

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 ♦ SEPTEMBER 20, 2019 ♦ NO. 38



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

PIKE COUNTY LEGAL JOURNAL
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Pike County Bar Association

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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

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Clerk of the Orphans' Court

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 Gail Sebring
 Missi Strub

PEMA

Tim Knapp



COURT CALENDAR

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

MONDAY, SEPTEMBER 23, 2019

- 9:00 AM Docket #: 1025-2015
Richard E. Buckley, d/b/a The Buckley Group vs. Gary E. Roebuck, DDS, PC and May Eng Barrett
Other - Arbitration
Plaintiff Attorney: John T. Stieb, Esq
Defense Attorney: Joseph R. Rydzewski, Esq
- 9:00 AM Docket #: 327-2018
Daisy McGoldrick vs. Jessica McGoldrick & Sally Barry
Custody Trial
Plaintiff Attorney: Matthew J. Galasso, Esq.
Defense Attorney: James A. Butz, Esq.
- 9:15 AM Docket #: 484-2019
Andrew Zuidema vs. Kayla Zuidema
Custody Hearing
Plaintiff Attorney:
Defense Attorney:
- 11:30 AM Docket #: 1017-2019
Danielle Burks vs. Mark Bartholomew, II
Mediation
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 351-2019
Marina Grigoryeva vs. Aleksander Grigoryev
Mediation
Plaintiff Attorney:
Defense Attorney:
- 2:30 PM Docket #: 1041-2019
Ashley Monahan vs. Kyle Monahan
Mediation
Plaintiff Attorney:
Defense Attorney:
- 3:30 PM Docket #: 244-2011
Karissa Laeffler vs. Christopher Civile
Mediation
Plaintiff Attorney:
Defense Attorney:

TUESDAY, SEPTEMBER 24, 2019

- 9:00 AM Docket #: 1737-2011
Joshua Rose and Joseph Harris vs. Ethan Turner
Other - Arbitration
Plaintiff Attorney: Charles Kannebecker, Esq
Defense Attorney: Kevin Higgins, Esq
- 9:30 AM Docket #: 1082-2018
Jennifer Nobre vs. Eduardo Nobre
Custody Hearing - Review
Plaintiff Attorney: James Butz, Esq
Defense Attorney: Lauren Allu, Esq
- 11:00 AM Docket #: 44-2018
Commonwealth of PA vs. Ryan T. Burke
Parole Hearing
Plaintiff Attorney: District Attorney
Defense Attorney: Amanda Gumble, Esq
- 1:30 PM Docket #: 765-2013
Brian Rosolie vs. Melissa Rosolie
Custody Conference
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 1-2001 OC
In Re: Christopher Wright vs.
Hearing - Transfer of Plenary Guardian
Plaintiff Attorney: Oressa Campbell, Esq.
Defense Attorney:
- 1:30 PM Docket #: 329-2018
Ashley Lovelace vs. Wesley Ostrout
Hearing - Jurisdiction
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney:
- 1:30 PM Docket #: 758-2019
In Re: Application for Private Detective License for Frank E. Krzeszowski and FEK Associates, LLC. vs.
Hearing
Plaintiff Attorney:
Defense Attorney:
- 1:30 PM Docket #: 257-2018
Mirtha S. Rader vs. Jeffrey M. Rader

- Hearing - Terminate APL
Plaintiff Attorney: Matthew J. Galasso, Esq.
Defense Attorney: Thomas Farley, Esq.
- 1:30 PM Docket #: 905-2019
Jeremy Costello vs. Lindsey Predmore
 Hearing - Custody Jurisdiction
Plaintiff Attorney: Ashley Zimmerman, Esq
Defense Attorney:
 - 1:30 PM Docket #: 720-2019
Darcell Cheatham vs. Reggieald Beal
 Hearing - Appropriate Venue
Plaintiff Attorney:
Defense Attorney:
 - 1:30 PM Docket #: 12-2019 OA
In Re: Adoption of Kenneth Cohen vs.
 Hearing
Plaintiff Attorney:
Defense Attorney:
 - 1:30 PM Docket #: 920-2019
In the Matter of Petition for Change of Name of John DiGregorio vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
 - 1:30 PM Docket #: 908-2019
In the Matter of Petition for Change of Name of Justin Farrington vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
 - 1:30 PM Docket #: 908-2019
In the Matter of Petition for Change of Name of Desmond IJemine vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:
 - 1:30 PM Docket #: 934-2019
In Re: Change of Name of Nancy Beth Flores vs.
 Name Change Hearing
Plaintiff Attorney: Thomas F. Farley, Esq.
Defense Attorney:
 - 1:30 PM Docket #: 874-2019
In the Matter of Petition for Change of Name of Christofer Jan Kaufhold vs.
 Name Change Hearing
Plaintiff Attorney:
Defense Attorney:

- 1:30 PM Docket #: 27-2019 OC
In Re: Argenson Dicette vs.
 Hearing - Petition for Adjud of Incapacity & Appt Guardian
Plaintiff Attorney: Lindsey M. Collins, Esq., Oressa P. Campbell, Esq.
Defense Attorney:

WEDNESDAY, SEPTEMBER 25, 2019

- 9:00 AM Docket #: 683-2017
John Santiago vs. Jaclyn Benedito
 Other - Arbitration
Plaintiff Attorney: John L. Aris, Esq
Defense Attorney: Michael T. Savitsky, Esq
- 9:00 AM Docket #: 1705-2014
Heather L. Chesky vs. James R. Tosto
 Custody Trial
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Ashley Zimmerman, Esq.
- 9:30 AM Docket #: 461-2018
Michelle Zuffanti vs. Troy Conant
 Custody Conference - Review
Plaintiff Attorney: Leatrice Anderson, Esq, GAL
Defense Attorney:
- 11:00 AM Docket #: 2446-2008
Glenn Godfrey vs. Sarah Godfrey
 Custody Conference - Review
Plaintiff Attorney: John Lalley, Esq
Defense Attorney: Thomas Mincer, Esq, Lindsey Collins, Esq, GAL
- 1:30 PM Docket #: 652-2013
Heather Sustack vs. Joseph Sustak, Jr.
 Custody Conference - Review
Plaintiff Attorney: Nicholas Masington, III, Esq
Defense Attorney: Matthew Galasso, Esq, James Baron, Esq, GAL

THURSDAY, SEPTEMBER 26, 2019

- 9:00 AM Docket #: 1133-2018
James Sechrist vs. Robert W. Ciervo, Tyler B. Trudgeon, Summit Exteriors, and Penn-Patriot Insurance Company
 Hearing - Def Mtn for Leave to File

Amended Answer

Plaintiff Attorney: Mark Moulton, Esq.,

Defense Attorney: William D. Murray, Esq., Michael McKenna, Esq.

- 10:30 AM Docket #: 7-2019 OA

In Re: Adoption of E.C.R. vs.

Adoption Hearing

Plaintiff Attorney: Thomas Mincer, Esq.

Defense Attorney:

- 10:30 AM Docket #: 6-2019 OA

In Re: Adoption of B.A.K. vs.

Adoption Hearing

Plaintiff Attorney: Thomas Mincer, Esq.

Defense Attorney:

- 10:30 AM Docket #: 5-2019 OA

In Re: Adoption of J.D.K. vs.

Adoption Hearing

Plaintiff Attorney: Thomas Mincer, Esq.

