

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX'S NOTICE

Estate OF William A.
Peachman, late of Dingmans
Ferry, Pike County,
Pennsylvania, deceased.
Letters Testamentary on the
above estate having been granted
to the undersigned, all persons
indebted to the said estate are
requested to make payment and
those having claims to present
same, without delay to
Mary Ann Denny
105 White Oak Court
Milford, PA 18337
Executrix
06/20/14 • 06/27/14 • **07/04/14**

LEGAL NOTICE

**Estate of Fred L. Wortman,
Deceased
Late of Milford, Pike County,
Pennsylvania**

Letters Testamentary on
the above Estate having been
granted to Joan M. Wortman

and Robert W. Cockren, all
persons indebted to said Estate
are requested to make payment
and those having claims should
present the same without delay
to Joan M. Wurtman, P.O.
Box 272, Milford, Pennsylvania
18337 or to Robert W. Cockren,
c/o of Dentons US LLP, 101
JFK Parkway, Short Hills, New
Jersey 07078.
06/20/14 • 06/27/14 • **07/04/14**

ESTATE NOTICE

Notice is hereby given
that Letters of Testamentary
have been granted in the
**ESTATE OF ELIZABETH
ALTHOUSE A/K/A
ELIZABETH E. ALTHOUSE**
late of 84 Long River Road,
Newfoundland, Wayne County,
Pennsylvania (died January 24,
2014), to Robert G. Althouse,
Jr., Executor. All persons
indebted to the said Estate are
required to make payment and
those having claims to present
the same without delay to the
Executor named above in c/o
Tammy Lee Clause, Esquire,
P.O. Box 241, Newfoundland,
PA 18445.
06/20/14 • 06/27/14 • **07/04/14**

ESTATE NOTICE

Estate of **Paul W. Gosch**,
late of Shohola, Pike County,
Pennsylvania, deceased.
LETTERS TESTAMENTARY
in the above-named estate
having been granted to the

undersigned, who requests all persons indebted to the estate to make immediate payment and those having claims against the Estate are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of PIKE County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Daniel P. Gosch, Executor
c/o Lara Anne Dodsworth, Esq.
John J. Schneider, Esq.
115 Steele Lane, Suite 1
Milford, PA 18337

06/27/14 • 07/04/14 • 07/11/14

ESTATE NOTICE

Letters Testamentary have been issued in the Estate of **GEORGE W. KASTLER**, who died on June 3, 2014. Any person having claim against the estate or indebted to the estate should immediately present them to: Executor, **GEORGE D. KASTLER**, 105 Friendship Drive, Hawley, PA 18428, or to Attorney **ERROL C. FLYNN**, 926 Court St., Honesdale, PA 18431.

06/27/14 • 07/04/14 • 07/11/14

NOTICE OF ADMINISTRATION

Notice is hereby given that Letters Testamentary have been granted in the ESTATE of **HAROLD D. CARGILL**, late of Lackawaxen Township, Pike

County, Pennsylvania (died May 9, 2014). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executrix, Sandra Reisen of 957 Route 434, Greeley, PA 18425 or Leatrice A. Anderson, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

LEATRICE A.
ANDERSON, ESQUIRE
06/27/14 • 07/04/14 • 07/11/14

EXECUTOR NOTICE

Estate of JEAN CASE, late of Lackawaxen Township, Pike County, PA.

Any person or persons having claim against or indebted to estate present same to CO-EXECUTORS: William J. Case, 376 Welcome Lake Rd., Beach Lake, PA 18405, Douglas G. Case, 354 Welcome Lake Road, Beach Lake, PA 18405, and Craig A. Case, 281 Perkins Pond Rd., Beach Lake, PA 18405; Attorney for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.

06/27/14 • 07/04/14 • 07/11/14

ESTATE NOTICE

Estate of Rita A Borsilli, late of Delaware Township, Pike County, Pennsylvania.

Letters of Administration on the above estate having been granted to John F Borsilli, all persons indebted to the said estate are requested to make payment, and those having

claims to present the same without delay to his attorney, Joseph Kosierowski of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337.

