
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'S NOTICE

Estate of Akrivi Pagelos, Deceased, late of Westfall Township, Pike County, Pennsylvania.
Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Maria Wall, Co-Executor, 133 Stonefield Road, Milford, PA 18337 or Agisilaos Pagelos, Co-Executor, of 137 Highview Road, Milford, PA 18337, or to the Attorneys for the Estate, Levy, Stieh, Gaughan & Baron, P.C., P.O. Box D, Milford, PA 18337.
By: John T. Stieh, Esquire
Attorney for Executor
12/15/17 • 12/22/17 • **12/29/17**

ESTATE NOTICE

Estate of ETHEL L. MILLER,

of 539 Rowland Road, Greeley, Pike County, Milford Pennsylvania 18837, deceased. Marilyn L. Martin has been appointed as Executrix of the Estate. All persons indebted to the Estate are hereby requested to make immediate payment, and those having claims are directed to present the same without delay to his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County Branch, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address within the County where notice may be given to Claimant.
PLEASE SEND ALL PAYMENTS AND CLAIMS TO:
Andrea Di Dio, Esq.
The Murray Firm, LLC
150 Morristown Road, Suite 125
Bernardsville, NJ 07924
12/15/17 • 12/22/17 • **12/29/17**

EXECUTRIX'S NOTICE

ESTATE OF Gail L. Husted, late of Milford Borough, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to Sharon G. Seepes

109 Laurel Court
Milford, PA 18337
Executrix
12/15/17 • 12/22/17 • **12/29/17**

ESTATE NOTIFICATION

Estate of John P. D'Errico, file number 52-17-00375, late of Lackawaxen Township, Pike County, PA (Date of death: 11/28/2017). Danielle Tammaro was appointed Administratrix on December 11, 2017. Jeffrey A. Levine, Esquire, Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.
12/15/17 • 12/22/17 • **12/29/17**

EXECUTOR'S NOTICE

ESTATE OF LUDWIK BOBER, late of Milford, Pike County, Pennsylvania, deceased. Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to **WILHELM R. REILLY**, P.O. Box 326, Rock Hill, NY 12775, or to his attorneys, **KLEMEYER, FARLEY & BERNATHY, LLC**, 406 Broad Street, Milford, PA 18337.
12/22/17 • **12/29/17** • 01/05/18

NOTICE

Notice is hereby given that Letters Testamentary have been granted on the Estate of Walter Fritz by the Register of Wills of Pike County, PA to Thomas M. Fritz. All persons having claims against the estate are requested

to present them in writing and all persons indebted to the estate, to make payment to the Executor. Frances Gruber, Esq., 214 Ninth Street, Honesdale, PA 18431, Attorney for the Estate.
12/22/17 • **12/29/17** • 01/05/18

ADMINISTRATRIX NOTICE

ESTATE OF WILLIAM A. WELLS, JR., late of Hawley, Pike County, PA, Deceased. Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to **BETTY E. WELLS**, 111 Hendricks Road, Hawley, PA 18428, or to her attorneys, **KLEMEYER, FARLEY & BERNATHY, LLC**, 2523 Route 6, Suite 1, Hawley, PA 184287.
12/22/17 • **12/29/17** • 01/05/18

NOTICE

Notice is given that Letters Testamentary have been granted in the Estate of Robert H. Rohner, Sr., late of 1282 W. Sugar Mt. Rd., Lehman, Pennsylvania (Date of death: August 18, 2016). All persons indebted to said estate are required to make payments and those having claims or demands to present the same without delay to Executrix, Nancy J. Rohner, of 1282 W. Sugar Mt. Rd., Lehman, Pennsylvania 18324 OR Donald G. Karpowich, Esquire, 85 Drasher

Road, Drums, PA 18222.
12/29/17 • 01/05/18 • 01/12/18

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY
CIVIL ACTION – LAW**

IONIC PROPERTIES, LLC
Plaintiff

v.
**LUIS VARGAS AND MARIA
VARGAS**
Defendants

**ACTION TO QUIET TITLE
NO. 1202- 2017- CIVIL
NOTICE TO DEFEND**

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 Plaintiffs. 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.
**LEGAL AID SOCIETY OF
PIKE COUNTY**
Pike County Courthouse
Milford, PA 18337
Telephone: (570) 296-7613

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA**
PATRICK A. TIGUE,
Plaintiff

Vs.
**JOHN THALASSINOS,
DONALD DELFINO,
MANESH PATEL, and S&C
CONSULTING GROUP,
LTD, and their heirs, executors,
administrators, devisees, or
assigns, and all other persons
claiming any right, title or
interest in or to the herein
described real property other
than Plaintiff, whose identity or
identities is unknown,**
Defendants.

No. 745-2016-Civil
**ACTION TO QUIET TITLE
Lot 8 – Oakwood Development
TAX SALE
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 into a written appearance personally or by attorney and filing in writing with the Court your defenses or objection 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PIKE COUNTY
COMMISSIONER'S OFFICE
506 BROAD STREET
MILFORD,
PENNSYLVANIA 18337
TELEPHONE NUMBER
(570) 296-7613

SHERIFF SALES

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

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
61-2015r SUR JUDGEMENT
NO. 61-2015 AT THE SUIT

OF MTGLQ Investors, LP
vs Phillip Clarke and Tara
Clarke aka Tara Curtin-Clarke
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Tenants by the Entireties.