Defense Attorney:

- 2:30 PM Docket #: 1103-2013

Donna Palmer vs. Lincoln Palmer

Divorce Master Hearing - Pre-Hearing Conference

Plaintiff Attorney: Pamela Wilson, Esq

Defense Attorney: Jan Lokuta, Esq

- 3:30 PM Docket #: 1112-2019

Lauren Zerafa vs. Daniel Zerafa
Mediation

Plaintiff Attorney:

Defense Attorney:

FRIDAY, SEPTEMBER 27, 2019

- 9:00 AM Docket #: 15-2019

Luann Newcomer vs. Paupack Property Management, LLC., Eimports4less Auto Sales, Inc. and David Kern

Other - Arbitration

Plaintiff Attorney: Tammy Lee Clause, Esq

Defense Attorney: Joseph Rydzewski, Esq

SATURDAY, SEPTEMBER 28, 2019

- No Events Listed

Pike County Bar Association



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

(570) 296-5102 · www.pikebar.com

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.*

LETTERS TESTAMENTARY

Estate of Herman L. Wentzler, Deceased, late of 108 Seneca Trail, Dingmans Ferry, Pennsylvania 18328.

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

Randon R. Wentzler
1412 Glenwood Drive
Fort Worth, TX 76020

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

9/20/2019 • 9/27/2019 • 10/4/2019

**NOTICE OF
DECEDENT'S ESTATE**

NOTICE IS HEREBY GIVEN that Ancillary Letters Testamentary have been granted in the Estate of Betty J. Hayes Deceased, late of 125

South Saxon Avenue, Bayshore, Suffolk County, New York, 11706 who died on March 15, 2011. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, John Hayes, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

**Michael N. Krisa, Esquire
KRISA & KRISA, P.C.**

9/20/2019 • 9/27/2019 • 10/4/2019

LETTERS TESTAMENTARY

Estate of Mary Jane Gavin, Deceased, late of 485 Overlook Drive, Hawley, Pennsylvania 18428.

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

Lawrence D. Post
236 Guinea Hill Road
Slate Hill, NY 10973

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

9/13/2019 • 9/20/2019 • 9/27/2019

OTHER NOTICES

NOTICE

COURT OF COMMON PLEAS
PIKE COUNTY, PA

CIVIL ACTION - LAW
No. 271-2019

Santander Bank, N.A.,
Plaintiff

vs.

Robert A. Rodeo a/k/a Robert Rodeo, Solely in His Capacity as Heir of Roberta Sloan f/k/a M. Roberta Algard, Deceased, Michael T. Rodeo a/k/a Michael Rodeo, Solely in His Capacity as Heir of Roberta Sloan f/k/a M. Roberta Algard, Deceased, James D. Rodeo a/k/a James David Rodeo, Solely in His Capacity as Heir of Roberta Sloan f/k/a M. Roberta Algard, Deceased and Unknown Heirs, Successors and/or Assigns of Roberta Sloan f/k/a M. Roberta Algard, Deceased,
Defendants

**ACTION IN MORTGAGE
FORECLOSURE**

Involving Premises 162 Skyview Road, Dingmans Ferry, Delaware Township, PA 18328.

NOTICE BY PUBLICATION:

A Complaint in Action of Mortgage Foreclosure and a Praecipe to Reinstate the Complaint has been filed with the Court of Common Pleas of Pike County.

NOTICE TO DEFEND AND CLAIM RIGHTS: You, Robert A. Rodeo a/k/a Robert Rodeo, Solely in His Capacity as Heir of Roberta

Sloan f/k/a M. Roberta Algard, Deceased and Unknown Heirs, Successors and/or Assigns of Roberta Sloan, f/k/a M. Roberta Algard, Deceased, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief requested in the Complaint 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.

North Penn Legal Services,
10 N. Tenth St.,
Stroudsburg, PA 18360,
570.424.5338.

Michael S. Bloom, Atty. for Plaintiff,
PRESSMAN & DOYLE, LLC,

712 W. MacDade Blvd.,
Milmont Park, PA 19033,
610.532.4222;
mbloom@pressmandoyle.com

9/20/2019

LEGAL NOTICE

Notice is hereby given that an application for a Certificate of Organization has been filed with the Department of State in the Commonwealth of Pennsylvania on or about September 6, 2019 for the purpose of obtaining a Certificate of Organization for a domestic limited liability company under the Limited Liability Company Law of 1994, as amended, of the Commonwealth of Pennsylvania. The name of the limited liability company is ASDIP, LLC and the location of its initial registered office is 100 Southwood Circle, Hawley, PA 18428. The purpose for which it is organized is to engage in and do any lawful business for which Limited Liability Companies may be organized under the Limited Liability Law of 1994, as amended.

DOUGLAS J. JACOBS
ATTORNEY AT LAW
515 Broad Street
Milford, PA 18337

9/20/2019



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
OCTOBER 16, 2019
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 946-2019r SUR JUDGEMENT NO. _946-2019_AT THE SUIT OF Pike Funding, LLC vs All Fresh Farms, LLC DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY October 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN, piece or parcel of land situate in the Township of Greene, County of Pike and State of Pennsylvania, bounded and described in accordance with a survey and plan thereof by Victor E. Orben, Registered Land Surveyor, dated December 1, 1972, Drawing No. L-72-126 as follows:

BEGINNING at a point in the West line of a 44-foot wide access

road, the said point of beginning being located 484 feet as measured Southerly along the center of said 44-foot wide road, from the center of Township Route No. 51021; thence running along the Westerly side of the herein mentioned access road, South 02 degrees 45 minutes West 600 feet to an iron pipe for a corner; thence running along the lands of Jean Metrass, North 87 degrees 15 minutes, West 726 feet to a point for corner; thence cutting lands of the grantor herein, North 02 degrees 45 minutes East 600 feet to a point for a corner, thence still cutting lands of the grantor, South 87 degrees 15 minutes East 726 feet to the point and place of BEGINNING.

TOGETHER with a right of way over and across the herein mentioned 44-foot wide access road, leading from the premises herein described to L.R. No. 51021, as more fully set forth in Pike County Deed Book 776, Page 347.

TAX MAP NO. 128.04-01-05 -

BEING the same premises which Jeffrey S. Treat, Liquidating Trustee of PTP Enterprises, LLC, by Deed dated 06/05/2015 and recorded 06/08/2015 in the Office of the Recorder of Deeds in and/or the County of Pike in Record Book 2471, Page 1358, granted and conveyed unto All Fresh Farms, LLC, a Florida Limited Liability Company.

Lot is improved.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO All Fresh Farms, LLC DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 729,166.67 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DA YS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ All Fresh Farms, LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 729,166.67 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kimberly Martin, Esq
1022 Court Street
Honesdale, PA 18431
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 407-2019r SUR JUDGEMENT NO. 407-2019 _AT THE SUIT OF Ditech Financial LLC vs Joan M. Lundberg 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 October 16.2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT 33, BLOCKW-II03, as set forth on a Plan of Lots -Wild Acres, Section II, Delaware Township, Pike County, PA dated February 1971 by Joseph D. Sincavage, Monroe Engineering, Inc. Stroudsburg, PA and filed in the Office for the Recording of Deeds in and for Pike County, PA in Plat Book 10 page 109 on May 14, 1973.

