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LEGAL NOTICES

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

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**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.*

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**EXECUTORS NOTICE**

Estate of Henry Prol late of Milford, Pike County, Pennsylvania, deceased.

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

Eric Prol  
13 Mt Prospect ave  
Dover, NJ 07801  
Executor

06/24/16 · 07/01/16 · **07/08/16**

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**EXECUTRIX NOTICE**

Estate of Charles McGillick, deceased, late of 113 Buttercup Terrace, Milford, PA 18337

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make

payment, and those having claims to present the same, without delay to:

Susan Capuano  
2 Hearthstone Drive  
Sussex, NJ 07461  
Executrix

or to her Attorney:

Michael A. Quinn, Esq.  
214 Broad St. Floor 2  
Red Bank, NJ 07701

06/24/16 · 07/01/16 · **07/08/16**

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**EXECUTRIX NOTICE**

ESTATE OF Katherine

M. Wildemann late of Delaware Twp, Pike County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Mary K. Wildemann  
15 Hollo Dr.

Holbrook, N.Y. 11741

Executor

07/01/16 · **07/08/16** · 07/15/16

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**NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Russell Smith, in the Estate of ALFRED E. SMITH, late of Milford, Pike County, Pennsylvania, who died on January 31, 2016.

All persons indebted to the said Estate are required to make

payment, and those having claims or demands to present the same without delay to the Executor or attorney named below: Russell Smith, 111 Blueberry Drive, Milford, PA 18337 or Edwin A. Abrahamsen, Jr., Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 1006 Pittston Avenue, Scranton, PA 18505.

**07/08/16** · 07/15/16 · 07/22/16

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### EXECUTOR'S NOTICE

Estate of Clifford Myer, Deceased, late of Township of Milford, Pike County, Pennsylvania.

Letters of 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: Barbara Myer of 590 Routes 6 & 209, Milford, PA 18337, or to Levy, Stieh & Gaughan, P. C., Attorneys for the Estate, P. O. Box D, Milford, PA 18337. Barbara Myer, Executrix  
By: Kelly A. Gaughan, Esquire  
Attorney for the Executrix

**07/08/16** · 07/15/16 · 07/22/16

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### EXECUTOR'S NOTICE

Estate of Wayne George Redmond, Deceased, late of Matamoras Borough, Pike County, Pennsylvania.

Letters Testamentary/of Administration 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: Ronald Redmond, Executor of 206 Sunset Avenue, Ballston Spa, New York 12020, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

By: James P. Baron, Esquire  
Attorney for Executor

**07/08/16** · 07/15/16 · 07/22/16

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### NOTICE

MCENCO Services LLC, 108 Coyote Run, Milford, Pa. 18337. Michael McEnerney of 108 Coyote Run, Milford, Pa. 18337 filed an application for registration of a fictitious name (MCENCO Services LLC) under 54 Pa.C.S on June 22, 2016.

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### 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.*

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### SHERIFF SALE

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 93-2015r SUR JUDGEMENT NO. 93-2015 AT THE SUIT OF HSBC Bank, USA, National Association as Trustee for Nomura Asset Acceptance

Corporation, Alternative Loan Trust, Series 2005-Wf1 Mortgage Pass-Through Certificates vs Khalifa N. Iftikhar aka Khalifa Nadeem Iftihar 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. CIVIL-93-2015 Hsbc Bank, USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2005-Wf1 Mortgage Pass-Through Certificates

v.  
Khalifa N. Iftikhar a/k/a Khalifa Nadeem Iftikhar owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 1123 Dover Road, Bushkill, PA 18324 Parcel No. 192.04-06-53- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$89,553.53 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 Khalifa N. Iftikhar aka Khalifa Nadeem Iftihar DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$89,553.53, 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 Khalifa N. Iftikhar aka Khalifa Nadeem Iftihar DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$89,553.53 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
313-2015r SUR JUDGEMENT  
NO. 313-2015 AT THE SUIT  
OF OneWest Bank, NA vs  
Joan Ann Schlegel, known  
surviving Heir of Joan Kibbe,  
Deceased Mortgagor and Real  
owner, Michael Arthur Simko,  
Known Surviving Heir of Joan  
Kibbe, Deceased Mortgagor  
and Real Owner and All  
Unknown Surviving Heirs and  
Beneficiaries of Joan Kibbe,  
Deceased Mortgagor and Real  
Owner 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  
July 20, 2016 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 Dingmans  
Township, Pike County,  
Pennsylvania, and being known  
as 147 Privet Lane, Milford,  
Pennsylvania 18337.

Map Number: 110.03-04-13

Control Number: 03-0-019765

**THE IMPROVEMENTS**

**THEREON ARE:** Residential  
Dwelling

REAL DEBT: \$168,504.77

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: John Ann

Schlegel, Known Surviving

Heir of Joan Kibbe, Deceased

Mortgagor and Real Owner,

Michael Arthur Simko, Known

Surviving Heir of Joan Kibbe,

Deceased Mortgagor and Real

Owner and All Unknown

Surviving Heirs and Beneficiaries

of Joan Kibbe, Deceased

Mortgagor and Real Owner

McCabe, Weisberg and Conway,  
P.C.

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**

Joan Ann Schlegel, known

surviving Heir of Joan Kibbe,

Deceased Mortgagor and Real

owner, Michael Arthur Simko,

Known Surviving Heir of Joan

Kibbe, Deceased Mortgagor and

Real Owner and All Unknown

Surviving Heirs and Beneficiaries of Joan Kibbe, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,504.77, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joan Ann Schlegel, known surviving Heir of Joan Kibbe, Deceased Mortgagor and Real owner, Michael Arthur Simko, Known Surviving Heir of Joan Kibbe, Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs and Beneficiaries of Joan Kibbe, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$168,504.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 424-2012r SUR JUDGEMENT NO. 424-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2005-1 vs Debra Canarte and Felix Canarte aka Felix A. Canarte, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 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 Township of Lehman, Pike County, Pennsylvania, and being known as 231 Segatti Circle, Bushkill, Pennsylvania 18324.

Control Number: 06-0-040729

Map Number 193.02-03-30

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$233,256.55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Debra

Canarte and Felix Canarte aka Felix A. Canarte, Jr.

McCabe, Weisberg and Conway, P.C.

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 Debra Canarte and Felix

Canarte aka Felix A. Canarte, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$233,256.55, 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 Debra Canarte and Felix Canarte aka Felix A. Canarte, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$233,256.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080

Philadelphia, PA 19109

06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 502-2014r SUR JUDGEMENT NO. 502-2014 AT THE SUIT OF JPMorgan Chase Bank, NA vs Scott A.

Frale 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 502-2014  
JPMorgan Chase Bank, N.A.  
v.  
Scott A. Frable  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 147 Rabbit Run Circle,  
Milford, PA 18337-4440  
Parcel No. 109.03-01-24-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$223,342.82  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Scott A. Frable  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$223,342.82,  
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 Scott A.  
Frale DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$223,342.82 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**  
**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 546-2015r SUR JUDGEMENT NO. 546-2015 AT THE SUIT OF Honesdale National Bank vs Catherine S. Davis, individually and as Administratrix of the Estate of George N. Davis, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 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 Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the Township Road T-347, said point also being the southwest common corner between Parcel "C" and Parcel "D" as shown on a plan entitled "Minor Subdivision - lands of David E. and Lori Christopher" dated 8-31-02 and revised 9-14-2002 prepared by Hugh E. Colan P.L.S. and recorded in Pike County Recorder of Deeds. Thence along Parcel "C", N 07 27' 01" E 535.42' to an iron bar,

thence along lands of J.A. and E.S. Manhart S 82 32' 59" E 164.60' to an iron bar, thence still along lands of Manhart lands 22' 36" W 562.94' (passing a stone corner at 212.04' and being the most southwestern corner of Manhart lands and then along lands of Miller) to a point in the above mentioned Township Road, thence along the Township Road N 72 32' 22" W 157.91' to the point and place of BEGINNING.

TOGETHER with the right of privileges of the Grantee to share a common well with premises (2.06 acres) to be conveyed to John A. Manhart and Evelyn S. Manhart, and to share in the cost of maintenance, repair and replacement as necessary, together with the rights of access of ingress, egress and regress in connection with the same.