06/27/14 • 07/04/14 • 07/11/14

**ESTATE NOTICE
NOTICE IS HEREBY**

GIVEN, that Letters Testamentary have been issued in the Estate of Mary J. Giani, who died on December 22, 2013, late resident of 111 Perry Hollow Road, Lackawaxen Township, Hawley, PA 18428, to Lois M. Galizia, Executrix of the Estate, residing at 111 Perry Hollow Road, Lackawaxen Township, Hawley, PA 18428. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL,
ESQUIRE
ATTORNEY FOR THE
ESTATE

07/04/14 • 07/11/14 • 07/18/14

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 290-2014**

NOTICE OF ACTION

IN MORTGAGE
FORECLOSURE
Nationstar Mortgage LLC DBA
Champion Mortgage Company
Plaintiff

vs.

Unknown Heirs and/or
Administrators for the Estate of
Antoinette Marie Rybak a/k/a
Antoinette Ryback, et al
Defendant(s)

TO: Unknown Heirs and/or
Administrators for the Estate of
Antoinette Marie Rybak a/k/a
Antoinette Ryback

PRESENTLY OR
FORMERLY of 408 Avenue
L., Matamoras, PA 18336. A
lawsuit has been filed against
you in mortgage foreclosure
and against your real estate at
408 Avenue L., Matamoras, PA
18336 because you have failed
to make the regular monthly
payments on your mortgage loan
and the loan is in default. The
lawsuit is an attempt to collect
a debt from you owed to the
plaintiff, Nationstar Mortgage
LLC DBA Champion Mortgage
Company. A detailed notice to
you of your rights under the Fair
Debt Collection Practices Act
(15 U.S.C. §1692, et. seq.) is
included in the Complaint filed
in the lawsuit. The lawsuit is
filed in the Pike County Court
of Common Pleas, at the above
term and number.

A copy of the Complaint
filed in the lawsuit will be sent
to you upon request to the
Attorney for the Plaintiff, Scott
A. Dieterick, Esquire, P.O. Box

1024, Mountainside, NJ 07092.
Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND
Commissioners Office
Pike County Administration
Building
506 Broad Street
Milford, PA 18337
(570) 296-7613

LAWYER REFERRAL
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375

SHERIFF SALES

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

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 89-2010r SUR JUDGEMENT NO. 89-2010 AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. vs Gregory P. Pallay and Cathie M. Pallay 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 89-2010

WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.

v.

GREGORY R. PALLAY
CATHIE M. PALLAY
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
2171 LANCASTER DRIVE
A/K/A 3418 SECT 36
SAW CREEK A/K/A 3418
LANCASTER DRIVE,
BUSHKILL, PA 18324
Parcel No. 197.03-06-50
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$222,212.91
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gregory P. Pallay
and Cathie M. Pallay
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$222,212.91,
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 Gregory P.
Pallay and Cathie M. Pallay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$222,212.91 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 181-2013r SUR
JUDGEMENT NO. 181-2013
AT THE SUIT OF Fifth
Third Mortgage Company vs
Dan Moses 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 181-2013
FIFTH THIRD MORTGAGE
COMPANY

v.
DAN MOSES
owner(s) of property situate
in the TOWNSHIP of
LACKAWAXEN, County
of PIKE, and State of
Pennsylvania, being
561 EASTWOOD CIRCLE
A/K/A, 111 EASTWOOD
CIRCLE, HAWLEY, PA
18428

Parcel No. 016.04-02-13 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$270,379.45
Attorneys for Plaintiff

Phelan Hallinan, LLP
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dan Moses DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL

PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$270,379.45,
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 Dan Moses
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$270,379.45 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO296-2013r SUR
JUDGEMENT NO.296-2013
AT THE SUIT OF Bank
of New York, NA, successor
by merger to BAC Home
Loans Servicing, LP fka
Countrywide Home Loans
Servicing. LP vs Anthony P.
Fontana 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 296-2013
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
v.
ANTHONY P. FONTANA
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
106 BLUEBERRY DRIVE,
MILFORD, PA 18337-9006
Parcel No. 110.04-04-38 -

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$158,050.83
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Anthony P. Fontana
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,050.83,
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 Anthony P.