BEING KNOWN AS: 127
KEYSTONE DRIVE, DINGMANS
FERRY, PA 18328

PROPERTY ID NUMBER: 175.02-
05-72

BEING THE SAME PREMISES
CONVEYED TO WILLIAM A.
LUNDBERG AND JOAN M.

LUNDBERG BY DEED FROM
JASON A. CLOUSE, DATED
1/15/2005 AND RECORDED
1118/2005 IN BOOK 2090 PAGE 1752

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE PROTHONOTARY
OF THE COMMONWEALTH OF
PENNSYLVANIA TO Joan M.

Lundberg
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF \$81.425.17 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_ Joan M. Lundberg
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$81.425.17 PLUS COSTS
AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 311-2018r SUR JUDGEMENT NO. 311-20 I8_AT THE SUIT OF Catherine Sutton vs. Pamela S. Chapman 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 October 16.2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PROPERTY DESCRIPTION

ALL THAT CERTAIN, lot or lots of land in Blooming Grove Township, Pike County, Pennsylvania, known and designated as follows, to wit:

Lot Number 102, on Map 1 of Plan of Lots prepared for Tanglewood Lakes, Inc., by Harry F. Shoenagel, Registered Surveyor, dated February 24, 1971 and recorded in the Office of the Recorder of Deeds for Pike County, Pennsylvania, in Plat Book Number 8, at Page 165.

BEING the same premises which Catherine Sutton, by her certain Deed dated January 1, 2016, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania on April 19, 2016, in Deed Book Volume 2493, at page 1120, granted and conveyed unto Pamela S. Chapman.

TOGETHER with all rights of way

and UNDER AND SUBJECT to all exceptions, reservations, restrictions, easements, covenants and conditions of record as found in the chain of title.

Property Tax ID: 056.02-02-84, Control No.: 01-034333

Land is IMPROVED

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Pamela S. Chapman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 42,676.23 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 Pamela S. Chapman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 42,676.23 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Kimberly D. Martin, Esq
1022 Court Street
Honesdale, PA 18431
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 593-2019r SUR JUDGEMENT NO. 593-20 19_A T THE SUIT OF Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs. Patricia Thompkins 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 October 16.2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Lot, Parcel or Place of Ground Situate in Lehman Township, Pike County, Pennsylvania, Being Lot No. 1619, Section No.7 as is More Particularly Set Forth On The Plot Map of Lehman-Pike Development, Saw Creek Estates, As Same is Duly Recorded In the Office For The Recording of Deeds, Milford, Pike County, Pennsylvania In Plot Book Volume 21, Page 20.

BEING KNOWN AS: 5221
WOODBRIIDGE DRIVE EAST
AKA 313 SAW CREEK ESTATES,
BUSHKILL, PA 18324

PROPERTY ID NUMBER: 196.02-05-44

BEING THE SAME PREMISES WHICH JERRY A. THOMPCKINS AND PATRICIA THOMPCKINS, HUSBAND AND WIFE BY DEED DATED 3/21/2008 AND RECORDED 4/8/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2272 AT PAGE 1496, GRANTED AND CONVEYED UNTO JERRY A. THOMPCKINS AND PATRICIA THOMPCKINS, HUSBAND AND WIFE AND THE SAID JERRY A. THOMPCKINS DEPARTED THIS LIFE ON 8/2/2017, VESTING TITLE SOLELY IN PATRICIA THOMPCKINS.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Patricia Thompkins DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 152.906.50 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_ Patricia Thompkins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,906.50 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group PC
701 Market Street, Ste 5000
Philadelphia, PA 19106
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 614-2019r SUR JUDGEMENT NO. 614-2019_AT THE SUIT OF Freedom Mortgage Corporation vs. Eric Albert Carr, Jr aka Eric A. Carr, Jr aka Eric A. Carr 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 October 16,2019 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 Dingman, County of Pike and State

of Pennsylvania, BEING LOT 1402, SECTION NO. H, as shown on map entitled Subdivision of Section H, Pocono Mountain Woodland Lakes, Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book 12, Page 94.

UNDER AND SUBJECT to any and all reservations, restrictions, conditions, etc., that are contained in the Chain of Title. BEING KNOWN AS: 133 MAGNOLIA LANE, MILFORD, PA 18337

PROPERTY ID NUMBER: 110.02-03-47

BEING THE SAME PREMISES WHICH STEPHEN C. KIRBY AND DOREEN M. KIRBY, HUSBAND AND WIFE BY DEED DATED 9/25/2017 AND RECORDED 9/29/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2534 AT PAGE 434, GRANTED AND CONVEYED UNTO ERIC ALBERT CARR, JR.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_ Eric Albert Carr, Jr aka Eric A. Carr, Jr aka Eric A. Carr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 345,777.03 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_ Eric Albert Carr, Jr aka Eric A. Carr, Jr aka Eric A. Carr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 345,777.03 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group PC
701 Market Street, Ste 5000
Philadelphia, PA 19106
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 843-2014r SUR JUDGEMENT NO. 843-2014_ AT THE SUIT OF Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust vs. Susan G. Breitner 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 October 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate in Dingman Township, Pike County, Pennsylvania, and being known as 3734 Sunrise Lake, a/k/a III Sprint Court, Milford, Pennsylvania 18337.

TAX MAP NUMBER: 108.00-03-11

CONTROL NUMBER: 111180

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$262,759.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Susan G. Breitner

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, P A 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Susan G. Breitner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 262.759.54 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. Susan G. Breitner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 262.759.54 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
McCabe, Weisberg & Conway PC
123 S. Broad Street, Ste 1400
Philadelphia, PA 19109
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 687-2019r SUR JUDGEMENT NO._ 687 -0019_ AT THE SUIT OF Bayview Loan Servicing LLC vs. Cristina M. Seidel aka Christine M. Seidel aka Cristina Seidel & William Seidel aka William R. Seidel 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 October 16. 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 2019-00687

Bayview Loan Servicing, LLC
v.
Cristina M. Seidel alk/a Christine M. Seidel alk/a Cristina Seidel William Seidel alk/a William R. Seidel

owner(s) of property situate in the MILFORD TOWNSHIP, PIKE County, Pennsylvania, being

263 Foster Hill Road, Milford, PA 18337-6529
Parcel No. 090000830
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$152,057.85

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO_. Cristina M. Seidel aka Christine M. Seidel aka Cristina Seidel & William Seidel aka William R. Seidel DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$152,732.85 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. Cristina M. Seidel aka Christine M. Seidel aka Cristina Seidel & William Seidel aka William R. Seidel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,732.85 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond Jones LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 533-2019r SUR JUDGEMENT NO. _533-2019_ AT THE SUIT OF

Wilmington Savings Fund Society FSB dba Christiana Trust Not in Its Individual Capacity But Solely in Its Capacity as Certificate Trustee for Nrpl Trust 2018-1 vs. Michael E. Brennan 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 October 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 533-2019 CIVIL

Wilmington Savings Fund Society FSB dba Christiana Trust Not in Its Individual Capacity But Solely in Its Capacity as Certificate Trustee for Nrpl Trust 2018-1
v.
Michael E. Brennan

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being L.3029, S.32 Kirkham Road, a/k/a 266 Saw Creek Estates, A/K/A 245 Kirkham Road, Bushkill, PA 18324-8153
Parcel No. 197.03-02-46
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$242,329.22