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

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

COLLECT \$423,791.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 192-2016r SUR JUDGEMENT NO. 192-2016 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Frank L. Wydner, Jr. and Deborah S. Wydner 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Lot Parcel Or Piece Of Ground Situate In The Township of Delaware, County of Pike And State Of Pennsylvania, Being Lot No. 32, Section No. 6 As Shown On Map Entitled

Subdivision Of Section 6,
Pocono Mountain Water Forest
Corporation, On File In The
Recorder's Office In Milford,
Pennsylvania In Plot Book No.
10, Page 87.
TAX ID: 150.01-02-16
Commonly Known As: 109
Woodland Drive Dingmans
Ferry PA 18328

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Frank L. Wydner, Jr.
and Deborah S. Wydner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$194,380.70,
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 Frank L.
Wydner, Jr. and Deborah S.
Wydner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$194,380.70 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
193-2017r SUR JUDGEMENT
NO. 193-2017 AT THE SUIT
OF PNC Mortgage, a division of
PNC Bank, NA vs Christopher
Wanamaker aka Chris
Wanamaker 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 731, Section No. 9 as shown on map entitled Subdivision 9, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 9, Page 249. Tax ID: 02-0-027847 Property Address: 116 Cardinal Drive, Dingmans Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Wanamaker aka Chris Wanamaker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,545.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Wanamaker aka Chris Wanamaker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,545.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 276-2017r SUR JUDGEMENT NO. 276-2017 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Christopher Prezioso and Rochelle Prezioso aka Rachelle Prezioso 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Delaware, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:
BEING Lot No. 12 abcd, Block
No. W-803, as set forth on Plan
of Lots - Wild Acres, Section
No. 8, Delaware Township,
Pike County, Pennsylvania,
dated April 1969 by John B.
Aicher, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania,
and filed In the Office for the
Recording of Deeds, in and for
Pike County, Pennsylvania in
Plat Book 8, page 105, recorded
November 17, 1970.
ALSO KNOWN AS 107
Westfall Drive, Dingmans Ferry,
PA 18328
PARCEL# 175.02-04-16
Fee Simple Title Vested in
Christopher Prezioso and
Rachelle Prezioso, his wife by
deed from, Dennis D. Pierson
and Karin Pierson, his wife,
dated May 15, 2006, recorded
May 16, 2006, in the Pike
County Recorder of deeds in
Deed Book 1955, Page 655, as
Instrument No. 200600008370.
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher Prezioso
and Rochelle Prezioso
aka Rachelle Prezioso
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$112,732.08,
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 Christopher
Prezioso and Rochelle
Prezioso aka Rachelle Prezioso
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$112,732.08 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops @ Valley Square
Warrington, PA 18976
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
327-2011r SUR JUDGEMENT
NO. 327-2011 AT THE SUIT
OF Wells Fargo Bank, NA as
Trustee for Stanwich Mortgage
Loan Trust, Series 2010-2
Asset Backed Pass Through
Certificates c/o Carrington
Mortgage Services vs Charles
A. Lalicata aka Charles
Lalicata 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel or lot 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 a point in the
centerline of Legislative Route
No. 51001, being the public road
which leads from Milford to
Bushkill, said point of beginning
being the Easterlymost corner of
lands of Arthur and Jane Ridley
and common corner of lands of
Gross; thence running along the
centerline of said road, North
70° 7' 56" East, 248.57 feet to a
point; thence continuing along
the center of said road, North
62° 2' 4" East, 662.36 feet to a
point for a corner; thence leaving
said road and running along the
center of a wood road, South 81
° 52' 50" East, 185.01 feet to a
point for a corner; thence cutting
lands of the Grantor herein
South 45° 43' 2" West, 1,213.56
feet to a point for a corner in line
with a stone wall; thence still
running generally along a stone
wall North 46° 22' 31" West,
159.64 feet to an iron bar for a
corner; thence still cutting same
North 35° 19' 59" West, 361.63
feet to a point in the centerline
of Legislative Route No. 51001;
thence along the centerline of
said Route, North 69° 5' 13"
East, 205.06 feet to the point
and place of BEGINNING.
CONTAINING 8.16 acres,
more or less.

BEING the same premises
which Dennis Shaughnessy and
Beverly Shaughnessy, by Deed
dated July 15, 1999 recorded
July 28, 1999, in the Office
for the Recorder of Deeds in

and for Pike County, in Deed Book Volume 1796, Page 709, conveyed unto Charles Lalicata. BEING known as 454 Milford Road a/k/a 454 Route 2001, Milford, PA 18337
TAX PARCEL: #137.00-01-37
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles A. Lalicata aka Charles Lalicata DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,125.73, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles A. Lalicata aka Charles Lalicata DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,125.73 PLUS COSTS AND INTEREST AS AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, Esq.
1310 Industrial Blvd
1st Floor, Ste. 101
Southampton, PA 18966
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 460-2017r SUR JUDGEMENT NO. 460-2017 AT THE SUIT OF David Clark and Sally Clark vs Steve Height, Sr. aka Steven M. Height, Sr. 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Property Description
301 Pennsylvania Avenue,
Matamoras, Pa. 18336 Parcel ID
Number: 07-0-007963
ALL THAT CERTAIN lot
land situate in the Borough of
Matamoras, County of Pike,
and State of Pennsylvania and
designated on the Charles St.
John's Map of an addition to
the Village, now Borough of
Matamoras, as Lot #532 fronting
on Pennsylvania Avenue on the
northwesterly side thereof and
being 50 feet wide in front and
rear and 100 feet in depth.
BEING the same premises
which Gail A. Schneider granted
and conveyed unto Albert W.
Schneider, Jr. by deed dated June
18, 1979 and recorded in the
Pike County Recorder of Deeds
Office in Deed Book 673 at Page
131.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Steve Height, Sr. aka
Steven M. Height, Sr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$245,576.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Steve Height,
Sr. aka Steven M. Height, Sr.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$245,576.40 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Eric L. Hamill, Esq.
501 Broad Street
Milford, PA 18337
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
639-2017r SUR JUDGEMENT
NO. 639-2017 AT THE
SUIT OF VFS Lending
Services VI, LLC vs Charles