BEING the same premises which David E. Christopher and Lori B. Christopher, his wife, by deed dated the 31st day of October 2002, and recorded 11/04/2002, in and for the Office of the Recorder of Deeds for Pike County, Pennsylvania, in Deed Book Volume 1951, Page 2388, did grant and convey unto George N. Davis.

Property Improved with Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine S. Davis, individually



and as Administratrix of the Estate of George N. Davis, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$91,618.21, 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 Catherine S. Davis, individually and as Administratrix of the Estate of George N. Davis, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,618.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Steven E. Burlein  
307 11th Street  
Honesdale, PA 18431  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 781-2015r SUR JUDGEMENT NO. 781-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Lisa Payton aka Lisa Gadsden-Payton and Brett M. Payton 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 298, Section No. 21, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corp., Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 14, Page 34. BEING the same premises

which Brett Payton, by Deed dated 09/05/2006 and recorded 09/18/2006, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2195, Page 438, conveyed unto LISA PAYTON A/K/A LISA GADSDEN-PAYTON and BRETT M. PAYTON. BEING KNOWN AS: 405 SAUNDERS DR. LOT 298 SEC. 21, BUSHKILL, PA 18324  
TAX PARCEL #192.02-01-55 IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa Payton aka Lisa Gadsden-Payton and Brett M. Payton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$282,541.93, 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 Lisa Payton aka Lisa Gadsden-Payton and Brett M. Payton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$282,541.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Associates  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 866-2015r SUR JUDGEMENT NO. 866-2015 AT THE SUIT OF PHH Mortgage Corporation vs Brenda L. Mcphail aka Brenda Lee Mcphail and Richard C. Mcphail aka Richard Charles Mcphail 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. CIVIL-866-2015

PHH Mortgage Corporation

v.

Brenda L. Mcphail a/k/a Brenda  
Lee Mcphail

Richard C. Mcphail a/k/a

Richard Charles Mcphail

owner(s) of property situate

in the LACKAWAXEN

TOWNSHIP, PIKE County,

Commonwealth of Pennsylvania,

being RR2 Garrity Road,

Hawley, PA 18428

Parcel No. 016.01-01-70-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$105,432.50

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  
PHH Mortgage Corporation  
vs Brenda L. Mcphail aka  
Brenda Lee Mcphail and  
Richard C. Mcphail aka

Richard Charles Mcphail  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,432.50,  
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 PHH  
Mortgage Corporation vs  
Brenda L. Mcphail aka Brenda  
Lee Mcphail and Richard C.  
Mcphail aka Richard Charles  
Mcphail DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$105,432.50 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA

Phelan Hallinan Diamond &  
Jones

1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
894-2015r SUR JUDGEMENT  
NO. 894-2015 AT THE  
SUIT OF U.S. Bank National  
Association, as trustee, Successor  
in Interest to Bank of America  
National Association, as Trustee,  
Successor by Merger to Lasalle  
Bank National Association,  
as Trustee for Residential  
Asset Mortgage Products,  
Inc. Mortgage Asset-Backed  
pass-Through Certificates, Series  
2007-Rp2 vs Julia Barricelli, in  
Her Capacity as Heir of Michael  
Barricelli aka Michael G.  
Barricelli, Deceased, Raymond  
Barricelli, in His Capacity as  
Heir of Michael Barricelli aka  
Michael G. Barricelli, Deceased,  
Faith Barricelli, in Her Capacity  
as Heir of Michael Barricelli aka  
Michael G. Barricelli, Deceased,  
Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms, or Associations Claiming  
Right, Title or Interest From  
or Under Michael Barricelli  
aka Michael G. Barricelli,  
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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

By virtue of a Writ of Execution  
No. 894-2015

U.S. Bank National Association,  
as trustee, Successor in Interest  
to Bank of America National  
Association, as Trustee,  
Successor by Merger to Lasalle  
Bank National Association,  
as Trustee for Residential  
Asset Mortgage Products,  
Inc. Mortgage Asset-Backed  
pass-Through Certificates, Series  
2007-Rp3

v.

Julia Barricelli, in Her Capacity  
as Heir of Michael Barricelli  
aka Michael G. Barricelli,  
Deceased, Raymond Barricelli,  
in His Capacity as Heir of  
Michael Barricelli aka Michael  
G. Barricelli, Deceased, Faith  
Barricelli, in Her Capacity as  
Heir of Michael Barricelli aka  
Michael G. Barricelli, Deceased,  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Michael Barricelli aka Michael  
G. Barricelli, Deceased.

owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being 113 Sawkill Avenue,  
Milford, PA 18337-1112  
Parcel No. 113.13-02-63

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$393,469.42  
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 Julia Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli aka Michael G. Barricelli, Deceased. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$393,469.42, 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 Julia Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli aka Michael G. Barricelli, Deceased. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$393,469.42 PLUS COSTS AND INTEREST AS AFORESAID.

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

06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 896-2015r SUR JUDGEMENT NO. 896-2015 AT THE SUIT OF U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loans Asset-Backed Certificates, Series 2007-HE1 vs Michael P. Waldron and Maria C. 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN Lots Nos. 68 and 69, Block M303 in Section 3 of the Development known Marcel Lake Estates, situate in the Township of Delaware, County of Pike and

State of Pennsylvania and shown on a map entitled "Section 3 Marcel Lake Estates", recorded in Map Book Volume 8 page 173.

Under and Subject to Restrictions of record. BEING PARCEL (MAP)# 148.04-04-72 BEING THE SAME PREMISES which Michael P. Waldron and Maria C. Waldron, his mother as joint tenants with right of survivorship and not as tenants in common, by Deed dated 2/26/2011 and recorded 3/1/2011, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2358, Page 1275 and Instrument #201100001824, granted and conveyed unto Maria C. Waldron, Individually.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael P. Waldron and Maria C. Waldron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$138,133.89, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael P. Waldron and Maria C. Waldron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,133.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 927-2015r SUR JUDGEMENT NO. 927-2015 AT THE SUIT OF CIS Financial Services, Inc dba, CIS Home Loans vs Thomas W. Halliday 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 927-2015-CV  
Cis Financial Services, Inc. dba,  
Cis Home Loans  
v.

Thomas W. Halliday  
owner(s) of property situate in the ASTON TOWNSHIP, PIKE County, Pennsylvania, being 113 Lakeview Drive, Dingmans Ferry, PA 18328-4097

Parcel No. 175.02-04-10-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$166,420.28  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas W. Halliday DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$166,420.28,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Thomas W.  
Halliday DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$166,420.28 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
938-2015r SUR JUDGEMENT  
NO. 938-2015 AT THE  
SUIT OF Federal National  
Mortgage Association vs  
Robert Schaffer and Donna  
Schaffer 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 938-2015  
Federal National Mortgage  
Association  
v.

Robert Schaffer  
Donna Schaffer

owner(s) of property situate in  
the GREENE TOWNSHIP,  
PIKE County, Commonwealth  
of Pennsylvania, being Box 43  
Roemerville Road, a/k/a 239  
Roemerville Road, Greentown,  
PA 18426

Parcel No. 128.00-01-18-  
(Acreage or street address)

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$79,022.26



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 Robert Schaffer and Donna Schaffer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$79,022.26, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Schaffer and Donna Schaffer DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$79,022.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1051-2015r SUR JUDGEMENT NO. 1051-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Iosif Kolesov and Aleksandra Kolesov 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 July 20, 2016 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. 34, Block 1201, Section No. 12, as shown on map entitled subdivision of Section No. 12, Wild Acres, as shown in Plat Book No. 8 at Page No. 172, filed in the Pike County Clerk's Office.