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 Michael E. Brennan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 242,329.22 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 E. Brennan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 242,329.22 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond Jones LLP
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 145-2018r SUR JUDGEMENT NO. 145-20 18_ AT THE SUIT OF Bank of America, NA vs Carolyn Anderton 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 October 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 3342
DAVENTRY COURT BUSHKILL,
PA 18324

BEING PARCEL NUMBER: 197.01-01-75

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 226,511.56 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_ Carolyn Anderton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 226,511.56 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
RAS Citron, LLC
133 Gaither Drive, Ste. F
Mt. Laurel, NJ 08054
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 796-2019r SUR JUDGEMENT NO. 796-2019_ AT THE SUIT OF Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Owner

Trustee of the Residential Credit Opportunities Trust II vs Fred R. Spages 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 October 16.2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MILFORD, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY' DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT FOR A CORNER, SAID POINT LYING IN THE CENTER OF LINE OF TOWNSHIP ROUTE T-393 AND FORMING THE WESTERL YMOST CORNER OF THE LANDS HEREIN CONVEYED AS THE SAME IS SET FORTH ON A CERTAIN SUBDIVISION OF LANDS OF WALTER SHANNON, ET UX., DATED MAY 31, 1985, BY ACHTERMAN ASSOCIATES, CONSULTING ENGINEERS, EAST STROUDSBURG, PA; THENCE ALONG THE CENTER LINE OF SAID TOWNSHIP ROUTE T-393 NORTH 57 DEGREES 26 MINUTES 06 SECONDS EAST 311.47 FEET TO A POINT FOR A CORNER; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 49

DEGREES 18 MINUTES 00
SECONDS EAST 82.22 FEET TO A
POINT FOR A CORNER; THENCE
LEAVING SAID CENTER LINE
AND CUTTING THROUGH THE
LMTDS NIF OF SHANNON
SOUTH 32 DEGREES 06
MINUTES 49 SECONDS EAST
226.30 FEET TO A POINT FOR A
CORNER; THENCE
CONTINUING THROUGH THE
LANDS NIF OF SHANNON
SOUTH 57 DEGREES 20
MINUTES 11 SECONDS WEST
413.17 FEET TO A POINT FOR A
CORNER; THENCE NORTH 26
DEGREES 42 MINUTES 33
SECONDS WEST 216.50 FEET TO
THE POINT AND PLACE OF
BEGINNING. CONTAINING 2.00
ACRES, MORE OR LESS. SAID
PARCEL BEING SET FORTH ON
THE MAP OF THE SUBDIVISION
OFLANDS OF WALTER
SHANNON AND SURVEYED BY
ACHTERMAN ASSOCIATES,
SAID MAP BEING RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS IN AND
FOR PIKE COUNTY IN PLAT
BOOK VOLUME 23 AT PAGE 159.

UNDER AND SUBJECT TO THE
RIGHTS OF THE PUBLIC TO
TRAVERSE TOWNSHIP ROUTE
T-393.

BEING KNOWN AS: 143 OLD
MILFORD ROAD, MILFORD, PA
18337

PROPERTY ID NUMBER: 113.00-
01-04

BEING THE SAME PREMISES
WHICH ARNOLD SWANSON

AND CATHY SWANSON, HIS
WIFE BY DEED DATED 4/3/1992
AND RECORDED 4/3/1992 IN
THE OFFICE OF THE
RECORDER OF DEEDS IN DEED
BOOK 524 AT PAGE 27, GRANTED
AND CONVEYED UNTO FRED R.
SPAGES.

THE SALE IS MADE BY VIRTUE
OF A WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Fred R. Spages
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE AMOUNT
OF \$192,340.21 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 Fred R. Spages
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$192,340.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF

PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 169-2019r SUR JUDGEMENT NO. 169-2019_AT THE SUIT OF Nationstar Mortgage LLC d/b/a Champion Mortgage Company vs Leonard T. Baluta 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 October 16, 2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF PALMYRA, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 116
MARQUISE DRIVE F/K/A 10
MARQUISE DRIVE TAFTON
(PALMYRA), PA 18464

BEING PARCEL NUMBER: 042.04-
04-59.029

IMPROVEMENTS: RESIDENTIAL
PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Leonard T. Baluta DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$244,682.14 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 Leonard T. Baluta DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 244,682.14 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
RAS Citron, LLC
133 Gaither Drive, Ste. F
Mt. Laurel, NJ 08054
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 682-2019r SUR JUDGEMENT NO. 682-20 19 _AT THE SUIT OF Wells Fargo Bank, NA vs Amy L. Wendland and James F. Wendland DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, P A 18337 ON WEDNESDAY October 16,2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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, to wit:

Lot 7, Block 403, as shown on a map entitled "Section Four, Marcel Lake states, Delaware Township, Pike County, PA." which map was duly recorded on June 29, 1973 with the Office of the Recorder of Deeds of Pike County PA.: in Plat Book 10, at Page 133.

Lot 8, Block M-403, as shown on a map entitled "Section Four, Marcel Lake states, Delaware Township, Pike County, PA." which map was duly recorded on June 29,1973 with the Office of the Recorder of Deeds of Pike County PA in Plat Book 10, at Page 133.

LOTS 7 and 8, Block 403, Section 4, of

Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania have hereby been joined together and are now known as Lot 7 A, Block 403, Section 4, Marcel lake Estates, on file in the Recorder of Deeds Office, in and for Pike County, PA recorded in Plat B\ook 34 at Page 136.

Parcel No. : 148.02-01-85

BEING known and numbered as 120 Colette Lane, Dingmans Ferry, PA 18328

Being the same property conveyed to James F. Wendland and Amy L. Wendland who acquired title by virtue of a deed from Dorothy E. Morello, a widow, dated December 14, 2012, recorded December 18, 2012, at Instrument Number 201200012195, and recorded in Book 2406, Page 2122, 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 Amy L. Wendland and James F. Wendland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,238.52 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. Amy L. Wendland and James F. Wendland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,238.52 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Manley Deas Kochalski
PO Bx 165028
Columbus, Oh 43216
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 738-2019r SUR JUDGEMENT NO. 738-2019 AT THE SUIT OF Bayview Loan Servicing, LLC vs Maureen Bonkosky and Ronald Bonkosky 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 October 16, 2019 at 11:00 AM PREVAILING

TIME IN THE AFORENOON OF SAID DATE:

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

LOT 10, Block II, Hemlock Farms Community, Stage XU, as shown on Plat of Hemlock Farms Community, HEMLOCK HILLS, ST AGE XU, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 4, Page 157, May 19, 1964.