M. Rico, Deborah Reeves
Tuddles and James W.
Reeves 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
THE LAND DESCRIBED
HEREIN IS SITUATED
IN THE STATE OF
PENNSYLVANIA,
COUNTY OF PIKE, AND IS
DESCRIBED AS FOLLOWS:

All that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot or Lots No. 2001, Section
No. 3, as is more particularly
set forth on the Plot Map of
Lehman-Pike Development
Corporation, Saw Creek Estates,
as same is duly recorded in the
Office for the Recording of
Deeds, Milford, Pike County,
Pennsylvania in Plot Book
Volume 24, Page 49.
CONTAINING 0.54 acres,
more or less and is improved by a
2-Story Single Family Dwelling
PARCEL IDENTIFICATION
NO: 196-04-07-48
CONTROL NO: 103500
TITLE TO SAID PREMISES
IS VESTED IN Deborah
Reeves Tuddles, a single person

and James W. Reeves, a single
person, by deed from Charles
M. Rico, a single person, dated
August 21, 2015, recorded
October 6, 2015 in the Pike
County Clerk's/Register's Office
in Deed Book 2479, page 1398.
Charles M. Rico, married, by
deed from Stella Aleksanova,
dated May 15, 2015, recorded
June 11, 2015 in the Pike
County Clerk's/Register's Office
in Deed Book 2471, Page 2124.
EXHIBIT "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Charles M. Rico,
Deborah Reeves Tuddles
and James W. Reeves
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$73,979.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Charles
M. Rico, Deborah Reeves
Tuddles and James W. Reeves
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$73,979.40 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Romano Garubo & Argentieri
52 Newton Avenue
PO box 456
Woodbury, NJ 08096
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
640-2017r SUR JUDGEMENT
NO. 640-2017 AT THE
SUIT OF U.S. Bank National
Association, as Trustee of
Citigroup Mortgage Loan
Trust, Inc., Asset Backed Pass
Through Certificates, Series
2007-AMC4 under the Pooling
and Servicing Agreement Dated
June 1, 2007, Without Recourse
c/o Citimortgage, Inc. vs Sharon

L. McKechan and United States
of America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

DESCRIPTION: ALL
THAT CERTAIN LOT,
PARCEL OR PIECE OF
LAND SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF LEHMAN
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA
MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
LOT NUMBER 80, STAGE
VII PINE RIDGE AS
SHOWN ON A PLOT
OF PINE RIDGE, INC.,
STAGE VII RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK VOLUME 10, PAGE
26 ON JUNE 20, 1973.
BEING KNOWN AS: 1160
PINE RIDGE, BUSHKILL,
PA 18324
TAX PARCEL #188.04-04-02
IMPROVEMENTS:
Residential property.
BEING the same premises
which Richard A. McKechan,
by Sharon L. McKechan, his
Attorney-in-Fact, by Deed dated

April 24, 2006 and recorded December 8, 2006, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2208, Page 1880, conveyed unto RICHARD A. MCKECHAN and SHARON L. MCKECHAN, husband and wife.

And the said Richard A. McKeChan departed this life on January 10, 2008. Title to the property passed to Sharon L. McKeChan by operation of law.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sharon L. McKeChan and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,629.36, 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 Sharon L. McKeChan and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$182,629.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirm & Assoc.
Eight Neshaminy Interplex, Ste.
215
Trevose, PA 19053
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 647-2017r SUR JUDGEMENT NO. 647-2017 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs James W. Albright & Pamela J. Pullis 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece
or parcel of land lying, situate
and being in the Township of
Lackawaxen, County of Pike,
Commonwealth of Pennsylvania,
in the tract known as Friendly
Acres, Surveyed for Charles
Swezy, October 26, 1971, by
George E. Ferris, R.S. being
more particularly bounded and
described as follows:
BEGINNING at a point in
the center of a certain fifty
(50) foot wide private roadway
and utility right-of-way of the
tract known as Friendly Acres,
said point of beginning being
a common corner of Lot Nos.
113 and 114; thence along the
common line of said lots North
sixty-seven degrees twenty-five
(25) minutes East four hundred
thirty (430) feet to a corner, said
corner being the common corner
of Lots Nos. 107, 108, 113, and
114; thence along the common
line dividing Lots Nos. 114
and 107 South twenty-one (21)
degrees fifty-nine (59) minutes
East one hundred ninety-eight
(198) feet to a corner; said corner
being the common corner of
Lots Nos. 106, 107, 114 and
115; thence along the common
line of Lots Nos. 114 and 115

South sixty-seven (67) degrees
twenty-five (25) minutes West
four hundred thirty (430) feet to
a point for a corner in the center
of the first mentioned private
roadway and utility right-of-way;
thence along the center of the
same and along the common
line of Lot No. 114 with Lots
Nos. 7 and 8 north twenty-one
(21) degrees fifty-nine (59)
minutes West one hundred
ninety-eight (198) feet to the
point or place of BEGINNING.
CONTAINING one and
ninety-five one-hundredths
(1.95) acres of land, be the same
more or less.