BEING the same premises which ALEKSANDRA KOLESOVA, single, by her agent IOSIF KOLESOC and IOSIF KOLESOV, individually and VERA FROLOVA single, by Deed dated 11/29/2007 and recorded 12/04/2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2259, Page 730, conveyed unto IOSIF KOLESOV and ALEKSANDRA KOLESOV. BEING KNOWN AS: 168 WESTWOOD DRIVE, DELAWARE TOWNSHIP, PA 18328  
TAX PARCEL #02-0-072613 IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Iosif Kolesov and Aleksandra Kolesov DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$104,556.89,

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Iosif Kolesov and Aleksandra Kolesov DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,556.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Associates  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1052-2010r SUR  
JUDGEMENT NO. 1052-2010  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as trustee for GSAMP Trust  
2007-HSBC1 Mortgage  
Pass-Through Certificates, Series  
2007-HSBC1 vs Stephen C.  
Tonnesen 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHERIFF'S SALE

DESCRIPTION: All that  
certain lot, piece or parcel of land  
situate, lying and being in the  
Township of Dingman, County  
of Pike, Commonwealth of  
Pennsylvania

LOCATION OF PROPERTY:  
2639 Gold Key Estates a/k/a 100  
Hemlock Road, Milford, PA  
18337

PARCEL NO.: 03-0-019208  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Stephen C.  
Tonnesen

REAL DEBT: \$228,784.55

THE SALE IS MADE BY

VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen C. Tonnesen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$228,784.55,  
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 Stephen C.  
Tonnesen DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$228,784.55 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Hladik, Onorato & Federman  
LLP  
298 Wissahickon Avenue  
North Wales, PA 19454  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1052-2015r SUR  
JUDGEMENT NO. 1052-2015  
AT THE SUIT OF One  
West Bank, NA vs Morton  
Bolson 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  
July 20, 2016 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 Township  
of Shohola, Pike County,  
Pennsylvania, and being known  
as 128 Walker Lake Road,  
Shohola, Pennsylvania 18458  
Map Number: 049.02-06-44  
Control Number: 12-0-003334  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$120,809.41  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Morton  
Bolson  
McCabe, Weisberg and Conway,  
P.C.  
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 Morton Bolson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$120,809.41,  
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 Morton  
Bolson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$120,809.41 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1062-2015r SUR  
JUDGEMENT NO. 1062-2015  
AT THE SUIT OF Reverse  
Mortgage Solutions, Inc. vs  
Karl Kleiber, Known Surviving  
Heir of Mildred Kleiber, Kristen  
Kleiber, known Surviving  
Heir of Mildred Kleiber, Kurt  
Kleiber, Known Surviving Heir  
of Mildred Kleiber, Matthew  
Kleiber, known Surviving Heir of  
Mildred Kleiber and Unknown  
Surviving Heirs of Mildred  
Kleiber 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
LAND SITUATED IN THE  
TOWNSHIP OF LEHMAN  
IN THE COUNTY OF PIKE  
IN THE STATE OF PA  
BEGINNING AT A POINT  
ON THE SOUTHEASTERLY  
LINE OF WHIPPOORWILL  
DRIVE, A COMMON  
CORNER OF LOT NO.  
63 AND LOT NO. 64 AS  
SHOWN ON A PLAN  
TITLED "SUBDIVISION  
OF LANDS OF BENJAMIN  
FOSTER, LEHMAN  
TOWNSHIP, PIKE  
COUNTY, SECTION 1"  
PREPARED BY EDWARD  
C. HESS ASSOCIATES,  
OCTOBER 17, 1969, AND  
RECORDED IN PLAT  
BOOK VOLUME 7, PAGE  
155, OCTOBER 17, 1969  
ON FILE IN THE OFFICE  
OF THE RECORDER  
OF DEEDS, MILFORD,  
PENNSYLVANIA;  
THENCE BY LOT NO 64  
SOUTH 69 DEGREES 57  
MINUTES 15 SECONDS  
EAST 200.00 FEET TO  
A POINT, THENCE BY  
LANDS OF POCONO  
RANCH LANDS, LIMITED,  
SOUTH 20 DEGREES 02  
MINUTES 45 SECONDS  
WEST 100.00 FEET TO

A POINT; THENCE BY LOT NO. 62 NORTH 69 DEGREES 57 MINUTES 15 SECONDS ALONG THE SOUTHEASTERLY LINE OF WHIPPOORWILL DRIVE NORTH 20 DEGREES 02 MINUTES 45 SECONDS EAST 100.00 FEET TO THE PLACE OF BEGINNING. CONTAINING; 20,000 SQUARE FEET, MORE OR LESS.

BEING LOT NO. 63 ON THE ABOVE MENTIONED PLAN.

Title to said premises vested unto Mildred M. Kleiber, an unmarried woman, by Deed dated September 14, 2012 and recorded on October 2, 2012 in the County of Pike, in Book number 2400, page 233.

And thereafter on February 23, 2015, the said Mildred M. Kleiber departed this life. No estate has been raised as a result of the death of Mildred M. Kleiber. Title now vested unto Karl Kleiber, Known Surviving Heir of Mildred Kleiber, Kristen Kleiber, Known Surviving Heir of Mildred Kleiber, Kurt Kleiber, Known Surviving Heir of Mildred Kleiber, Matthew Kleiber, Known Surviving Heir of Mildred Kleiber, and Unknown Surviving Heirs of Mildred Kleiber.

Being known as: 608 WHIPPOORWILL DRIVE, BUSHKILL, PENNSYLVANIA 18324. Map Number: 182.04-06-83 Control Number: 06-0-042462

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Karl Kleiber, Known Surviving Heir of Mildred Kleiber, Kristen Kleiber, known Surviving Heir of Mildred Kleiber, Kurt Kleiber, Known Surviving Heir of Mildred Kleiber, Matthew Kleiber, known Surviving Heir of Mildred Kleiber and Unknown Surviving Heirs of Mildred Kleiber DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$125,453.95, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Karl Kleiber,  
Known Surviving Heir of  
Mildred Kleiber, Kristen  
Kleiber, known Surviving  
Heir of Mildred Kleiber, Kurt  
Kleiber, Known Surviving  
Heir of Mildred Kleiber,  
Matthew Kleiber, known  
Surviving Heir of Mildred  
Kleiber and Unknown Surviving  
Heirs of Mildred Kleiber  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$125,453.95 PLUS  
COSTS AND INTEREST AS  
AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1071-2015r SUR  
JUDGEMENT NO. 1071-2015  
AT THE SUIT OF PNC  
Bank, National Association,  
successor by Merger National  
City Mortgage, a Division of  
National City Bank vs Edward  
F. Spreer, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1071-2015-CIVIL  
PNC Bank, National  
Association, Successor by  
Merger to National City  
Mortgage, A Division of  
National City Bank  
v.  
Edward F. Spreer, Jr  
owner(s) of property situate in  
the PIKE County, DINGMAN  
TOWNSHIP, Commonwealth  
of Pennsylvania, being Lot 2  
Cottonwood Court, a/k/a 115  
Cottonwood Court, Milford, PA  
18337-5015  
Parcel No. 122.04-05-91  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$194,380.07  
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 Edward F. Spreer, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$194,380.07,  
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 Edward F.  
Spreer, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$194,380.07 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**  
**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1165-2015r SUR  
JUDGEMENT NO. 1665-2015  
AT THE SUIT OF Wells Fargo  
Bank, NA, Successor by Merger  
to Wachovia Bank, NA vs Larry  
A. Berry, Sr., in His Capacity  
as Administrator and heir of the  
Estate and Heir of Sarah Berry,  
Deceased Geraldine M. Marks,  
in Her Capacity as Heir of The  
Estate and Heir of Sarah Berry,  
Deceased, Unknown Heirs,  
Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Sarah Berry,  
Deceased Unknown Heirs,  
Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Lester Berry,  
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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1165-2015  
Wells Fargo Bank, N.A.,  
successor by Merger to



Wachovia Bank, N.A.

v.

Larry A. Berry, Sr, in His Capacity as Administrator and Heir of The Estate and heir of Sarah Berry, Deceased  
Geraldine M. Marks, in Her Capacity as Heir of The Estate and Heir of Sarah Berry, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah Berry, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lester Berry, Deceased

owner(s) of property situate in the SHOHOLA TOWNSHIP, PIKE County, Pennsylvania, being 122 Onandaga Road, Shohola, PA 18458-2319

Parcel No. 049.02-02-30-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$81,814.65

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Larry A. Berry, Sr., in His Capacity as Administrator and heir of the Estate and Heir of Sarah Berry, Deceased Geraldine M. Marks, in Her Capacity as Heir of The Estate and Heir

of Sarah Berry, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah Berry, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lester Berry, Deceased.