BEING KNOWN AS: 104 HEMLOCK HILLS ROAD, LORDS VALLEY, PA 18428

PROPERTY ID NUMBER: 120.03-05-33

BEING THE SAME PREMISES WHICH KEITH SPRINGMAN AND JAN SPRINGMAN, HUSBAND AND WIFE BY DEED DATED 7/28/2006 AND RECORDED 8/16/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2190 AT PAGE 291, GRANTED AND CONVEYED UNTO RONALD BONKOSKY AND MAUREEN BONKOSKY, HUSBAND AND WIFE.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maureen Bonkosky and Ronald Bonkosky

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 134.309.01 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 _Maureen Bonkosky and Ronald Bonkosky DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 134.309.01 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
KML Law Group
701 Market Strett
Philadelphia, PA 19106
9/20/2019 • 9/27/2019 • 10/4/2019

**SHERIFF SALE
OCTOBER 16, 2019**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1507-2018r SUR JUDGEMENT

NO._1507-2018_AT THE SUIT OF Home Point Financial Corporation vs Debora Kay Rankin 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 October 16.2019 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1507-2018

Home Point Financial Corporation
v.
Debora Kay Rankin

owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being

127 East Lake Drive, Dingmans Ferry, PA 18328-4216
Parcel No. 162.02-11-37
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$81,761.17

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 Debora Kay Rankin
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 81,761.17 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_ Debora Kay Rankin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 81,761.17 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
9/20/2019 • 9/27/2019 • 10/4/2019



CIVIL ACTIONS FILED

From September 5, 2019 to September 12, 2019

Accuracy of the entries is not guaranteed.

CERTIFIED COPY OF LIEN

2019-45623	Pa Department Of Revenue Bureau Of Compliance Conway Paul	Creditor Debtor	9/05/2019
	Sarcuni Jennifer	Debtor	
2019-45624	Pa Department Of Revenue Bureau Of Compliance Picker Ira	Creditor Debtor	9/05/2019
2019-45625	Pa Department Of Revenue Bureau Of Compliance Decker Michael E	Creditor Debtor	9/05/2019
2019-45626	Pa Department Of Revenue Bureau Of Compliance Lacroix Alfonso	Creditor Debtor	9/05/2019
2019-45627	Pa Department Of Revenue Bureau Of Compliance Wick Matthew Wick Dominique	Creditor Debtor Debtor	9/05/2019
2019-45628	Pa Department Of Revenue Bureau Of Compliance Kelleher Elena G	Creditor Debtor	9/05/2019
2019-45629	Pa Department Of Revenue Bureau Of Compliance S&T Auto Services Inc	Creditor Debtor	9/05/2019
2019-45630	Pa Department Of Revenue Bureau Of Compliance RSN Inc	Creditor Debtor	9/05/2019
2019-45631	Pa Department Of Revenue Bureau Of Compliance Arrump LLC	Creditor Debtor	9/05/2019
2019-45632	Pa Department Of Revenue Bureau Of Compliance Wallace Derek Wallace Natasha	Creditor Debtor Debtor	9/05/2019
2019-45633	Pa Department Of Revenue Bureau Of Compliance Billimoria Corinne A	Creditor Debtor	9/05/2019
2019-45634	Pa Department Of Revenue Bureau Of Compliance Welsh Kyle C Welsh Darlene J	Creditor Debtor Debtor	9/05/2019
2019-45635	Pa Department Of Revenue Bureau Of Compliance Sauschuck Robin J	Creditor Debtor	9/05/2019
2019-45636	Pa Department Of Revenue Bureau Of Compliance Reynolds Charles	Creditor Debtor	9/05/2019
2019-45637	Pa Department Of Revenue Bureau Of Compliance Clark Jonathan C	Creditor Debtor	9/05/2019
2019-45638	Pa Department Of Revenue Bureau Of Compliance McCray Tiffany L	Creditor Debtor	9/05/2019
2019-45639	Pa Department Of Revenue Bureau Of Compliance Dominguez Mario	Creditor Debtor	9/05/2019
2019-45640	Pa Department Of Revenue Bureau Of Compliance Varchola Maros	Creditor Debtor	9/05/2019
2019-45641	Pa Department Of Revenue Bureau Of Compliance Grecco Robert K	Creditor Debtor	9/05/2019

2019-45642	Pa Department Of Revenue Bureau Of Compliance Fenelon Jason	Creditor Debtor	9/05/2019
2019-45643	Pa Department Of Revenue Bureau Of Compliance Rochester Fred Rochester Valeria M	Creditor Debtor Debtor	9/05/2019
2019-45644	Pa Department Of Revenue Bureau Of Compliance Pilaar Susan L Pilaar Eric G	Creditor Debtor Debtor	9/05/2019
2019-45645	Pa Department Of Revenue Bureau Of Compliance Soto Wilson M	Creditor Debtor	9/05/2019
2019-45660	Pa Department Of Revenue Bureau Of Compliance Beck Patrick K Beck Deborah A	Creditor Debtor Debtor	9/09/2019
2019-45661	Pa Department Of Revenue Bureau Of Compliance Lester Paul	Creditor Debtor	9/09/2019
2019-45662	Pa Department Of Revenue Bureau Of Compliance Automotive Revelations Inc	Creditor Debtor	9/09/2019
2019-45663	Pa Department Of Revenue Bureau Of Compliance Quinn James Jr	Creditor Debtor	9/09/2019
2019-45664	Pa Department Of Revenue Bureau Of Compliance Lords Valley Towing Inc	Creditor Debtor	9/09/2019
2019-45665	Pa Department Of Revenue Bureau Of Compliance Santos Angel	Creditor Debtor	9/09/2019

CONTRACT — DEBT COLLECTION: CREDIT CARD

2019-01126	LVNV Funding LLC Mitchell Heyward H	Plaintiff Defendant	9/05/2019
2019-01131	Citibank NA Armagno Margaret M	Plaintiff Defendant	9/05/2019
2019-01132	Citibank NA Famoso Thomas S	Plaintiff Defendant	9/05/2019
2019-01133	Citibank NA Feola Stephanie J	Plaintiff Defendant	9/05/2019
2019-01134	Citibank NA Richardson Linda R	Plaintiff Defendant	9/05/2019
2019-01145	Discover Bank Kivler Thomas A	Plaintiff Defendant	9/09/2019
2019-01154	Citibank NA Iacono Giovanni	Plaintiff Defendant	9/10/2019
2019-01155	Citibank NA LabruNA Rose	Plaintiff Defendant	9/10/2019
2019-01156	Citibank NA Osorio Mario	Plaintiff Defendant	9/10/2019
2019-01157	Citibank NA Shafer Stephen	Plaintiff Defendant	9/10/2019
2019-01158	Citibank NA Kopetchne Charles	Plaintiff Defendant	9/10/2019
2019-01159	Citibank NA Garcia Eileen	Plaintiff Defendant	9/10/2019
2019-01162	Bank Of America NA Folk Sue R	Plaintiff Defendant	9/11/2019

2019-01163	Bank Of America NA Alvarez Miguel	Plaintiff Defendant	9/11/2019
2019-01164	Bank Of America NA Folk Sue R	Plaintiff Defendant	9/11/2019
2019-01165	Bank Of America NA Folk Sue R	Plaintiff Defendant	9/11/2019
2019-01166	Bank Of America NA Heyer Jon M	Plaintiff Defendant	9/11/2019

CONTRACT — DEBT COLLECTION: OTHER

2019-01137	Empire State Ambulance Corporation Varanolo Ronald	Plaintiff Defendant	9/06/2019
2019-01138	Citizens Bank NA McCalla Lauren A	Plaintiff Defendant	9/06/2019
2019-01146	Sun East Federal Credit Union Bird George H	Plaintiff Defendant	9/09/2019

CUSTODY

2019-01141	Masker Mary Masker Dean Nestico Steve	Plaintiff Plaintiff Defendant	9/06/2019
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DIVORCES FILED

2019-01130	Fischgrund Douglas J Pante Jennifer F	Plaintiff Defendant	9/05/2019
2019-01139	Dougherty Lisa L Dougherty Joseph P III	Plaintiff Defendant	9/06/2019