BEING Lot No. 114 of the tract
known as FRIENDLY ACRES.
Said property being commonly
known as 211 Fellowship Drive,
Hawley, Pennsylvania 18428
TAX ID No. 046.01-01-18
BEING THE SAME
PREMISES as conveyed to
James W. Albright and Pamela
J. Pullis by Deed of Susan L.
Boyer recorded 06.14.2006 As
Instrument No. 200600010257
BK 2179 Pg 581 in the recorder
of Deeds Office of Pike County
PA.

ALSO BEING THE SAME
PREMISES as conveyed to
James W. Albright and Pamela
J. Pullis by corrective Deed of
James W. Albright and Pamela
J. Pullis recorded 11.13 .07 as
Instrument No. 2007700017097
BK 2256 Pg 1415 in the recorder
of Deeds Office of Pike County,
PA.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James W. Albright & Pamela J. Pullis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,510.82, 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 James W. Albright & Pamela J. Pullis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$295,510.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 758-2017r SUR JUDGEMENT NO. 758-2017 AT THE SUIT OF LSF9 Master Participation Trust vs Mark A. Matthews, in his capacity as Heir of Steven A. Matthews, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Steven A. Matthews, 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 758-2017 LSF9 Master Participation Trust v. Mark A. Matthews, in His

Capacity as Heir of Steven A. Matthews, Deceased
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Steven A. Matthews, Deceased owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 3004 Briantree, Bushkill, PA 18324
Parcel No. 197.03-02-28-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$84,784.61
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 Mark A. Matthews, in his capacity as Heir of Steven A. Matthews, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Steven A. Matthews, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$84,784.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Matthews, in his capacity as Heir of Steven A. Matthews, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Steven A. Matthews, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$84,784.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 811-2017r SUR JUDGEMENT NO. 811-2017 AT THE SUIT OF Quicken Loans, Inc. vs Christopher Farley Solely in His capacity as Heir of Raymond J. Farley, Deceased, Melissa Farley Abraham Solely in Her Capacity as Heir of Raymond J. Farley, Deceased, Kimberly Farley Priest solely in Her Capacity as Heir of Raymond J. Farley, Deceased, Nicole Heckman, Solely in Her Capacity as Heir of Raymond J. Farley, Deceased, The unknown Heirs of Raymond J. Farley 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Land Situated in the Township of Dingman in the County of Pike in the State of PA BEING LOT NO. 15, BLOCK NO. 38, SECTION NO. 3, AS SHOWN ON A MAP OR PLAN OF GOLD KEY LAKE ESTATES, SUBDIVISION, ON FILE IN THE RECORDER

OF DEEDS OFFICE AT MILFORD, PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK 7, PAGE 150. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 107 Buttercup Terrace Milford PA 18337-5104
Parcel#: 020781

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Farley Solely in His capacity as Heir of Raymond J. Farley, Deceased, Melissa Farley Abraham Solely in Her Capacity as Heir of Raymond J. Farley, Deceased, Kimberly Farley Priest solely in Her Capacity as Heir of Raymond J. Farley, Deceased, Nicole Heckman, Solely in Her Capacity as Heir of Raymond J. Farley, Deceased, The unknown Heirs of Raymond J. Farley Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$147,207.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
Farley Solely in His capacity
as Heir of Raymond J. Farley,
Deceased, Melissa Farley
Abraham Solely in Her Capacity
as Heir of Raymond J. Farley,
Deceased, Kimberly Farley
Priest solely in Her Capacity
as Heir of Raymond J. Farley,
Deceased, Nicole Heckman,
Solely in Her Capacity as
Heir of Raymond J. Farley,
Deceased, The unknown Heirs
of Raymond J. Farley Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$147,207.69 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106

12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
833-2017r SUR JUDGEMENT
NO. 833-2017 AT THE SUIT
OF Ditech Financial, LLC
f/k/a Green Tree Servicing,
LLC s/b/m Green Tree
Consumer Discount Company
vs Emanuel Moreira and
Theresa Dixon a/k/a Theresa
S. Dixon 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 833-2017-CIVIL
Ditech Financial, LLC., f/k/a
Green Tree Servicing, LLC.,
s/b/m Green Tree Consumer
Discount Company
v.
Emanuel Moreira
Theresa Dixon a/k/a Theresa S.
Dixon
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,

being 746 Raymondskill Road,
Milford, PA 18337
Parcel No. 124.00-02-23-
Control No. 019230
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$334,633.24
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
Emanuel Moreira and Theresa
Dixon a/k/a Theresa S. Dixon
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$334,633.24,
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 Emanuel
Moreira and Theresa Dixon
a/k/a Theresa S. Dixon
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$334,633.24 PLUS
COSTS AND
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
896-2017r SUR JUDGEMENT
NO. 896-2017 AT THE SUIT
OF EverBank vs Kasha M. Hill,
Administratrix of the Estate of
William Hill 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 17, 2018 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 Lehmen, Pike
County, Pennsylvania, and
being known as 116 Depuy
Circle, Bushkill, Pennsylvania
18324 A/K/A 116 Depue
Circle, Lehmen Township,
Pennsylvania 18324 A/K/A
Lot 45 Depue Circle, Bushkill,
Pennsylvania 18324.