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$81,814.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Larry A. Berry, Sr., in His Capacity as Administrator and heir of the Estate and Heir of Sarah Berry,

Deceased Geraldine M. Marks, in Her Capacity as Heir of The Estate and Heir of Sarah Berry, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah Berry, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lester Berry, Deceased. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,814.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1274-2013- SUR JUDGEMENT NO. 1274-2013 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Trust 2007-FLX2, Mortgage Pass-Through Certificates,

Series 2007-FLX2 under the Pooling and Servicing Agreement dated February 1, 2007 vs Susan A. Friedman and Ernest L. Kara aka Ernest L. Kara, JR. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Exhibit "A"

Legal Description

All those certain parcels of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania being described as follows:

TRACT I:

Beginning at a point in the centerline of the Dingman Turnpike in line with a stone wall on the southerly side of said road, being a common boundary line between lands of Gottlieb Handle and the lands of Fred Bears; thence along the line of said stone wall, along lands of Fred Bears, South 38° 30' West 736.7 feet to a stone corner on a stone wall; thence along lands of Emil Brombacher, North 51° 19' West 507.5 feet to an iron pipe; thence still along lands of Brombacher, North 44° 14' East 166.0 feet to an iron pipe; thence still along lands of Brombacher South 77° 19' East 149.3 feet to

an iron pipe; thence still along lands of Brombacher, North 33° 30' East 253.3 feet to an iron pipe; thence cutting through lands of Gottlieb D. Handle, South 72° 00' East 381 feet to an iron pipe; thence still cutting lands of Gottlieb D. Handle, North 38° 14' East 148.44 feet to a point in the center line of the Dingman Turnpike; thence along the center line of said Dingman Turnpike, South 1° 12' West 36.92 feet to the point and place of beginning. As surveyed by Victor E. Orben, C.S., May 10, 1969. Drawing No. F-139.

TRACT II:

Beginning at an iron pipe and stones corner being the Westerly most corner of the lands of Richard Handle; Containing 5.34 acres and located North 51° 19' West 507.5 feet from a stone wall along lands of Elmer Wentworth; thence running along the lands of Richard Handle North 44° 14' East 166.0 feet to an iron pipe and stones; thence along same South 77° 19' East 149.3 feet to an iron pipe and stone corner; thence along same North 33° 30' East 253.3 feet to an iron pipe and stone corner; thence along the line of lands of Gottlieb D. Handle running on the same course North 33° 30' East 72.84 feet to an iron bar corner; thence cutting lands of Joseph Kozlowski North 56° 01' 30" West 200 feet to an iron bar corner; thence cutting same South 52° 55' 30" West 535.15 feet to an iron bar and stones corner; thence to an iron bar and stones corner; thence

cutting same South 46° 21' East 206.55 feet to the point and place of beginning. Containing 2.873 acres, more or less. Surveyed by Victor E. Orben, R.S., January 27, 1984, Drawing No. FF-181.  
BEING KNOWN AS: 1881 Route 739, Dingmans Ferry, PA 18328  
PROPERTY ID NO.: 163.00-01.10  
TITLE TO SAID PREMISES IS VESTED IN Ernest L. Kara, Jr. and Susan A. Friedman BY DEED FROM Ernest L. Kara, Jr. DATED 11/24/2003 RECORDED 12/15/2003 IN DEED BOOK 2023 PAGE 699.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Susan A. Friedman and Ernest L. Kara aka Ernest L. Kara, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$672,202.56, 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 Susan A. Friedman and Ernest L. Kara aka Ernest L. Kara, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$672,202.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1294-2015r SUR JUDGEMENT NO. 1294-2015 AT THE SUIT OF Quicken Loans, Inc. vs Michael J. Birch 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL NO.: 027.00-03-13  
Control # 12-0-003902  
ALL that certain piece, parcel or tract of land, situate, lying and being in the Township of Shohola, County of Pike and State of Pennsylvania, more particularly bounded and described as follows, to wit: BEGINNING at a point in the center of Pennsylvania Route No. 590, which leads from Shohola to Lackawaxen, located South 73 degrees 51 minutes East 200 feet from a point, being the common corner of lands formerly Marquardt, now John Lohden; thence from said point of beginning, along the lands proposed to be conveyed by Kevin E. Lukowski and Catherine L. Lukowski to Charles J. Dellert, It., South 09 degrees West 200 feet to a stake and stone corner; thence cutting lands of the grantor herein, South 83 degrees 10 minutes East 175 feet to a stake and stone corner; thence along the line of lands proposed to be conveyed by Kevin E. Lukowski and Catherine L. Lukowski to Carol Dellert, North 09 degrees East 178.55 feet to a point in the center line of the aforementioned

Pennsylvania Route No. 590; thence along the center line of same, North 76 degrees 12 minutes West 175.65 feet to the point and place of beginning. CONTAINING 0.74 acre. Magnetic meridian of 1965. As surveyed by Victor E. Orben, C.S., November 15, 1965.

Drawing No. B-260.

Fee Simple Title Vested in Michael J. Birch by deed from, Michael J. Birch, dated 2/29/2000, recorded 3/6/2000, in the Pike County Recorder of deeds in Deed Book 1842, Page 809.

Fee Simple Title Vested in Michael J. Birch and Janeene Birch, his wife by deed from Kevin E. Lukowski and Catherine L. Lukowski, dated 5/28/1991, recorded 5/31/1991, in the Pike County Clerk's Office in Deed Book 398, Page 174.

...and the said Janeene Birch died 9/2/1993 whereupon title to premises in question became vested in Michael J. Birch by right of survivorship.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Quicken Loans, Inc. vs Michael J. Birch DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$175,434.44, 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 Quicken Loans, Inc. vs Michael J. Birch DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$175,434.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1298-2015r SUR  
JUDGEMENT NO. 1298-2015  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as Trustee  
for the certificateholders of the  
CWABS, Inc. Asset-Backed  
Certificates, Series 2007-1 c/o  
Specialized Loan Servicing  
LLC vs Adam Caruso and  
Jessica Fiess 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
REAL PROPERTY SHORT  
DESCRIPTION FORM  
(To Be Used for Advertising  
Only)  
By virtue of a Writ of Execution  
No. 2015-01298  
THE BANK OF NEW  
YORK MELLON FKA THE  
BANK OF NEW YORK,  
AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS  
OF THE CWABS,  
INC., ASSET-BACKED  
CERTIFICATES, SERIES  
2007-1 C/O SPECIALIZED  
LOAN SERVICING LLC  
v.  
ADAM CARUSO  
JESSICA FIESS  
owners of property situate in

DELAWARE TOWNSHIP,  
Pike County, Pennsylvania,  
being 105 COTTONWOOD  
LANE, DINGMANS FERRY,  
PA 18328  
Parcel Nos. 02-0-029284  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
AND LOTS  
Judgment Amount: \$203,086.60  
Attorneys for Plaintiff  
Parker McCay, PA

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Adam Caruso and Jessica Fiess  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$203,086.60,  
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 Adam Caruso and Jessica Fiess DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$203,086.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midatlantic Drive  
Mount Laurel, NJ 08054-1539  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1368-2014r SUR JUDGEMENT NO. 1368-2014 AT THE SUIT OF Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of The holders of the Alternative Loan Trust 2006-OA17, Mortgage Pass Through Certificates Series 2006-OA17 vs James Witkowski 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece or parcel of land, situate, in Blooming Grove Township, Pike County, Pennsylvania, known and designated as Lot No. 193 on Map 5N of Plan of Lots prepared for Tanglwood Lakes, Inc., by Harry F. Schoenagel, R.S., dated January 24, 1974 as recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 23, at Page 43.

UNDER AND SUBJECT to all restrictions set forth in a certain document entitled Restrictions Pertaining to lots in Tanglwood Lakes, recorded in the Office of the Recorder of Deeds for Pike County in Deed Book 245, at Page 955, which restrictions are expressly incorporated herein by reference and shall be as binding as if recited herein full.