MARRIAGE LICENSE FILINGS

2019-00198	Martuscelli Mary Rose Alarcon Eduardo Hector		9/06/2019
2019-00199	Aikens George Walter III Burrows Penny Nichol		9/06/2019
2019-00200	Mady Krystle Lynn Manziona Anthony John		9/09/2019
2019-00201	Apostolico Erin Alyse Rieder Raymond Albert Jr		9/09/2019
2019-00202	Apostolico Erin Alyse Rieder Raymond Albert Jr		9/09/2019
2019-00203	Griffin Jeryd Roland Patrick Faust Kristen Marie		9/09/2019
2019-00204	McLaughlin Alyssa Marie Howell Shawn Thomas		9/09/2019
2019-00205	Levanduski Brandon Michael Singer Torri Elizabeth		9/09/2019
2019-00206	Burns Antonia Ashley Addison Barry L		9/09/2019
2019-00207	Dawson Kyle John Galuppo Samantha Lynn		9/10/2019

2019-00208	Devivo Mary Coro John Thomas	9/10/2019
2019-00209	Caldwell Jacob Chilton Sehna Rebecca Lynn	9/10/2019

MISCELLANEOUS — OTHER

2019-01140	McElnea Howard	Plaintiff	9/06/2019
	McElnea Carole	Plaintiff	
	Worthington Reginald	Plaintiff	
	Worthington Julie	Plaintiff	
	Van Slyke Jeffrey Estate Of	Defendant	
	Vanslyke Jeffrey Estate Of	Defendant	
	Van Slyke Indra Estate Of	Defendant	
	Vanslyk Indra Estate Of	Defendant	
	Van Slyke Indra C Irrevocable Trust	Defendant	
	Vanslyk Indra C Irrevocable Trust	Defendant	

PROTECTION FROM ABUSE

2019-01125	Stieb Kimberlie M	Plaintiff	9/05/2019
	Stieb Anthony E	Defendant	
2019-01127	Jones Talena K	Plaintiff	9/05/2019
	Cosoleto Vincent	Defendant	
2019-01128	Jones Talena On Behalf Of	Plaintiff	9/05/2019
	Jones Cosoleto Zaylee, Minor	Plaintiff	
	Cosoleto Vincent	Defendant	
2019-01129	Pombo Stephanie Marie	Plaintiff	9/05/2019
	Klein James Alan	Defendant	
2019-01142	Cosoleto Vincent	Plaintiff	9/09/2019
	Jones Talena	Defendant	
2019-01150	Fitzpatrick Justin On Behalf Of	Plaintiff	9/10/2019
	Fitzpatrick Giovanna, Minor	Plaintiff	
	Fitzpatrick Heather	Defendant	
2019-01151	Fitzpatrick Justin On Behalf Of	Plaintiff	9/10/2019
	Fitzpatrick Adrianna, Minor	Plaintiff	
	Fitzpatrick Heather	Defendant	
2019-01152	Fitzpatrick Justin	Plaintiff	9/10/2019
	Fitzpatrick Justin, Minor	Plaintiff	
	Fitzpatrick Heather	Defendant	
2019-01153	Fitzpatrick Justin	Plaintiff	9/10/2019
	Fitzpatrick Clara, Minor	Plaintiff	
	Fitzpatrick Heather	Defendant	

Pike County Bar Association



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

(570) 296-5102 · www.pikebar.com

MORTGAGES AND DEEDS

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

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Przybysz Peter J Przybysz Piotr J Przybysz Hanna	Citizens Bank Of Pennsylvania		
Essex James F	JPMorgan Chase Bank NA	100000.00	Dingman Twp
Anastacio Oliver A	MERS Mortgage Electronic Registration System Inc Bank Of England	50000.00	Delaware Twp
Marmolejos Israel Sr	MERS Mortgage Electronic Registration System Inc Mortgage Research Center LLC Veterans United Home Loans	104405.00	Lackawaxen Twp
Schafer Lisa M Schafer Robert H Jr	Harris Jane	130000.00	Lehman Twp
Garcia Jennifer Pender John D III	MERS Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC	134000.00	Lackawaxen Twp
Mozol Tomasz Mozol Anna	MERS Mortgage Electronic Registration System Inc Loanepot.Com LLC	160979.00	Lehman Twp
Murray Andrew C Murray Kimberly A	Wells Fargo Bank NA	174000.00	Milford Borough
Brown Linda A Brown Linda	Affinity Federal Credit Union	129551.00	Lackawaxen Twp
Davis Patricia	MERS Mortgage Electronic Registration System Inc Primary Residential Mortgage Inc	100000.00	Dingman Twp
		170235.00	Lehman Twp

Williams-Albert Wendy L	MERS		
Albert Wendy L Williams	Mortgage Electronic Registration System Inc		
Williams Albert Wendy L	Center City Mortgage & Investment LLC		
Albert William D			
Albert William D Agent		102870.00	Shohola Twp
Ramnauth Stephanie	MERS		
	Mortgage Electronic Registration System Inc		
	Fairway Independent Mortgage Corporation	109725.00	Lehman Twp
Schultz Nikolaus	MERS		
Schultz Josephine	Mortgage Electronic Registration System Inc Clearpath Lending	253360.00	Dingman Twp
Mathewson Joelene	MERS		
	Mortgage Electronic Registration System Inc Quicken Loans Inc	80514.00	Delaware Twp
Pesce Craig M	MERS		
Pesce Keryl M	Mortgage Electronic Registration System Inc		
Pesce Keryl M Agent	Total Mortgage Services LLC	175500.00	Dingman Twp
Donson Jack Daniel	Pennsylvania State Employees Credit Union		
Berezhna Zlata		104000.00	Dingman Twp
Derosa Thomas Jr	Wayne Bank		
Derosa Elizabeth		34000.00	Porter Twp
Pencab Contracting LLC	Axos Bank	54000.00	Shohola Twp
Pencab Contracting LLC	Axos Bank	10000.00	Shohola Twp
406 Broad LLC	Wayne Bank		
Four Zero Six Broad LLC		150000.00	Milford Borough
Lutfy Patricia F	Wayne Bank		
Lutfy Gregory J		150000.00	Milford Borough
Lockspeiser Linda	Citizens Bank NA		
Lockspeiser Linda P			
Villalobos Francisco		167250.00	Milford Twp
Hagelstein Edward K	Wayne Bank		
Hagelstein Georgia N		135200.00	Lackawaxen Twp
Purdytown Properties LLC	Honesdale National Bank	120000.00	Palmyra Twp
Stojsic Dejan	JPMorgan Chase Bank NA		
Stojsic Julia		155000.00	Blooming Grove Twp

