Kathleen	Pucciarello Vincent J	1.00	Palmyra Twp
Wandursky Anthony M	Powers Joseph J Powers Dominique A	205000.00	Lackawaxen Twp
Behler Elsa A Exrx	Behler Elsa A Tr		
Behler Andrew Est	Stanley William G Tr Andrew D Behler Family Trust 12/22/2017	1.00	Palmyra Twp
Lasser James F	Ortiz Ray		
Lasser Margaret	Ortiz Linda	30000.00	Lackawaxen Twp
Kraminskiy Vladimir	Repik Vyacheslav Ivanova Nataliya	317500.00	Delaware Twp
Wickle Jack	Johnson Residential LLC		
Wickle John		40000.00	Palmyra Twp
Greenfield Jonathan Tr	Massa Mark A		
Greenfield Jonathan W Tr	Munoz Magaly		
Greenfield Heather Tr			
Greenfield Family Trust 05/25/2010		275000.00	Blooming Grove Twp

Bambera Joseph C Tr	Mahala Candace Louise		
Roman Catholic Diocese			
Of Scranton	Mahala Benjamin III	330000.00	Milford Borough
Wood Ronald	Kelsey Robert W		
Wood Evelyn		91000.00	Delaware Twp
McNamara Robert J	Guydik Andrey		
McNamara Catherine N		50000.00	Greene Twp
Welsh Kerry Shrff	PNC Bank NA		
Hinson Eddie J			
Hinson Diane		1.00	Lehman Twp
Kudingo Steven	Cuzzone Joseph	83300.00	Delaware Twp
Bell June I	Crum Lesly J		
	Bell Stephani J	1.00	Greene Twp
Bell June I	Crum Lesly J		
	Bell Stephani J	1.00	Greene Twp
Welsh Kerry Shrff	Wells Fargo Bank NA		
Johnson Kevin Admr			
Johnson Nancy S Est		1.00	Greene Twp
Welsh Kerry Shrff	Federal National Mortgage Association		
Tambakis Carmen		1.00	Lehman Twp
Welsh Kerry Shrff	US Bank NA Tr		
Gonzalez Cesar A	Bank One NA Tr		
Gonzalez Cesar Jr	Credit Suisse First Boston Mtg Sec Corp		
Gonzales Cesar Jr	CSFB MTG Backed Pass Thru Series 2002-29		
Gonzalez Dawn Rose		1.00	Greene Twp
Welsh Kerry Shrff	Federal National Mortgage Association		
Gutman Anatoly			
Orudjova Nargiz		1.00	Lehman Twp
Welsh Kerry Shrff	Fannie Mae		
Seidel Cristina M	Federal National Mortgage Association		
Seidel Christine M			
Seidel Cristina			
Seidel William			
Seidel William R		1.00	Milford Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
Lukach Darren			
Lukach Jessica		1.00	Lehman Twp
Morais Richard	Port Front LLC		
Agar Susan		228000.00	Milford Borough

Schuster Michael	Schuster Michael		
Schuster Susan		1.00	Dingman Twp
Srivastava Rajeev O	Woods Derek L		
Srivastava Deepika	Woods Rosalind L	70000.00	Lehman Twp
Walter Janet	Lust David		
	Lust Katherine	130000.00	Lehman Twp
Nehemiah Marcia	Nehemiah Marcia	1.00	Lackawaxen Twp
Mathew John	Augustin Farah		
Mathew Ida		139900.00	Lehman Twp
Silvery 1 LLC Tr	Christoph Barbara T		
Laurel Land Trust	Christoph Joel	170751.00	Lehman Twp
01/29/2016			
Levenson Scott	Graziano James A		
Levenson Jacqueline	Graziano Victoria M	290000.00	Lackawaxen Twp
Welsh Kerry Shrrf	Pike Funding LLC		
All Fresh Farms LLC		1.00	Greene Twp
Lee Kim Shek	Lee Kim Shek Tr		
Lee Kim	Lee Kim Tr		
	Kim Shek & Kim Lee		
	Living Trust 10/17/2019	1.00	Dingman Twp
Speidel Patricia A	Montague Thomas	22000.00	Greene Twp
Welsh Kerry Shrrf	Federal National Mortgage Association		
OBrien William A		1.00	Dingman Twp
Damian Jacqueline Ann	Damian Jacqueline Ann		
Borecky George		1.00	Milford Borough
Kempter Jessie O	Birchwood Lakes Community Association Inc	11317.50	Delaware Twp
Raso Costabile Gus	Burd Adam J	106000.00	Lehman Twp
Soberal Nelson	Soberal Nelson A		
Soberal Lisa		1.00	Delaware Twp
Pagliaroli Michael A	Medina Peter		
	Medina Keisha	109000.00	Lehman Twp
New Age Technology Solution Inc	Ziggys Dacha LLC	870000.00	Blooming Grove Twp
Zhovna George	Bell Tara Lynn		
Zhovna Sheyva			
Kolker Lyudmila			
Vasserman Rimma			
Kolker Alex			
Vasserman Mark		148400.00	Blooming Grove Twp
Stephens Judith A	Gildea Rory		
	Lombreglia Melissa	555000.00	Lackawaxen Twp

Piltch Stanley	Helms Travis		
Piltch Annabelle		110000.00	Dingman Twp
Ostermann Laura	Lucas William		
	Lembo Margaret		
	Vaccari Cathy	23000.00	Lackawaxen Twp
Huh Yuyoll	Huh Boonim		
Huh Boonim		1.00	Lehman Twp
Wilson Rebecca	Wilson Jeffrey		
Mielish Rebecca		1.00	Dingman Twp
Richards Thomas A	Richards Thomas A		
	Richards Diana P	1.00	Shohola Twp
Spence Warren	RJJR LLC		
Spence Linda S		145000.00	Lackawaxen Twp
Scalone Odell Exr	Santos Carlos		
Scalone Lillian Est	Santos Evangelina	55000.00	Lehman Twp
Sutliff Sandra L	Covert Lynn W		
	Covert Judith A		
	Lowe Jereme O		
	Lowe Rachael M	112000.00	Lehman Twp
Imbriale John	Moroney Kenneth		
Imbriale Phyllis	Moroney Stephanie	151000.00	Lackawaxen Twp
Politoski Barbara	Jenkins Suzanne	242000.00	Delaware Twp
Hannon James E Jr	Rexach Melissa		
Hannon Catherine		65000.00	Lackawaxen Twp
Graziano James A	Benack Robert		
Graziano Victoria M	Benack Christine	139000.00	Lackawaxen Twp
Zanelli Eileen M	Cooper Randall J	12575.00	Lackawaxen Twp
Lewis Ronald	Plebes Arthur F		
Lewis Alvina	Plebes Helen D	130000.00	Lackawaxen Twp
Krupa Michael	Christenson Richard W		
	Christenson Cheryl A	209000.00	Palmyra Twp
Owens Howard West	Owens Kris		
Owens Kris Exrx		1.00	Blooming Grove Twp
Tigue William J	Andreat Donald Lee		
	Andreat Susan V	215900.00	Lackawaxen Twp
Catterson Thomas	Melograne Raymond O		
Catterson Dorothy A	Melograne Melanie A	190000.00	Blooming Grove Twp
Sabo Lynda C Exrx	Sabo Lynda C		
Vanriper Arlene Rest	Rice Alyssa L		
Vanriper Harry Fest		1.00	Lehman Twp
Erstad Sven Erik	Theodoropoulos Annastasia		
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