Grantees shall have the right, together with all other owners in Tanglwood Lakes to use private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other owners in Tanglwood Lakes, the rights-of-ways owned by Tanglwood Lakes, Inc. to Lake Wallenpaupack; PROVIDED that Tanglwood Lakes, Inc., reserves the right at any time, and from time to time to

change the location of said rights-of-ways over lands of Tanglwood Lakes, Inc. to such other location or locations as Tanglwood Lakes Inc. may determine in its sole discretion, except that it shall not affect the title to Grantees lot and provided that any such change in location shall not deprive Grantee of frontage on a roadway, nor the free ingress and egress. TOGETHER WITH unto the Mortgagee herein, its successors and assigns, all rights, liabilities, and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as set forth in the Chain of Title. Reference may be had to said deeds or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein. TAX PARCEL # 056.02-03-52 Control Number 01-0-105577. BEING KNOWN AS:

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Witkowski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$300,238.59, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James Witkowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$300,238.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL



DIVISION, TO EXECUTION  
NO 1408-2015r SUR  
JUDGEMENT NO. 1408-2015  
AT THE SUIT OF Green  
Tree Servicing, LLC vs  
Charles A.J. Halpin, III, Esq.  
as Personal Representative of  
Edward J. Bem aka Edward  
John Bem 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  
July 20, 2016 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 Lackawaxen, County of Pike  
and State of Pennsylvania, being  
more particularly described as  
follows, to wit:

BEGINNING at a point in  
the center line of the Greeley  
to Rowlands Road, L.R.  
No. 51015, the said point of  
beginning being located South  
17° 44' 22" East, 72.27 feet from  
a point in said road, being the  
Southeasterly corner of lands  
of Jens Olsen and a common  
corner of Dietrich Oetting  
Estate; thence from said point of  
beginning, continuing along the  
center line of L.R. No. 51015,  
the following three courses and  
distances: South 17° 44' 22"  
East, 88.03 feet; South 6° 48' 50"  
East, 162.5 feet; South 5° 58'

44" West, 35.81 feet to a point  
for a corner; thence cutting the  
lands of Dietrich Oetting Estate,  
South 78° 57' 28" West, 392.39  
feet to a stone corner; thence  
cutting same, North 12° 38' 2"  
West, 283.84 feet to an iron pipe  
at the end of a stone wall; thence  
still cutting same and running  
generally along the center of a  
stone wall, North 78° 57' 28"  
East, 412.47 feet to the point  
and place of BEGINNING  
CONTAINING 2.68 acres,  
more or less.

BEING the same premises  
which M.F.Z. Associates, Inc.,  
by Deed dated May 20, 1977  
recorded May 23, 1977, in the  
Office for the Recorder of Deeds  
in and for Pike County, in Deed  
Book Volume 586, Page 329,  
conveyed unto Edward J. Bem  
and Marcia E. Bem.

Edward J. Bem departed this life  
on September 29, 2009.

Marcia E. Bem departed this life  
on December 27, 2004.

BEING known as 237 Rowland  
Road, Greeley, PA 18425

TAX PARCEL: #025.00-01-35  
IMPROVEMENTS:

Residential property.

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

TO Green Tree Servicing,  
LLC vs Charles A.J.

Halpin, III, Esq. as Personal  
Representative of Edward J.  
Bem aka Edward John Bem  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$187,008.24,  
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 Green Tree  
Servicing, LLC vs Charles A.J.  
Halpin, III, Esq. as Personal  
Representative of Edward J.  
Bem aka Edward John Bem  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$187,008.24 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  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1436-2015r  
SUR JUDGEMENT NO.  
1436-2015 AT THE SUIT OF  
Household Finance Consumer  
Discount Company vs Thomas  
D. Dunn, Jr. and Barbara  
A. Dunn 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THE FOLLOWING  
lot situate in the Township of  
Lehman, County of Pike, and  
State of Pennsylvania, marked  
and designated as Lot 114,  
State VII, Pine Ridge, as shown  
on Plot of Pine Ridge, Inc.,  
State VII and recorded in Pike  
County, Pennsylvania, in Plot  
Book Number 10 at Page 26, on  
June 23, 1973.  
Title to said premises vested  
unto Thomas D. Dunn, Jr. and

Barbara A. Dunn, Husband and Wife, by Deed from Pocono Property Finders, Inc. dated July 5, 1991 and recorded July 12, 1991 in Deed Book 417, Page 48.

UNDER AND SUBJECT to restrictions, conditions and covenants as appear in Pike County Record Book Volume 415 at Page 75.

TOGETHER with the right to use the private roadways as shown on said recorded plat for purpose of ingress, egress, and regress in common with the Grantor, its successors and assigns. The granting to this right by the Grantor to the Grantee does not constitute a dedication of such private roadways to the public, and is subject to the reservations, covenants, restrictions, easements and conditions of Pike County Deed Book Volume 415 at Page 75.

Being known as: 1191 PINE RIDGE, BUSHKILL, PENNSYLVANIA 18324.  
Control Number: 06-0-039469  
Map Number: 188.04-03-65

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas D. Dunn, Jr. and Barbara A. Dunn DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$367,203.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas D. Dunn, Jr. and Barbara A. Dunn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$367,203.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
06/24/16 · 07/01/16 · **07/08/16**

---

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1507-2015r SUR  
JUDGEMENT NO. 1507-2015  
AT THE SUIT OF PNC  
Bank, National Association,  
successor in interest to National  
City Real Estate Services,  
LLC successor by merger to  
National City mortgage, Inc.  
f/k/a national City Mortgage  
Co., d/b/a Eastern Mortgage  
Services vs Julia V. Potthoff  
as Personal Representative  
of the Estate of Carl R.  
Potthoff aka Caril Potthoff  
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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PARCEL AND TRACT  
OF LAND situate, lying and  
being in the Township of  
Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
and being known as Lot No. 3,  
as more particularly laid out and  
plotted on the map "Conashaugh  
Lakes, Part of Lands of Robert  
C. Phillips, Dingman Twp., Pike  
County, Penna., Scale 1" = 100',  
Revised DF Location 3 May,  
1979, Jan. 29, 1979, Harry F.

Schoenagel, R.S., Greentown,  
Penna., 18426", said map being  
more particularly filed of record  
in the Pike County Court House  
on the 16th day of May, 1979, in  
Plot Book No. 17, at Page 94.  
TAX PARCEL # 03-0-0688-11  
BEING KNOWN AS: 3 Sandy  
Pine Trail, Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Julia V. Potthoff as  
Personal Representative of  
the Estate of Carl R. Potthoff  
aka Caril Potthoff Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$153,910.18,  
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 Julia V. Potthoff as Personal Representative of the Estate of Carl R. Potthoff aka Caril Potthoff Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,910.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1525-2015r SUR JUDGEMENT NO. 1525-2015 AT THE SUIT OF Nationstar Mortgage, LLC vs Janet Owens-Gokay 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

July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All those certain parcels, pieces or tracts of land situate, lying and being in the Township of Dingman, County of Pike and State of Pennsylvania, being more particularly described as follows, to wit:

PARCEL NO. 1

LOT NO. 23, BLOCK NO. 1, SECTION 3, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivisions recorded in the Office of the Recorder of Deeds of Pike County, Pa., in Plat Book Volume 6 Page 10.

PARCEL NO. 2

LOT NO. 25, BLOCK NO. 1, SECTION 3, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivisions recorded in the Office of the Recorder of Deeds of Pike County, Pa., in Plat Book Volume 6 Page 10.

Control #03-0-019530

Map 123.01-01-47 and

Control #03-0-019147 Map #123.01-01-46 (land only)

BEING THE SAME

PREMISES which Tom F.

Gokay, also known as Thomas F.