Fontana DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$158,050.83 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 353-2013r SUR
JUDGEMENT NO. 353-2013
AT THE SUIT OF Green
Tree Servicing LLC vs Noel
Rodriguez 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 353-2013
GREEN TREE SERVICING
LLC

v.
NOEL RODRIGUEZ
owner(s) of property situate in
the LEHMAN TOWNSHIP;
PIKE County, Pennsylvania,
being
LOT 155 STAGE 6 PINE
RIDGE, BUSHKILL, PA
18324
Parcel No. 188.04-02-13-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$226,957.36
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Noel Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$226,957.36,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Noel
Rodriguez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$226,957.36 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
430-2013r SUR JUDGEMENT
NO. 430-2013 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank of
New York, as trustee for the
Certificateholders SWABS,
Inc. asset-Backed Certificates,
Series 2005- SD2 vs Benigno
Rodriguez 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 430-2013
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-038595
PROPERTY ADDRESS Lot
14 Pine Ridge Bushkill, PA
18324
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Benigno Rodriguez
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 Benigno Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,010.90,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Benigno
Rodriguez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$200,010.90 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Associates
1 East Stow Road
Marlton, NJ 08053
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

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

NO 489-2010r SUR
JUDGEMENT NO.489-2010
AT THE SUIT OF Bank of
America, NA as successor by
merger to BAC Home Loans
Servicing, LP vs Michael
Lyons aka Michael J. Lyons
and Maria Lyons aka Maria
L. Lyons DÉFENDANTS,
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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 489-2010-CIVIL
BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
v.

MICHAEL LYONS A/K/A
MICHAEL J. LYONS
MARIA LYONS A/K/A
MARIA L. LYONS
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
3369 HEMLOCK FARMS,
A/K/A 109 CURLEW DRIVE,
HAWLEY, PA 18428-9145
Parcel No. 120.02-01-76
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$181,606.18

Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Lyons aka Michael J. Lyons and Maria Lyons aka Maria L. Lyons DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,606.18, 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 Michael Lyons aka Michael J. Lyons and Maria Lyons aka Maria L. Lyons

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,606.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 569-2012r SUR JUDGEMENT NO. 569-2012 AT THE SUIT OF Washington Federal vs Denise Jenious 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL that certain lot or lots, parcel or piece of ground in Lehman Township, Pike County, Pennsylvania, being Lot

or Lots No. 1, Section 24, as is more particularly set forth on the Plat Map of Lehman Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plat Book Volume 12, Page 128.

Being known as:
549 SAW CREEK
ESTATES, BUSHKILL,
PENNSYLVANIA
18324-0000.

Title to said premises is vested in Denise Jenious by deed from Regina B. Guerin, Surviving Spouse of Francis J. Guerin dated March 17, 2004 and recorded April 21, 2004 in Deed Book 2041, Page 2020.

TAX I.D. #: 06-0-100615

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Denise Jenious DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$205,948.40, 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 Denise Jenious DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$205,948.40 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 588-2010r SUR JUDGEMENT NO. 588-2010 AT THE SUIT OF Saw Creek Estates Community Association, Inc. vs Edward

Modzelewski and Sharon
Modzelewski 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 23, 2014 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. 39, Section No. 26 as is
more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 12, page 130.

BEING THE SAME
PREMISES which Gabriel and
Borrealo and Theresa Borrealo,
his wife, by deed dated October
13, 1980 and recorded October
17, 1980 in the Office for the
Recorder of Deeds, in and for
Pike County, Pennsylvania, in
Deed Book Volume 742, page
216, granted and conveyed unto
Edward J. Modzelewski and
Sharon M. Modzelewski, his
wife.
TAX CODE NO. 06-0-038105.
PIN #192.03-01-51
THIS IS AN IMPROVED

PROPERTY.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edward Modzelewski
and Sharon Modzelewski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$10,380.00,
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 Edward
Modzelewski and Sharon
Modzelewski DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT

\$10,380.00 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory D. Malaska
802 Main Street
Stroudsburg, PA 18360-1602
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
595-2012r SUR JUDGEMENT
NO. 595-2012 AT THE
SUIT OF Bank of America,
NA vs Gina Wilson and Gary
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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 595-2012
BANK OF AMERICA, N.A.
v.
GINA WILSON
GARY WILSON
owner(s) of property situate

in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
178 PHILWOOD LANE,
MILFORD, PA 18337-9758
Parcel No. 121.04-02-11-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$407,606.39
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Gina Wilson and Gary Wilson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$407,606.39,
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 Gina Wilson and Gary Wilson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$407,606.39 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 786-2013r SUR JUDGEMENT NO.786-2013 AT THE SUIT OF PNC Bank, National Association vs Eugene Powell and Iris Powell 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

Exhibit A

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

Lot Number 91, Stage 5, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 5, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 9, at page 219 on July 21, 1972.