PARCEL NUMBER:

06-0-042607

TAX MAP: 188.02-02-29-

**THE IMPROVEMENTS
THEREON ARE:** Residential
Dwelling

REAL DEBT: \$172,911.01

**SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF:** Kasha M.

Hill, Administratrix of the
Estate of

William Hill

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
Kasha M. Hill, Administratrix
of the Estate of William Hill
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID**

**REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$172,911.01,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.**

**NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kasha
M. Hill, Administratrix of
the Estate of William Hill
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$172,911.01 PLUS
COSTS AND INTEREST AS
AFORESAID.**

**PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA**

McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400

Philadelphia, PA 19109

12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
902-2017r SUR JUDGEMENT
NO. 902-2017 AT THE
SUIT OF U.S. Bank National
Association vs Joseph Stead and
Faith Stead 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 902-2017
U.S. Bank, National Association
as Trustee for Mast Alt Trst
2005-6

v.

Joseph Stead

Faith Stead

owner(s) of property situate in
the SHOHOLA TOWNSHIP,
PIKE County, Pennsylvania,
being 498 Little Walker Road,
Shohola, PA 18458-2807
Parcel No. 078.00-03-25 -
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$230,060.57

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
Joseph Stead and Faith Stead
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$230,060.57,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Joseph Stead and Faith Stead
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$230,060.57 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

21 Penn Center Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
912-2016r SUR JUDGEMENT
NO. 912-2016 AT THE
SUIT OF Wilmington
Savings Fund Society, FSB, as
Trustee for Upland Mortgage
Loan Trust A vs David W.
Iversen and Lux Jilna Q.
Iversen 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 17, 2018 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.
740, Section No. C, Pocono
Mountain Woodland Lakes,
as shown in Plat Book No.
10, Page No. 191, filed in the
Pike County Clerk's Office on
October 17, 1973.

BEING the same
premises which PIKO
DEVELOPMENT
CORPORATION, by indenture
bearing date the 15th day of
February, 1989 and recorded
at Milford in the Office for
the Recording of Deeds, in
and for the County of Pike on
the 18th day of March, 1989
in Record Book Volume 74,
Page 73 granted and conveyed
unto TOMAS KLODA and
JADWIGA KLODA, his wife,
in fee.

ALSO BEING the same
premises which Piko
Development Corporation, by
indenture bearing date the 17th
day of June, 1988 and recorded
in the Pike County Recorder's
Office in Dee Book Volume
1247, Page 42, granted and
conveyed unto Tomasz Kloda
and Jadwiga Kloda, his wife, in
fee.

TOGETHER with all
rights and privileges and
UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.
HAVING ERECTED
THEREON A 2-STORY
RESIDENTIAL DWELLING
BEING KNOWN AND
NUMBERED AS 143 LARCH
DRIVE, MILFORD, PA

18337.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David W. Iversen and Lux Jilna Q. Iversen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,855.52, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David W. Iversen and Lux Jilna Q. Iversen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,855.52 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hill Wallack LLP
777 Township Line Road, Ste.
250
Yardley, PA 19067
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 922-2017r SUR JUDGEMENT NO. 922-2017 AT THE SUIT OF U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-10 vs Michael J. Wittekind and Kimberly A. Wittekind 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 922-2017
ALL THAT CERTAIN lot

or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO: Map
Number: 108.04-04-14 Control
Number: 067910

PROPERTY ADDRESS 161
Oneida Way a/k/a 6215 Oneida
Way, Milford, PA 18337

IMPROVEMENTS: a
Residential Dwelling

SOLD AS THE PROPERTY
OF: Kimberly A. Wittekind and
Michael J. Wittekind

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 Michael J. Wittekind
and Kimberly A. Wittekind
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$183,859.23,
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 Michael J.
Wittekind and Kimberly A.
Wittekind DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$183,859.23 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
937-2017r SUR JUDGEMENT
NO. 937-2017 AT THE
SUIT OF Wells Fargo
Bank, NA vs Michelle B.
Abarbanel 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 937-2017
ALL THAT CERTAIN lot
or piece of ground situate in
Milford Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO: Map
Number: 097.03-01-57.007
Control Number: 105537
PROPERTY ADDRESS 104
Oak Court, Milford, PA 18337
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Michelle B. Abarbanel
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 Michelle B. Abarbanel
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$219,953.94,
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 Michelle B.
Abarbanel DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$219,953.94 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO
EXECUTION NO 958-2017r
SUR JUDGEMENT NO.
958-2017 AT THE SUIT OF
Citizens Savings Bank vs Alan
E. Wagner 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHERIFF'S SALE
DESCRIPTION**

By virtue of a Writ of Execution
No. 958-2017 CIVIL, issued
out of the Court of Common
Pleas of Pike County, directed
to me, there will be exposed to
public sale, by vendue or outcry
to the highest and best bidders,
for cash, in the Pike County
Administration Building, in the
City of Milford, Pike County,
Pennsylvania, all rights, title and
interest of the Defendant in and
to:

ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County
of Pike and Commonwealth
of Pennsylvania, bounded and
described as follows:
BEING shown and designated
as Lot No. 32 on a certain
map or plan of lots entitled,
"Pocono Ranch Lands, Plat of
Section 4, Pocono Ranch Lands,
Ltd., Owner and Developer,