Knight Lacesia	MERS		
	Mortgage Electronic Registration System Inc		
	Stearns Lending LLC	165938.00	Dingman Twp
Perrotti Andrew G	NBT Bank NA		
Perrotti Georgia L		150000.00	Blooming Grove Twp
Bennett Gregory	MERS		
Bennett Michele	Mortgage Electronic Registration System Inc		
	Reliance First Capital LLC	132529.00	Delaware Twp
Greening Rene	MERS		
Greening Shane	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	220000.00	Milford Borough
Birchfield Joshua B	MERS		
	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	121130.00	Lehman Twp
Ridner Carrie A	Mortgage Electronic Registration System Inc		
	MERS		
	Spring Eq LLC	25000.00	Lehman Twp
Boniface Kristina	MERS		
	Mortgage Electronic Registration System Inc		
	Stearns Lending LLC	89041.00	Blooming Grove Twp
Cook Carmen	MERS		
Li-Cook Carmen	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc		
Cook Carmen Li		93279.00	Porter Twp
Li Cook Carmen			
Litz Anthony E	Honesdale National Bank	50000.00	Lackawaxen Twp
Healy John Joseph	MERS		
	Mortgage Electronic Registration System Inc		
	Amalgamated Bank	80000.00	Lehman Twp
Mann Michael	MERS		
	Mortgage Electronic Registration System Inc		
	Summit Mortgage Corporation	305100.00	Milford Twp

Fedorka Kelly	MERS Mortgage Electronic Registration System Inc Ark-La-Tex Financial Services LLC Benchmark Mortgage	225834.00	Milford Borough
Nine Kimberly A	MERS Mortgage Electronic Registration System Inc Everett Financial Inc Supreme Lending	108640.00	Lehman Twp
Lee Rachael E	PNC Bank NA	157000.00	Westfall Twp
Lee Kenard B			
Drozd Artur Drozd Malgorzata	MERS Mortgage Electronic Registration System Inc American Financial Network Inc	74575.00	Lehman Twp
Friedman Barry J Friedman Stacie S	JPMorgan Chase Bank NA	183000.00	Lackawaxen Twp
Cross John C	Pennsylvania Housing Finance Agency	19000.00	Dingman Twp
Lobbato Michael G	MERS Mortgage Electronic Registration System Inc Ditech Financial LLC	63085.00	Palmyra Twp
Richter Martin Richter Regina	MERS Mortgage Electronic Registration System Inc Homestead Funding Corporation	257744.00	Dingman Twp
Estok Allen Richard	MERS Mortgage Electronic Registration System Inc Bayshore Mortgage Funding LLC	50976.00	Shohola Twp
Kellenberger Arthur Kellenberger Mary Ann	Unity Bank	120000.00	Palmyra Twp
Truitt Charles L	MERS Mortgage Electronic Registration System Inc Loandepot.Com LLC	100000.00	Palmyra Twp
Khan Akmal Quinones-Khan Ann Khan Ann Quinones Quinones Khan Ann	Bethpage Federal Credit Union	92700.00	Delaware Twp

Gehrens Robert C	MERS		
Gehrens Melanie L	Mortgage Electronic Registration System Inc Residential Mortgage Services Inc	350600.00	Lackawaxen Twp
LTS Homes LLC	Wayne Bank	229200.00	Dingman Twp
Adams Erica Lynn	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	78059.00	Delaware Twp
Smith Casey Joseph	PSECU		
Keehan Denise M		65000.00	Greene Twp
McCloskey Tammy K	Dime Bank	123750.00	Lackawaxen Twp
Morrow-Horgan Lois R	MERS		
Horgan Lois R Morrow	Mortgage Electronic Registration System Inc Quicken Loans Inc		
Morrow Horgan Lois R		194500.00	Blooming Grove Twp
Horgan Timothy J			
Gramazio Joan	Walden Savings Bank	340000.00	Shohola Twp
Brown Jeffrey C	Dime Bank		
Sullivan Stacy M		40000.00	Blooming Grove Twp
Knight Jeffrey P	Dime Bank	10000.00	Dingman Twp
Methodist Episcopal Church Of Greentown	Dime Bank		
Hemlock Grove United Methodist Church		200000.00	Greene Twp
Polimino Anthony	Wayne Bank		
Polimino Patricia		25000.00	Milford Borough
McCord Cody	Citizens Savings Bank	68000.00	Palmyra Twp
Zermeno Marquez Antonio	MERS		
Marquez Antonio Zermeno	Mortgage Electronic Registration System Inc American Financial Network Inc		
Alcocer Cruz Isaias			
Alcocer Martinez Cruz Isaias			
Martinez Cruz Isaias			
Alcocer		58500.00	Lehman Twp
Zentner Adam D	MERS Mortgage Electronic Registration System Inc Bank Of America NA	166477.00	Delaware Twp
Kuemerle Joseph	MERS		
Kuemerle Elizabeth	Mortgage Electronic Registration System Inc Summit Mortgage Corporation	258726.00	Milford Twp

Detrick Kevin W	MERS		
Detrick Carol	Mortgage Electronic Registration System Inc		
	Fulton Bank NA	1192000.00	Palmyra Twp
Vasilyevna Mikhailenko Valentina	Farrell William J		
Mikhailenko Valentina Vasilyevna		22591.30	Greene Twp

DEEDS

SELLER	BUYER	AMOUNT	LOCATION
Cabezas Henry John	Essex James F		
Cabezas Luz		156000.00	Delaware Twp
Tigue Wayne	Costikyan Thomas Jr Lebron Costikyan Sylvia		
	Costikyan Sylvia Lebron	208000.00	Lackawaxen Twp
Greener James	Wiggins John		
Greener Diane	Wiggins Lisa	50000.00	Greene Twp
TRE LLC	Tannous Alexandre	165000.00	Dingman Twp
Bonanno Dominick	Anastacio Oliver		
Bonanno Phyllis L		109900.00	Lackawaxen Twp
Marmolejos Israel Jr	Marmolejos Israel Sr		
Marmolejos Esther		130000.00	Lehman Twp
Harris Jane	Schafer Lisa M Schafer Robert H Jr	1.00	Lackawaxen Twp
Grompone Joseph N	Garcia Jennifer		
Grompone Heather A	Pender John Dill	163950.00	Lehman Twp
Feltman Adrienne Tr	Midyany Viktoriya Tr		
Feltman Howard Tr	Midyany Roman Tr		
Adrienne Feltman Revocable Trust 04/12/2004	RMVM Family Revocable Living Trust 08/26/19	162000.00	Blooming Grove Twp
Hepburn Marvin	Davis Patricia	175500.00	Lehman Twp
Kieselmann Charles A	Williams-Albert Wendy L Albert Wendy L Williams Williams Albert Wendy L Albert William D	114300.00	Shohola Twp
Errichetti Arleen	Ramnauth Stephanie		
Errichetti Anthony M		111750.00	Lehman Twp
Muller Kristin	Mathewson Joelene	82000.00	Delaware Twp
Ziecheck Wendy	Ziecheck Wendy		
Abruzzi Mario	Abruzzi Mario	1.00	Dingman Twp