Being more commonly known and numbered as 1316 Pine Ridge, Bushkill, PA 18324 Being known as Map Number 193.02-03-50.

BEING KNOWN AS:

1316 Pine Ridge, (Lehman Township), Bushkill, PA 18324

PROPERTY ID NO.:

06-0-041334

TITLE TO SAID PREMISES IS VESTED IN EUGENE POWELL AND IRIS POWELL, HUSBAND AND WIFE BY DEED FROM ANTHONY G. DI DOMENICO AND MARLENE DI DOMENICO, HUSBAND AND WIFE DATED 04/11/1998 RECORDED 04/22/1998 IN DEED BOOK 1513 PAGE 241.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eugene Powell and Iris Powell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$173,666.07, 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 Eugene Powell and Iris Powell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,666.07 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 825-2012r SUR JUDGEMENT NO.825-2012 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 2004-12 vs Norrel Armstrong 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 825-2012
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
2004-12

v.

NORREL ARMSTRONG
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
109 HILLCREST DR AKA
LOT 11, BLK 8, HAWLEY,
PA 18428
Parcel No. 120.03-05-65
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$184,705.73
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Norrel Armstrong
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$184,705.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Norrel
Armstrong DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$184,705.73 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
841-2011r SUR JUDGEMENT
NO. 841-2011 AT THE SUIT
OF Citimortgage, Inc vs Sean
T. Mulligan and Sallie H.
Mulligan 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 841-2011

CITIMORTGAGE, INC.

v.

SEAN T. MULLIGAN

SALLIE H. MULLIGAN

owner(s) of property situate

in the TOWNSHIP OF

LACKAWAXEN, PIKE

County, Pennsylvania, being

170 TINKWIG DRIVE,

HAWLEY, PA 18428-7818

Parcel No. 011.02-01-02/05

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$154,869.07

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sean T. Mulligan
and Sallie H. Mulligan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$154,869.07,
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 Sean T.
Mulligan and Sallie H. Mulligan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$154,869.07 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 • 07/04/14 • 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 862-2012r SUR
JUDGEMENT NO. 862-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs Robert
J. Reistad 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
LOT OR TRACT OF LAND
BEING KNOWN AS LOT
NO. 27 (ERRONEOUSLY
STATED AS LOT NO. 37 IN
PRIOR DEED) SECTION 24,
AS SHOWN ON A FINAL
SUBDIVISION PLAN OF
SAW CREEK ESTATES
AS RECORDED IN PLAN
BOOK VOLUME 12, PAGE
128, SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA.
PARCEL NO. PARCEL NO.
196.01-01-70
CONTROL NO. 06-0-040661
BEING KNOWN AND
NUMBERED AS 27
DECKER ROAD AKA 743

SAW CREEK ESTATES,
BUSHKILL, PA, 18324.
BEING THE SAME
PREMISES WHICH THE
BANK OF NEW YORK
TRUST COMPANY, N.A.
AS SUCCESSOR TO
JPMORGAN CHASE BANK,
N.A., AS TRUSTEE BY
THEIR ATTORNEY-IN-
FACT, RESIDENTIAL
FUNDING COMPANY,
LLC, SPECIALLY
CONSTITUTED BY POWER
OF ATTORNEY DATED
JUNE 16, 2008, BY DEED
DATED DECEMBER 17,
2008 AND RECORDED
JANUARY 26, 2009 IN
AND FOR PIKE COUNTY,
PENNSYLVANIA, IN DEED
BOOK VOLUME 2298,
PAGE 1275, GRANTED
AND CONVEYED UNTO
ROBERT J. REISTAD, AS
SOLE OWNER

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert J. Reistad
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,577.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert J.
Reistad DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$160,577.88 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker, Goldberg & Ackerman
PO Box 650
Hershey, PA 17033
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
949-2012r SUR JUDGEMENT
NO. 949-2012 AT THE

SUIT OF Bank of America,
NA successor by merger to
BAC Home Loans Servicing,
LP fka Countrywide Home
Loans Servicing, LP vs Edward
L. Gumpfer and Frances A.
Gumpfer 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 949-2012

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA

COUNTRYWIDE HOME
LOANS SERVICING LP
EDWARD L. GUMPPER.
FRANCES A. GUMPPER

owners(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being

167 BUTTERNUT ROAD,
MILFORD, PA 18337-5007

Parcel No. 122.04-01-21 -
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$199,739.75