Lehman Township, Pike
County, Pennsylvania, dated
August 1973, Sheet No. 5 of 5,
prepared by Elliott & Associates,
Engineers-Planners, Scale being
1" = 100' ", recorded November
8, 1973 in the Recorder's Office,
Milford, Pike County, PA in
Plot Book Volume 10, page 206.
TOGETHER with all and
singular the improvements,
ways, streets, alleys,
driveways, passages, waters,
water-courses, rights, liberties,
privileges, hereditaments and
appurtenances, whatsoever unto
the hereby granted premises
belonging, or in any wise
appertaining, and the reversions
and remainders, rents, issues and
profits thereof; and all the estate,
right, title interest, property,
claim and demand whatsoever,
of the said Grantor(s), as well
at law as in equity, or otherwise
howsoever, of, in, and to the
same and every part thereof.
Together with all rights and
privileges and UNDER AND
SUBJECT to the covenants,
exceptions, conditions,
reservations and restrictions as of
record.

BEING the same premises
conveyed by Ourco, Inc. to Alan
E. Wagner by Deed dated June
3, 2009 and recorded in Pike
County Recorders Office to
Deed Book 2310, page 1667.
Map Number: 189.03-02-14
Control Number: 039771
IMPROVEMENTS
THEREON CONSIST OF:
a single family dwelling known
as 32 Cardinal Drive, n/k/a
2296 Cardinal Drive (formerly

Lot 32, Section 4, Cardinal Drive, Pocono Ranchlands), Bushkill, Lehman Township, Pennsylvania 18324.

Land: \$ 2,500.00

Building: \$32,850.00

Total Assessed Value:

\$35,350.00

SEIZED AND TAKEN into execution at the suit of Citizens Savings Bank against Alan E. Wagner will be sold by: Sheriff of Pike County, Phillip Bueki

KREDER BROOKS

HAILSTONE LLP

BY: DAVID K. BROWN,
ESQUIRE

DANA M. ZLOTUCHA,
ESQUIRE

Attorneys for Plaintiff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alan E. Wagner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,763.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alan E. Wagner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,763.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kreder Brooks Hailstone LLP
220 Penn Avenue, Ste. 200
Scranton, PA 18503
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 977-2016r SUR JUDGEMENT NO. 977-2016 AT THE SUIT OF U.S. Bank National Association, not in its individual capacity but solely as trustee for RMAC Trust, Series 2016-CTT vs John Wells aka John P. Wells 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot 301, Section 3, as shown
on map entitled Subdivision of
Section A, Pocono Mountain
Woodland Lakes Corporation,
on file in the Recorder's Office
at Milford, Pennsylvania in Plot
Book 10, Page 136.

BEING KNOWN AS: 124
Nelson Rd, Milford, PA 18337
PROPERTY ID NO.:

03-0-017821

TITLE TO SAID PREMISES
IS VESTED IN John Wells
BY DEED FROM Guy S.
Henderson, Single DATED
09/19/1997 RECORDED
09/22/1997 IN DEED BOOK
1410 PAGE 330.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
John Wells aka John P. Wells
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,728.80,
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
Wells aka John P. Wells
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$181,728.80 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1030-2017r SUR
JUDGEMENT NO. 1030-2017
AT THE SUIT OF Midfirst
Bank vs Mark Strzalka aka Mark
R. Strzalka 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT LEGAL FOR
ADVERTISING:**

ALL that certain piece of land
in the Township of Delaware,
County of Pike, Pennsylvania,
BEING LOT 8ABC, Block
B-28, Plan of Lots-Birchwood
Lakes, SECTION 5, Pike Plot
Book 4, page 41. HAVING
THEREON ERECTED
A DWELLING KNOWN
AND NUMBERED AS: 105
MAIN COURT, DINGMANS
FERRY, PA 18328
MAP # 162-02-03-04
CONTROL# 02-0-027581
Pike Deed Book 2160, page 444.
TO BE SOLD AS THE
PROPERTY OF MARK
STRZALKA A/K/A MARK R.

STRZALKA UNDER PIKE
COUNTY JUDGMENT NO.
1030-2017.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Mark Strzalka aka Mark R.
Strzalka DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$77,211.40,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$77,211.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 7102-2392
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1061-2014r SUR JUDGEMENT NO. 1061-2014 AT THE SUIT OF Lsf9 Master Participation Trust vs Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1061-2014-CIVIL Lsf9 Master Participation Trust v. Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being 1139 Hemlock Farms, a/k/a 137 Mustang Drive, Hawley, PA 18428-9063 Parcel No. 120.01-02-81 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$323,905.78 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 Maryann T. Venechanos, Individually and in Her Capacity as Heir of Peter T. Venechanos, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter T. Venechanos, Deceased

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$323,905.78,
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 Maryann
T. Venechanos, Individually
and in Her Capacity as Heir of
Peter T. Venechanos, Deceased,
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Peter T. Venechanos, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$323,905.78 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan, Diamond &
Jones
1617 JFK Blvd, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1063-2017r SUR
JUDGEMENT NO. 1063-2017
AT THE SUIT OF MTGLQ
Investors, LP vs Theodore A.
DeGroat 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described as
Lot No. 34, Block No. 6, Section
No. 3, of Sunrise Lake, as or
Sunnylands, Inc., subdivisions
recorded in the Office for the