Gokay and Janet Owens Gokay,

by Deed dated 12/23/2005 and

recorded 12/29/2005 in the

Office of the Recorder of Deeds

in and for the County of Pike,

in Deed Book 2152 and Page

679, granted and conveyed unto

Thomas F. Gokay and Janet

Owens Gokay, husband and

wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Janet Owens-Gokay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,440.64, 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 Janet Owens-Gokay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,440.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1528-2015r SUR JUDGEMENT NO. 1528-2015 AT THE SUIT OF Loandepot.com, LLC vs Christine Campbell and David L. Wilson 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Piece, Parcel and Tract of Land, Situate and Being in The Borough of Matamoras, County of Pike, and State of Pennsylvania, Described as Follows, To Wit: BEGINNING At A Point On The Southwesterly Right of Way Line of Ninth Street North of Avenue H Between Lots 2 And 3: Thence Along The

Said Right of Way Line North 40 Degrees 30 Minutes West (N-40-30-00-W) 66.67 Feet To An Iron Pin; Thence South 49 Degrees 29 Minutes 52 Seconds West (S-49-29-52W) 100.00 Feet To An Iron Pin; Thence Along Lands of Bloomer South 40 Degrees 30 Minutes East (S-40-30-00E) 66.67 Feet To An Iron Pin; Thence North 49 Degrees 29 Minutes 52 Seconds (N-49-29-52-E) 100.00 Feet To The Place of Beginning. A.P.N.: 083.13-02-03.003  
BEING KNOWN AS: 501 9th Street, Matamoras, PA 18336  
TAX ID #083.13-02-03.003  
(CONTROL #07-0-106132)

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine Campbell and David L. Wilson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$164,094.16, 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 Christine Campbell and David L. Wilson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$164,094.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1537-2015r SUR JUDGEMENT NO. 1537-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Abdul A. Jaludi and Stefanie Jaludi 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Land Situated in the Township  
of Milford in the County of  
Pike in the State of PA All that  
piece or parcel, of land situate in  
the Township of Milford, Pike  
County, Pennsylvania, described  
as follows:

Being all of lot 12, shown on  
a survey plat map of Moon  
Valley Falls final plan phase I,  
as prepared by Utility Engineers  
Division, Quad Three Group,  
Inc. Wilkes-Barre, Pennsylvania  
and recorded in the Pike County  
recorder's office in plat book 25  
at page 220.

Being the same premises which  
Moon Valley Falls, Inc. but its  
deed dated January 24, 1989  
and recorded in the Office of  
the Recorder of Deeds in and  
for Pike County, Pennsylvania  
in record book volume 18 page  
235, granted and conveyed unto  
Frank O'Donnell and Michelle  
J. O'Donnell, his wife, the  
Grantors.

BEING KNOWN AS: 106  
Maple Court, Milford, PA  
18337

PROPERTY ID NO.:  
097-03-01-57-012

TITLE TO SAID PREMISES  
IS VESTED IN Abdul A. Jaludi  
and Stefanie Jaludi, his wife and  
the survivor of them BY DEED

FROM Frank O'Donnell  
and Michelle J. O'Donnell,  
by her attorney in fact, Frank  
O'Donnell DATED 06/01/1998  
RECORDED 06/02/1998 IN  
DEED BOOK 1539 PAGE  
003.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Abdul A. Jaludi and Stefanie  
Jaludi DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$326,679.60,  
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 Abdul A.  
Jaludi and Stefanie Jaludi  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$326,679.60 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1556-2015r SUR  
JUDGEMENT NO. 1556-2015  
AT THE SUIT OF U.S. Bank  
National Association, as Trustee  
for the C-BASS Mortgage  
Loan Asset-Backed Certificates,  
Series 2007-CB1, c/o Ocwen  
loan Servicing, LLC vs Sophia  
Joseph 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or  
lots parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
more particularly described  
as follows, to wit: Lot No.  
49, Phase III, of the Glen at  
Tamiment Subdivision, as shown  
on those certain plans titled  
"Final Plan, Phase III, the Glen  
at Tamiment", Sheet 1 of 12 and  
Sheet 2 of 12 dated December  
30, 1987 and revised April 5,  
1988, and recorded on January  
10, 1989, in Pike County Map  
Book 26, at pages 125 and 126  
PREMISES BEING 3049  
Bofur Way a/k/a 08 Bofur Way,  
Tamiment, PA 18371  
PARCEL # 187.02-01-20  
BEING the same premises  
which Richard H. Pitner, Jr and  
Mercedes Pitner by Deed dated  
August 2, 2006 and recorded  
August 21, 2006 in the Office  
of the Recorder of Deeds in and  
for Pike County in Deed Book:  
2190 Page 2360, granted and  
conveyed unto Sophia Joseph, as  
sole owner.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sophia Joseph  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$289,093.25,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Sophia Joseph  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$289,093.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION

NO 1580-2015r SUR  
JUDGEMENT NO. 1580-2015  
AT THE SUIT OF U.S.

Bank National Association, as  
Trustee for MASTR Adjustable  
Rate Mortgages Trust 2007-1,  
Mortgage Pass-Through  
Certificates, Series 2007-1 vs  
Loni Franciscovich and Michael  
Franciscovich aka Michael K.  
Franciscovich 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots, parcel or piece of  
ground situate in the Township  
of Lehman, County of Pike,  
Pennsylvania, being lot or lots  
No. 2396, Section No. 31, as is  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estate, as same is duly  
recorded in the Office of the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania in  
Plot Book Volume 21, Page 35.  
BEING KNOWN AS: 2396  
Southport n/k/a 2111 Southport  
Drive, Bushkill, PA 18324  
PROPERTY ID NO.:  
196.02-02-17

TITLE TO SAID PREMISES  
IS VESTED IN Michael  
Franciscovich and Loni  
Franciscovich, his mother as

joint tenants with the rights of survivorship BY DEED FROM Ralph Mastronicola and Theresa Mastronicola, his wife and Brian Murphy, single DATED 10/12/2006 RECORDED 11/13/2006 IN DEED BOOK 2204 PAGE 1358.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Loni Franciscovich and Michael Franciscovich aka Michael K. Franciscovich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,706.07, 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 Loni Franciscovich and Michael Franciscovich aka Michael K. Franciscovich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,706.07 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  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1610-2010r SUR JUDGEMENT NO. 1610-2010 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP vs Igor Lukyanovskiy and Asya Lukyanovskaya 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 July 20, 2016 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1610-2010-CIVIL

Bank of America, N.A.

Successor by Merger to BAC  
Home Loans Servicing, LP

v.

Igor Lukyanovskiy

Asya Lukyanovskaya

owner(s) of property situate in  
the DINGMAN TOWNSHIP,

PIKE County, Pennsylvania,

being Lot 1373 Section H

Woolland Lane, a/k/a 103 West

Mulberry Drive, Milford, PA

18337-7224

Parcel No. 110.02-03-68-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$439,278.95

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 Igor Lukyanovskiy  
and Asya Lukyanovskaya  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$439,278.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT

A SCHEDULE OF

DISTRIBUTION WILL BE

FILED BY THE SHERIFF

ON A DATE SPECIFIED

BY THE SHERIFF NOT

LATER THAN THIRTY

(30) DAYS AFTER THE

SALE AND THAT

DISTRIBUTION WILL BE

MADE IN ACCORDANCE

WITH THAT SCHEDULE,

SEIZED AND TAKEN

IN EXECUTION AS

THE PROPERTY OF

Igor Lukyanovskiy and

Asya Lukyanovskaya

DEFENDANTS, OWNERS

REPUTED OWNERS TO

COLLECT \$439,278.95 PLUS

COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,

PENNSYLVANIA

Phelan Hallinan Diamond &

Jones

1 Penn Ctr Plaza

1617 JFK Blvd, Ste. 1400

Philadelphia, PA 19103

06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1619-2015r SUR  
JUDGEMENT NO. 1619-2015  
AT THE SUIT OF Wayne  
Bank vs Edward A. Hynes and  
Julia Hynes 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
no. 1619-2015

Wayne Bank

v.