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward L. Gumpfer and Frances A. Gumpfer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$199,739.75, 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 L. Gumpfer and Frances A. Gumpfer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$199,739.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1072-2010r SUR JUDGEMENT NO. 1072-2010 AT THE SUIT OF Wilmington Trust Company as successor to The Bank of New York as successor to JPMorgan Chase Bank, National Association as Successor Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB6 vs Margaret D. Jagel and Louis J. Jagel aka Louis J. Jagel 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land

situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as LOT NUMBER 42, SECTION NUMBER 15, of Sunrise Lake as shown on the plat or map of Sunrise lake Section 15, recorded in the Office of the Recorder of Deeds in Pike County in Plat Book Volume 26 at page 35 and 37.

BEING THE SAME PREMISES which Associates Relocation Management Company, Inc. by Deed dated February 21, 1996 and recorded May 2, 1996 in the Office for the Recording of Deeds in and for the County of Monroe in Record Book 1195, Page 3, granted and conveyed unto Laurence A Wayman, the Grantor herein, in fee.

UNDER AND SUBJECT to the conditions and restrictions as appear of record and in the deed recorded in said Recorder's Office in Deed Book 118, Page 333.

Together with all and singular the building and improvements, if any, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in away wise, appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property,

claim and demand whatsoever of the said Grantors, as well at law as in equity, of in, and to the same.

BEING KNOWN AS: 219
WILD MEADOW DRIVE,
MILFORD, PA 18337
PROPERTY ID NO.:
108.00-02-33
CONTROL NO.: 03-0-106368

TITLE TO SAID PREMISES IS VESTED IN LOUIS J. JAGEL, JR. AND MARGARET D. JAGEL, HIS WIFE BY DEED FROM LAWRENCE A. WAYMAN AND ANGELA L. WAYMAN, HIS WIFE DATED 04/18/2005 RECORDED 04/19/2005 IN DEED BOOK 2104 PAGE 1732.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret D. Jagel and Louis J. Jagel aka Louis J. Jagel Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$265,096.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Margaret D. Jagel and Louis J. Jagel aka Louis J. Jagel Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$265,096.14 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1237-2013r SUR JUDGEMENT NO. 1237-2013 AT THE SUIT OF PNC

Bank, National Association vs Richard Allen and Dalmane McGowan 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 23, 2014 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. 1116, Section No. 16 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 17, Page 3.

BEING the same premises which Richard Allen, by his Deed dated December 27, 2006 and Recorded in the Office of Recorder of Deeds in and for Pike County, Pennsylvania, as in Record Book Volume _____, page _____; granted and conveyed unto Richard Allen, single man, and Dalmane McGowen, single man, mortgagors hereof in fee.

UNDER AND SUBJECT to all the rights, privileges,

benefits, easements, covenants, conditions, restrictions, reservations, terms and provisions as more particularly set forth in the above recited deed.

A/K/A Bushkill, PA 18324

BEING KNOWN AS:
LOT 1116 SECTION 16
N/K/A 1116 SAW CREEK
ESTATES, BUSHKILL, PA
18324
PROPERTY ID NO.:
06-0-063510
TITLE TO SAID PREMISES
IS VESTED IN RICHARD
ALLEN, A SINGLE
MAN AND DALMANE
MCGOWAN, A SINGLE
MAN AS JOINT TENANTS
WITH THE RIGHT OF
SURVIVORSHIP AND NOT
AS TENANTS IN COMMON
BY DEED FROM RICHARD
ALLEN, A SINGLE
MAN DATED 01/11/2007
RECORDED 01/24/2007 IN
DEED BOOK 2215 PAGE
2487.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard Allen and
Dalmane McGowan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$218,933.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REALESTATE 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 Richard
Allen and Dalmane McGowan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$218,933.10 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
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1258-2012r SUR
JUDGEMENT NO. 1258-2012
AT THE SUIT OF The
Bank of New York Mellon
fka The Bank of New York,
as trustee for the Certificate-
holders of the CWABS, Inc.
Asset-Backed Certificates,
Series 2006-21 vs Paul Horne
aka Paul J. Horne and Veronica
Horne 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot(s) Number 48, Section 4,
Fawn Lake Forest, as shown on
map of Cherry Shores Division
on file in the Recorder of Deeds
Office at Milford, Pennsylvania
in Plan Book Volume 7, at
Page(s) 17.