Recorder of Deeds of Pike County in Plat Book 6 Page 248. TOGETHER WITH all rights-of-way and UNDER AND SUBJECT to all conditions, restrictions, reservations and the like as set forth in the above-referenced deed or the record thereof. BEING Parcel ID 122.03-02-26- (Control: 021661) BEING known for informational purposes as 114 Park Ridge Rd., Milford, PA BEING THE SAME PREMISES which was conveyed to Theodore A. DeGroat by Deed of Cecilia Ziemba dated 03.17.1995 and recorded 03.21.1995 in Book 1018 Page 177 in the Pike County Recorder of Deeds Office.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theodore A. DeGroat DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,191.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Theodore A. DeGroat DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,191.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1064-2017r SUR JUDGEMENT NO. 1064-2017 AT THE SUIT OF Nationstar Mortgage, LLC d/b/a Mr. Cooper vs Robert

A. Forte 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel or tract of land, situate,
lying and being in the Township
of Westfall, County of Pike and
Commonwealth of Pennsylvania,
and being more particularly
described as Unit 7.6 Section
I of Milford Landing, as set
forth on a final plan as surveyed
by Swendsen Engineering, of
Honesdale, PA and recorded
in the Office of the Recorder of
Deeds in and for Pike County
in Plat Book Volume 24 at Page
165, on the 14th Day of April
1987.

THE improvements thereon
being known as No. 4010
Milford Landing Drive Milford,
Pa 18337

BEING TAX PARCEL NO.
098.07-02-57

BEING the same premises in
which the Milford Group, Inc.,
a Pennsylvania Corporation,
by deed dated 02/11/1998,
recorded 04/18/1998, recorded
in the Office of the Recorder
of Deeds for Pike County,
Commonwealth of Pennsylvania,
in Deed Book 1229 and Page
273, granted and conveyed unto

Robert A. Forte.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert A. Forte
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$210,528.43,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert
A. Forte DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$210,528.43 PLUS COSTS
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1103-2017r
SUR JUDGEMENT NO.
1103-2017 AT THE SUIT
OF Finance of America
Mortgage LLC vs Kristie
Turner 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PARCEL NO.: 162.02-13-25 I
CONTROL NO.: 032249
ALL THAT CERTAIN piece,
parcel and tract of land situated,
lying and being in the Township
of Delaware, County of Pike
and State of Pennsylvania, more
particularly described as follows:
BEGINNING at a point, being

the northeasterly corner of Lot
No. 40 of Block B-94, Section
12 of the Birchwood Lake
Subdivision, being located at the
intersection of Hawthorn Drive
and Homestead Drive; thence
from said point of beginning,
running along the westerly right
of way line of Homestead drive,
South 06 degrees 21 minutes
East 150.71 feet to a point of
curve; thence on a curve to the
left, an arc length of 77.35 feet,
based on a radius of 225.91 feet,
to a point, being a common
corner between Lot No. 41 and
Lot No. 42; thence along Lot
No. 42, South 64 degrees 02
minutes West 84.83 feet to a
point for a corner; thence cutting
through Lot No. 41, North 69
degrees 50 minutes 05 seconds
West 116.64 feet to an iron bar
for a corner; thence cutting same,
North 31 degrees 04 minutes
East 63.60 feet to a point; thence
cutting into Lot No. 40, North
31 degrees 04 minutes East
28.21 feet to an iron bar for a
corner; thence cutting Lot No.
40, North 58 degrees 56 minutes
West 17.64 feet to an iron bar
for a corner; thence along Lot
No. 38 and continuing along
Lot No. 39, North 32 degrees
39 minutes East 156.38 feet to
a point in the southerly line of
Hawthorn Drive; thence along
the southerly line of said drive,
on a curve to the left, an arc
length of 30.35 feet, based on a
radius of 280.86 feet to the point
and place of BEGINNING.
CONTAINING within the
hereinabove described premises,
part of Lot No. 40, comprising

0.312 acre and part of Lot No. 41, containing 0.311 acre. As shown on a survey by Victor E. Orben, R.S., Milford, Pa., Drawing No. BB-14 4, Revision D, dated November 18, 1976, filed and recorded in the Office of the Prothonotary of Pike County on November 19, 1976 at Plat Book 14 at Page 27.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kristie Turner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$81,984.51, 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 Kristie Turner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,984.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops @ Valley Square
Warrington, PA 18976
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1111-2016r SUR JUDGEMENT NO. 1111-2016 AT THE SUIT OF M & T Bank vs Clifford Bethke and MaryAnn Bethke 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Being Lot No. 589, Section B, as shown on map entitled subdivision of Section B, Pocono Mountain Woodland Lakes Corp., on file at the Recorder's Office at Milford, Pennsylvania in Plat Book No. 10, page 190. BEING Control No.

03-0-021654

Map No. 110.04-04-18.

BEING the same premises which Darryl Kalin, by Deed dated June 30, 2005, and recorded on June 30, 2005, in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2118, Page 1866, as Instrument Number 200500012091, granted and conveyed unto Clifford Bethke and Mary Ann Bethke. Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Clifford Bethke and MaryAnn Bethke DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$231,605.80, 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 Clifford Bethke and MaryAnn Bethke DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,605.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops At Valley Square
Warrington, PA 18976
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1201-2017r SUR
JUDGEMENT NO. 1201-2017
AT THE SUIT OF Lakeview
Loan Servicing vs Amanda
Waldron 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lots 7ABCD, Block
W1101, as set forth on a Plan
of Lots - Wild Acres, Section
11, Delaware Township, Pike
County, Pennsylvania, dated
February 3, 1971, by Joseph D.
Sincavage, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania,
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania, in
Map Book Volume 8, Page 171
on June 7, 1971.