Edward A. Hynes

Julia Hynes

owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Commonwealth of Pennsylvania,  
being 202 Waterview Drive,  
Hemlock Farms A/K/A 202  
Waterview Drive, Lords Valley,  
PA 18428

Parcel No. 120.03-05-35-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$207,289.05

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  
Edward A. Hynes and Julia  
Hynes DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$207,289.05,  
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 Edward  
A. Hynes and Julia Hynes  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$207,289.05 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., ste 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO. 1620-2015r  
SUR JUDGEMENT NO  
1620-2015 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Corey D. Kimble aka Corey  
Kimble 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1620-2015  
Wells Fargo Bank, NA  
v.  
Corey D. Kimble a/k/a Corey  
Kimble  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,

being 110 Baldhill Terrace,  
Milford, PA 18337  
Parcel No. 122.01-06-58.001-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$187,295.46  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP  
**LEGAL DESCRIPTION**  
ALL THAT CERTAIN parcel,  
piece or tract of land situate,  
lying and being in the Township  
of Dingman, County of Pike  
and State of Pennsylvania, more  
particularly described as follows,  
to wit:  
LOT 16, BLOCK NO. 2,  
SECTION NO. 5, Sunrise  
Lake, as shown on plat or map  
of Sunrise Lake or Sunnylands,  
Inc., subdivisions recorded in the  
Office of the Recorder of Deeds  
of Pike County, Pa., in Plat  
Book 7, Page 224.  
TITLE TO SAID PREMISES  
IS VESTED IN Corey D.  
Kimble, by Deed from Michael  
Schaeffer, dated 12/29/2010,  
recorded 12/29/2010 in Book  
2353, Page 2619.  
Tax Parcel: 122.01-06-58.001-  
Premises Being: 110 Baldhill  
Terrace, Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Corey D. Kimble aka Corey  
Kimble DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,295.46, 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 Corey D. Kimble aka Corey Kimble DEFENDANT'S, OWNERS REPUTED OWNERS TO COLLECT \$187,295.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1669-2011r SUR JUDGEMENT NO. 1669-2011 AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Bank Southwest, NA f/k/a Wachovia Mortgage, FSB f/k/a World Savngs Bank, FSB vs Alethia S. Detweiler aka Alethia Sarah Detweiler aka Alethia S. Gewertz aka Alethia Detwiler 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain piece, parcel or lot of land, situate in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, known and designated as Lot Number 341, on Map 4 of Plan of Lots prepared for Tangelwood Lakes, Inc., by Harry P. Schoenagel, Registered Surveyor, dated May 28, 1969 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book

Number 7, Page 185.  
BEING the same premises  
which STANLEY  
GERWERTZ and ALETHIA  
S. GEWERTZ, husband and  
wife, by Deed dated 10/05/2007  
and recorded 10/11/2007, in the  
Office for the Recorder of Deeds  
in and for Pike County, in Deed  
Book Volume 2252, Page 2320,  
conveyed unto ALETHIA S.  
DETWEILER.  
BEING KNOWN AS: 111  
BUTTERNUT LANE,  
GREENTOWN, PA 18426  
TAX PARCEL #087.01-01-48  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Alethia S. Detweiler aka Alethia  
Sarah Detweiler aka Alethia S.  
Gewertz aka Alethia Detwiler  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,122.89,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Alethia S.  
Detweiler aka Alethia Sarah  
Detweiler aka Alethia S.  
Gewertz aka Alethia Detwiler  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$127,122.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Associates  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
06/24/16 · 07/01/16 · **07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1716-2015r  
SUR JUDGEMENT NO.  
1716-2015 AT THE SUIT  
OF Federal National Mortgage  
Association ("FANNIE  
MAE") vs George R. Praschil,  
III 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:  
SHORT PROPERTY DESCRIPTION  
BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. 2015-01716  
ISSUED TO PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")  
PROPERTY BEING KNOWN AS:  
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. 7, Block No. 20, Section No. 2, Gold Key Estates, as shown on plat or map of Gold Key Estates, subdivision recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, page 5.  
TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record, as found in Deed Book 2014 at page 404 and the chain of title.

PARCEL IDENTIFICATION NO: 122,04-01-29, CONTROL #: 03-0-018116  
BEING KNOWN AS: 183 Butternut Road Milford, PA 18337  
IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George R. Praschil, III  
PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 122.04-01-29  
ATTORNEY ON WRIT: MARTHA E. VON ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George R. Praschil, III  
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$282,395.02, 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 George R. Praschil, III DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$282,395.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosentstiel, Esq.  
649 South Avenue, Ste. 7  
Secane, PA 19018  
06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1762-2013R SUR JUDGEMENT NO. 1762-2013 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-MCW1, Class A-1 Certificates vs Michael

Buono 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

REAL PROPERTY SHORT DESCRIPTION FORM (To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2013-01762

WELLS FARGO BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-MCW1, CLASS A-1 CERTIFICATES

v.

MICHAEL BUONO  
owners of property situate in LEHMAN TOWNSHIP, Pike County, Pennsylvania, being 416 TUDOR COURT, BUSGKILL, PA 18324  
Parcel Nos. 196.02-07-90  
(Acreage or street address)  
Improvements thereon:  
TOWNHOUSE UNIT  
Judgment Amount: \$84,216.55  
Attorneys for Plaintiff  
Parker McCay, PA

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA

TO Michael Buono  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$84,216.55,  
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  
Buono DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$84,216.55 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay

9000 Midatlantic Drive  
Mount Laurel, NJ 08054-1539  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1780-2015r SUR  
JUDGEMENT NO. 1780-2015  
AT THE SUIT OF Wells Fargo  
Bank, NA, Successor by merger  
to Wells Fargo Bank Minnesota,  
NA, as Trustee for the Pooling  
and Servicing Agreement dated  
as of August 1, 2003 Merrill  
Lynch Mortgage Investors Trust  
Mortgage Loan Asset-Backed  
Certificates, Series 2003-WMC3  
vs Ioan Nicolae Vlad aka Ioan  
N. Vlad and Siliva Vlad aka  
Sylvia Vlad 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain piece or parcel  
of land located in the Township  
of Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
and being more particularly  
described as follows:  
Lot 87, Phase II, Section 2,

of the Glen at Tamiment Subdivision, as Set forth on Certain plat maps prepared by R.K.R. Hess Associates, and entitled "Section 2-Final Plan, Phase II, The Glen at Tamiment", recorded in the Office of the recorder of Deeds in and for Pike County, Pennsylvania, recorded February 19, 1988, in Plat Book 25, at Page 132, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania BEING KNOWN AS: 71 The Glen n/k/a 108 Tomnoddy Dr, Tamiment, PA 18371  
PROPERTY ID NO.:  
06-0-110050  
TITLE TO SAID PREMISES IS VESTED IN Ioan Nicolae Vlad and Silvia Vlad, husband and wife BY DEED FROM Nicolae Ioan Vlad a/k/a Ioan Nicolae Vlad and Cristian A. Vlad, as an individual DATED 08/14/2000 RECORDED 08/16/2000 IN DEED BOOK OR 1861 PAGE 231.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ioan Nicolae Vlad aka Ioan N. Vlad and Siliva Vlad aka Sylvia Vlad DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$222,548.99,

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 Ioan Nicolae Vlad aka Ioan N. Vlad and Siliva Vlad aka Sylvia Vlad DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$222,548.99 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  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1824-2015r SUR  
JUDGEMENT NO. 1824-2015  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a The  
Bank of New York, as trustee for  
the Holders of the GE-WMC  
Asset-Backed Pass-Through  
Certificates, Series 2005-2 c/o  
Ocwen Loan Servicing, LLC  
vs Halide Kurtovic and Naim  
Kurtovic 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT PARCEL of  
land in Pike County, State of  
Pennsylvania, as more fully  
described in Book 1901, Page  
542, and being more particularly  
described as follows:  
ALL THAT CERTAIN lot,  
parcel, or piece of ground situate  
in Township of Lehman, County  
Of Pike and Commonwealth  
Pennsylvania, being Lot Number  
48, Section 6, Pine Ridge, as  
shown on map of Pine Ridge,  
Inc., on file in the Recorder  
of Deed of record at Milford,  
Pennsylvania in Plat Book No.  
15 at Page 74.  
Parcel #194.01-02-17 Control  
#042359

BEING KNOWN AS 1124  
Pine Ridge Drive, Bushkill, PA  
18324  
BEING THE SAME  
PREMISES which David Rios  
and Sylvia G. Rios, husband and  
wife, by Deed dated March 12,  
2001 and recorded October 16,  
2001 in Book 1901 Page 539 in  
the Office for the Recording of  
Deeds of Pike County conveyed  
unto Naim Kurtovic and Halide  
Kurtovic.  
Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Halide Kurtovic and Naim  
Kurtovic DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$153,451.27,  
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 Halide Kurtovic and Naim Kurtovic DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,451.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1826-2015r SUR JUDGEMENT NO. 1826-2015 AT THE SUIT OF Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1, Mortgage Pass-Through Certificates, Series 2003-OT1 c/o Ocwen Loan Servicing, LLC vs Brian T. Gates and Donna Gates aka Donna R. Gates 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 July 20, 2016 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 follow, to wit: Lots 3 ABC and 4AB, Block B-42, as set forth on a Plan of Lots-Birchwood Lakes, Section 6, Delaware Township, Pike County, Pennsylvania, dated November 1964 by John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County. Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 4, Page 111, on January 28, 1965.