Nancy B Berry Irev			
Medicaid Trust 06/11/14	Pesce Craig M		
Berry E Charles Tr	Pesce Keryl M	195000.00	Dingman Twp
Partridge Sandra Lynn Exrx	Donson Jack Daniel		
Tuttle Penny Est	Berezhna Zlata	130000.00	Dingman Twp
Perez Natalie P	Valencia Juan C		
Foley Natalie	Londono Martha E	3000.00	Dingman Twp
Cichy Charlotte A	Cichy Charlotte A		
	Zyara Michael Andrew Jr	35713.00	Delaware Twp
Cirino Juan	Bouquot Dennis		
	Bouquot Elizabeth	146500.00	Dingman Twp
Westfall Township	Burger Ralph	6224.62	Westfall Twp
Zaita John	Stuhler Michael		
Zaita Alisa	Stuhler Donna	375000.00	Lackawaxen Twp
Rivers Edge LP	Jones Robert R		
River Landing LLC	Jones Barbara Z	329900.00	Westfall Twp
Rauch Franz	Haglestein Edward K		
Rauch Barbara	Haglestein Georgia N	169000.00	Lackawaxen Twp
Wells Fargo Bank NA	Secretary Of Housing & Urban Development		
Orange Coast Title Company Agent		10.00	Delaware Twp
Brady George T	King Barbara M	1.00	Lackawaxen Twp
King Barbara	Constantino Michael T		
King Barbara M		12500.00	Lackawaxen Twp
Rissmiller Richard	Bittle Sharon R		
Rissmiller Flora E		1.00	Lackawaxen Twp
Trimble William	Ahlbeck Carl R		
Trimble Rosemarie	Lieto Gail A	235000.00	Blooming Grove Twp
Miceli James J Est	Conway Denise		
Conway Denise Exrx		235000.00	Lackawaxen 1wp
Golovnin Alexandr	Stojsic Dejan		
	Stojsic Julia	195000.00	Blooming Grove Twp
Miranda Myriam	Knight Lacesia	169000.00	Dingman Twp
Schmalzle Joy Ann	Schmalzle George		
	Schmalzle Joan	1.00	Blooming Grove Twp
Schmalzle Joy Ann	Schmalzle George		
	Schmalzle Joan	1.00	Blooming Grove Twp
McCallum Edward J	Jagger William		
Galloway Sarah	Jagger Patricia	1.00	Delaware Twp
Klerk Stephen H	Frizzell Joann		
Klerk Jeanine		1.00	Dingman Twp

Gilchrist Rubye	Gilchrist Rubye		
	Johnson Ladonna O		
	Johnson ONeal	1.00	Shohola Twp
Secretary Of Housing & Urban Development	Midfirst Bank	42553.80	Delaware Twp
Harrison John A	ONeill Carolyn E		
Harrison Antonia			
ONeill James F		135000.00	Blooming Grove Twp
Klentzin Ronald	Blanche Lee		
Klentzin Maureen		22000.00	Shohola Twp
Kerr Sheri K	Kirberger David D		
Pierce Sheri K	Kirberger Gail M	192500.00	Dingman Twp
Wolf Karin I	Syre James L		
Melkun Claudia A	Syre Janet	20000.00	Lackawaxen Twp
Vinokur Anatoliy	Bown James E		
Shushanova Veronlka	Sown Lauren R	75000.00	Blooming Grove Twp
Clader John P	Clader John P		
	Clader Susan E	1.00	Dingman Twp
Clader John P	Clader John P		
	Clader Susan E	1.00	Dingman Twp
Rogge Julia A	Boniface Kristina	98936.00	Blooming Grove Twp
Adamo Lynn	Kressin John		
	Kressin Lorraine	117500.00	Delaware Twp
OReilly Matthew	Cook Carmen		
OReilly Susan			
OReilly Timothy			
OReilly Dolores			
OReilly Michael			
OReilly Linda			
OReilly James			
Urpani Deborah			
Andrews Nancy			
Andrews Donald William			
Havecker Noreen			
Havecker Robert			
Hovda Kathleen			
Hovda Donald		95000.00	Porter Twp
Lukenberg Alexander	Lukenberg Alexander		
Levin Yanina	Levin Yanina	1.00	Delaware Twp
Conklin Kenneth	Kenah Ana		
Conklin Cheryl		8000.00	Lackawaxen Twp
Rekhviashvili Kakha	Rekhviashvili Kakha		
Toronjadze Tamar	Toronjadze Tamar	1.00	Lehman Twp

Estrada Alfredo M	Healy John Joseph		
Estrada Angela C		105000.00	Lehman Twp
Ferrara Joseph	Cirri Frank		
	Cirri Tina	12000.00	Blooming Grove Twp
Samara Michelyn A	OBrien Dennis		
	Boyle Kathleen	34000.00	Lackawaxen Twp
Volkova Liudmila	Brovko Michael	27000.00	Shohola Twp
Goetz Joan	Mann Michael	339000.00	Milford Twp
Hodgkins Rosalind	Fedorka Kelly	230000.00	Milford Borough
Bank Of New York Mellon Tr CWABS Inc Asset Backed Certs Series 2006-11 Select Portfolio Servcing Inc Agent	Hughes Patrick B		
		43000.00	Lehman Twp
Kolano Thomas W	Nine Kimberly A		
Kolano Carol A		112000.00	Lehman Twp
US Department Of Justice United States Marshals Service US Marshal For The District Of Middle Pa	United States Department Of Agriculture		
		1.00	Shohola Twp
Rivera Beatriz	Drozd Artur		
	Drozd Malgorzata	78500.00	Lehman Twp
Adamo Giuseppe	Abramov Robert		
Adamo Lynn	Abramov Avner	66000.00	Lehman Twp
Wilshinsky Harold	Wilshinsky Karen	1.00	Blooming Grove Twp
Katz Jill Tr	Aidan Julian James John Sullivan Tr 12/2017		
Jill Katz Living Trust 09/27/2013	Sara Elena Solfanelli Rev Liv Tr 12/18/2017	234000.00	Delaware Twp
Cullen Gloria T	Cullen Gloria T		
Kuhlman Clark W	Kuhlman Clark W	1.00	Delaware Twp
Novikova Olena	Novikova Olena		
Novikov Igor		1.00	Delaware Twp
Novikova Olena	Novikova Elisaveta Tr Onen Planning Trust	1.00	Delaware Twp
Shevorykin Anna	Shevorykin Denis Tr Shevorykin Roman Tr ASDS Planning Trust	1.00	Greene Twp
Lobbato Michael G	Lobbato Michael G		
Lobbato Donna M		1.00	Palmyra Twp

Bowers Alan G	Richter Martin		
Bowers Tracy E	Richter Regina	262500.00	Dingman Twp
Krim David A	Eagle Village POA		
Krim Pamela M		1519.06	Lehman Twp
Pendleton Wayne David	Khan Akmal		
	Quinones-Khan Ann		
	Khan Ann Quinones		
	Quinones Khan Ann	103000.00	Delaware Twp
McManus Jessi-Lyn O	Cohen Susan		
Neuberger Jessi-Lyn O	Cohen Craig	7545.00	Shohola Twp
Hansen Per E	Gehrens Robert C		
Hansen Michele C	Gehrens Melanie L	438250.00	Lackawaxen Twp
Tylek Jack	Filipe Derek Anthony		
Tylek Margaret	Winn Filipe Cassie		
	Filipe Cassie Winn	40000.00	Lackawaxen Twp
ABD Woodland Lakes Inc	LTS Homes LLC	10000.00	Dingman Twp
Marcussen Sandra L	Marcussen Sandra L		
	Kolvenback Jennifer L	1.00	Matamoras Borough
Gangi Paul R	Adams Erica Lynn		
Gangi Theresa M		79500.00	Delaware Twp
Alana Rodrigo S Jr	Federal Home Loan Mortgage Corporation		
Alana Cecelia C		1.00	Delaware Twp
Dube Andreas	Dube Kelly L	1.00	Dingman Twp
Drennan Kristin Erika	Polizzotto Keith	66000.00	Delaware Twp
Freeman Louis E	Freeman Louis E		
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