BEING KNOWN AND
NUMBERED AS 109
Sandstone Drive, Dingmans
Ferry, PA 18328.
BEING Control No.
02-0-029541.

Map No. 175.02-04-64.
BEING THE SAME
PREMISES AS Wayne J.
Day and Karen Day, by Deed
dated November 8, 2007,1 and
recorded on November 13, 2007,
by the Pike County Recorder of
Deeds in Deed Book 2256, at
Page 1458, as Instrument No.
200700017102, granted and
conveyed unto Amanda Waldron
and Clarence A. Waldron, as
Joint Tenants with Rights of
Survivorship.
AND THE SAID Clarence A.
Waldron departed this life on
May 6, 2013, whereby title to
the aforementioned premises
vested with Amanda Waldron,
an Individual, by Operation of
Law.
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Amanda Waldron
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,027.63,
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 Amanda
Waldron DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$106,027.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops At Valley Square
Warrington, PA 18976
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1214-2015r
SURJUDGEMENT NO.
1214-2015 AT THE SUIT
OF Wilmington Savings Fund
Society, FSB, d/b/a Christiana
Trust, not Individually but as

Trustee for Pretium Mortgage
Acquisition Trust vs Jerome
L. Johnson Real owner and
Original Mortgagor, Nilda
C. Jenkins Real Owner, The
United States of America
c/o the U.S. Attorney for
the Middle District of
Pennsylvania 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 2015-01214
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO: Map
Number: 189.04-05-53 Control
Number: 038336
PROPERTY ADDRESS 93
Pocono Mountain Lake Drive
a/k/a 1341 Pocono Mountain
Lake Drive, Bushkill, PA 18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Nilda C. Jenkins and
Jerome L. Johnson
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 Jerome L. Johnson Real owner and Original Mortgagor, Nilda C. Jenkins Real Owner, The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,343.56, 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 Jerome L. Johnson Real owner and Original Mortgagor, Nilda

C. Jenkins Real Owner, The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,343.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE
January 17, 2018
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1235-2017r SUR JUDGEMENT NO. 1235-2017 AT THE SUIT OF New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing vs Gabriela Byra Zmuda and Tomasz Zmuda 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land, situated in Lehman Township, Pike County, Pennsylvania, being Lot 414, Phase II, Section IIB, as is more particularly shown on the Plan of lands of Townhouse Properties Inc., designated as Phase II, Section IIB, The Falls at Saw Creek, recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania, in Plot Book Volume 23, Page 157. UNDER AND SUBJECT TO the terms, easements and conditions contained in the Declaration of Restrictions, Covenants, Easements, etc., dated March 25, 1983, and recorded in the said Office for the Recording of Deeds, Pike County, Pennsylvania, at Volume 859, Page 178; and further under and subject to the terms and conditions set forth on the Plot Plan of "The Falls at Saw Creek" recorded in said Office at Volume 23, Page 57. Revised overall subdivision recorded in Volume 23, Page 86. BEING Control No. 039913 Map No. 189.02-09-01-. BEING the same premises which Gary J. Thompson and Jennifer Thompson and Melissa Thompson, by Deed dated September 23, 2005, and recorded October 13, 2005, in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2137, Page 2356, as Instrument Number 200500019566, granted and conveyed unto Tomasz Zmuda and Gabriela Byra Zmuda.

Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gabriela Byra Zmuda and Tomasz Zmuda DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$84,416.63, 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 Gabriela Byra Zmuda and Tomasz Zmuda DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$84,416.63 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops @ Valley Square
Warrington, PA 18976
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1293-2016r
SUR JUDGEMENT NO.
1293-2016 AT THE SUIT
OF Wells Fargo Bank, NA
s/b/m to Wachovia Bank, NA
vs Wendy J. Brenner a/k/a
Wendy Brenner and Wilbur
Brenner 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 17, 2018 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2016-01293
Wells Fargo Bank, N.A. s/b/m
to Wachovia Bank, National

Association
v.
Wendy J. Brenner a/k/a Wendy
Brenner
Wilbur Brenner
owner(s) of property situate in
the PORTER TOWNSHIP,
PIKE County, Pennsylvania,
being 105 Franklin Drive, Lords
Valley, PA 18428
Parcel No. 133.03-02-03
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$41,744.31
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
Wendy J. Brenner a/k/a Wendy
Brenner and Wilbur Brenner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$41,744.31,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Wendy J. Brenner a/k/a Wendy Brenner and Wilbur Brenner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$41,744.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
21 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/22/17 · 12/29/17 · 01/05/18

SHERIFF SALE

January 17, 2018

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1636-2016r SUR JUDGEMENT NO. 1636-2016 AT THE SUIT OF Ocwen loan Servicing, LLC vs Spiro Mihail 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 17, 2018 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1636-2016
OCWEN Loan Servicing, LLC
v.
Spiro Mihail
owner(s) of property situate in the SHOHOLA TOWNSHIP, PIKE County, Pennsylvania, being 104 Seminole Road, Shohola, PA 18458-2326 Parcel No. 049.02-03-27 - (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$441,298.95
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 Spiro Mihail DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$869,575.11, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Spiro Mihail
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$869,575.11 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/22/17 · 12/29/17 · 01/05/18