Parcel # 149.04-06-29 BEING KNOWN AS 179 Butternut Street a/k/a Lot 3abc/4abc/blkb-42 Sect 6, Dingmans Ferry, PA 18328 BEING THE SAME PREMISES which Wenzel Zaruba III, by Deed dated September 20, 2002 in Book 1945 Page 169 in the Office for the Recording of Deeds of Pike County conveyed unto Brian

T. Gates and Donna Gates, his wife.  
Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian T. Gates and Donna Gates aka Donna R. Gates DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,447.78, 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 Brian T. Gates and Donna Gates aka Donna R. Gates

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,447.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 main Street, Ste. 200  
Warrington, PA 18976  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1939-2014r SUR JUDGEMENT NO. 1939-2014 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6, Mortgage Pass-Through Certificates, Series 2007-HE6 vs Unknown Heirs and/or Administrators of the Estate of John J. Ruzalski 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 July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:  
SHORT DESCRIPTION  
DOCKET NO: 1939-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Blooming Grove Township,  
County of Pike, and  
Commonwealth of Pennsylvania  
TAX PARCEL NO:  
107.04-02-56  
PROPERTY ADDRESS 135  
Willow Drive, Hawley, PA  
18428  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Unknown Heirs and/or  
Administrators of the Estate of  
John J. Ruzalski  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Unknown Heirs and/  
or Administrators of the  
Estate of John J. Ruzalski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$218,712.63,  
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 Unknown  
Heirs and/or Administrators of  
the Estate of John J. Ruzalski  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$218,712.63 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053-3108  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1957-2010r SUR  
JUDGEMENT NO. 1957-2010  
AT THE SUIT OF U.S. Bank  
National Association, as Trustee,  
for the C-BASS Mortgage



Loan Asset-Backed Certificates,  
Series 2006-CB5 vs Todd  
Friedman 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:  
BEING Lots 32 and 33,  
Block XXIX, Hemlock Farm  
Community, Stage LXXVIII,  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 9 page 17  
on the 13th day of August, 1971.  
Subject to condition that lots  
32 and 33, Block XXIX, Stage  
LXXVIII shall be combined to  
form one lot known as Lot 33,  
Block XXIX, Stage LXXVII and  
cannot be subdivided without  
township approval as recorded  
in Declaration of Restrictive  
Covenants in Deed Book  
Volume 1215, page 262 and Plat  
Book 25, page 130B.  
BEING KNOWN AS: 504  
Maple Ridge Dr, Blooming  
Grove, PA 18428  
PROPERTY ID NO.:  
120.30-01-36

TITLE TO SAID  
PREMISES IS VESTED  
IN Todd Friedman, a single  
man BY DEED FROM  
Gerald Sternbach and Elsie  
L. Sternbach, h/w DATED  
03/241992 RECORDED  
03/28/1992 IN DEED BOOK  
550.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Todd Friedman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$303,288.40,  
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 Todd  
Friedman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$303,288.40 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  
06/24/16 · 07/01/16 · **07/08/16**

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**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2218-2012r SUR  
JUDGEMENT NO. 2218-2012  
AT THE SUIT OF Federal  
National Mortgage Association  
vs Robert Nilsen aka Robert  
Edward Nilsen, Sr. and  
Patricia Nilsen aka Patricia  
Ann Nilsen 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  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
PARCEL NO 1  
ALL THOSE CERTAIN  
pieces, parcels and tracts of land  
situate, lying and being in the  
Township of Delaware, County  
of Pike, State of Pennsylvania,  
more particularly described as  
follows, to wit:

LOT NOS. 6 & 7, Block B-59,  
as set forth on a Plan of Lots  
- Birchwood Lakes, Section  
8, Delaware Township, Pike  
County, Pennsylvania, dated  
November 1963 by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania  
as the same have been from  
time to time revised and filed in  
the Office for the Recorder of  
Deeds in and for Pike County,  
Pennsylvania in Plat Book  
identifies after each of the above  
Lots.

BEING a part of the same  
premises which Benasa Realty  
Company, a Pennsylvania  
Limited Partnership, by its  
General Partners Benasa  
Holdings, Inc., and Benasa  
Investments, Inc. by its certain  
deed dated the 27th date of  
January 1988, and recorded in  
the Office of the Recorder of  
Deeds in and for Pike County,  
Pennsylvania in Deed Book  
Volume 1222, at Page 277,  
granted and conveyed unto  
Birchwood Lakes Community  
Association, Inc. the Grantor  
herein.

PARCEL NO 2

ALL THOSE CERTAIN  
pieces, parcels and tracts of land  
situate, lying and being in the  
Township of Delaware, County

of Pike, State of Pennsylvania, more particularly described as follows, to wit:

LOT NO. 8ABC, Block B-59, as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 by John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania, and filed in the Office of the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 4, Page 113 on January 28, 1965.

BEING the same premises which Elena C. Ferrara, Widow, by her certain deed dated the 9th day of August 1999, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Record book Volume 1802, at Page 498, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 3

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Delaware, County of Pike, State of Pennsylvania, more particularly described as follows, to wit:

LOT NO 9ABC, Block B-59, as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 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 Volume 4, at Page 113 on January 28, 1965.

BEING the same premises which Elena C. Ferrara, Widow, Catherine Verga and Vincent Verga, her husband, Barbara Billigmeir, Single and Patricia Morano and Anthony Morano, her husband by their certain deed dated 18th day of the May 1999, and recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Record Book Volume 1762, at Page 137, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 4

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Delaware, County of Pike, State of Pennsylvania, more particularly described as follows, to wit:

LOT NO 11ABC, Block B-59 as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 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 volume 4, Page 113, on January 28, 1965.

BEING the same premises which Vincent Verga and Catherine Verga, his wife, by their certain deed dated the 6th day of April 1999, and recorded in the Office of the Recorder of

Deeds in and for Pike County, Pennsylvania in Record Book Volume 1737, at Page 81, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 5

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, BEING LOT NO. 10 ABC, BLOCK NO. B-59 SECTION NO. 8 as shown on a map or plan of Birchwood Lakes on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 4 Page 113.

Said premises having been conveyed to the Pike County Tax Claim Bureau in Pike County Record Book Volume 590 Page 157.

THE ABOVE FIVE

PARCELS were combined into one single parcel, No. 149.04-07-56, Lot 10D, on Map B37P152R, which was recorded at Plat Book 37 page 152.

Title to said premises vested unto Robert Nilsen a/k/a Robert Edward Nilsen, Sr. and Patricia Nilsen a/k/a Patricia Ann Nilsen by deed from Tax Claim Bureau of Pike County dated November 15, 1992 and recorded November 16, 1992 in Deed Book 631, Page 286.

Being known as: 150

BUTTERNUT STREET,  
DINGMANS FERRY,  
PENNSYLVANIA 18328

Control Number: 02-0-032309

Map Number 149.04-07-56

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Nilsen aka Robert Edward Nilsen, Sr. and Patricia Nilsen aka Patricia Ann Nilsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,351.00, 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 Nilsen aka Robert Edward Nilsen, Sr. and Patricia Nilsen aka Patricia Ann Nilsen

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$192,351.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
06/24/16 · 07/01/16 · 07/08/16