BEING the same premises
which Michael A. Stevenson
and Jacqueline L. Stevenson, by
a certain Deed dated November

10, 2006 and recorded in the
Office of the Recorder of Deeds
in and for Pike County, in
Record Book Volume 2205 Page
62 granted and conveyed unto
Paul J. Horne and Veronica
Horne, his wife.

The improvements thereon are:
Residential Dwelling

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Paul Horne aka Paul J.
Horne and Veronica Horne
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,593.94,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Paul Horne aka Paul J. Horne and Veronica Horne DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,593.94 PLUS COST AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Associates
305 York Road, Ste 300
Jenkintown, PA 19046
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1315-2012r SUR JUDGEMENT NO. 1315-2012 AT THE SUIT OF Aurora Bank, FSB vs John C. Dibble 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING MORE PARTICULARLY DESCRIBED IN SURVEY PREPARED BY VICTOR E. ORBEN, RS., DATED AUGUST 31, 1981, DRAWING DD-114, AS FOLLOWS TO WIT:

BEGINNING AT AN IRON BAR THE SOUTH LINE OF MARGARET STREET LOCATED NORTH 49 DEGREES 20 MINUTES EAST 125 FEET FROM OAK AVENUE AND BEING A COMMON CORNER OF LOT 84 AND LOT 82; THENCE RUNNING ALONG THE LINE OF MARGARET STREET NORTH 49 DEGREES 20 MINUTES EAST 50.00 FEET TO AN IRON BAR; THENCE ALONG LOTS 78, 79, 80 AND CUTTING THROUGH LOT 81, SOUTH 40 DEGREES 40 MINUTES EAST 200.00 FEET TO AN IRON BAR; THENCE ALONG OTHER LANDS

SOUTH 49 DEGREES,
20 MINUTES WEST 25
FEET TO AN IRON BAR,
THENCE ALONG LOT
87 NORTH 40 DEGREES
40 MINUTES WEST 50
FEET TO AN IRON BAR,
THENCE ALONG LOT
87 SOUTH 20 MINUTES
WEST 25 FEET TO AN
IRON BAR; THENCE
ALONG LOTS 86, 85 AND
84 NORTH 40 DEGREES
40 MINUTES WEST 150.00
FEET TO THE POINT AND
PLACE OF BEGINNING.
CONTAINING LOT 82 AND
PART OF LOT 81.

PARCEL No. 083180125.001
CONTROL No. 13-0-103628
BEING known and numbered
as 1014 Margaret Street,
Matamoras, PA, 18336.

BEING the same premises
which JOHN C. DIBBLE
AND JODI L. DIBBLE, HIS
WIFE, by Deed dated March
2, 2006 and recorded March 29,
2006 in and for Pike County,
Pennsylvania, in Deed Book
Volume 2166, Page 338, granted
and conveyed unto John C.
Dibble

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

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$248,185.24,
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 John C.
Dibble DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$248,185.24 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker, Goldberg & Ackerman
PO Box 650
Hershey, PA 17033
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1344-2013r SUR
JUDGEMENT NO. 1344-2013
AT THE SUIT OF Nationstar
Mortgage LLC d/b/a Champion
Mortgage Company vs Nino
Infante 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THOSE CERTAIN
pieces, parcels and tracts of land
situate, lying and being in the
Township of Palmyra, County
of Pike and Commonwealth of
Pennsylvania as more particularly
laid out and plotted upon a
“Survey Map of Land, surveyed
for Ralph Probst and Arthur
Manhart, Palmyra Township,
Pike County, Penna., Scale
1”=50’, surveyed by Victor E.
Orben, County Surveyor, March
15, 1966, Dwg. N B 300”, as
more particularly bounded and
described as follows:

PARCEL A: BEGINNING at
a point for a corner said point
of beginning being in the center

of the Public Road leading from
the Mountain Bay Airpark to
State Highway Route No. 507
and said point of beginning also
being the southernmost corner
of lands N/F conveyed to Arthur
Manhart, et ux and being South
28 degrees 20 minutes West 16
feet from the Southeast corner of
lands N/F of Arthur Manhart, et
ux; thence along the lands N/F
conveyed to Arthur Manhar, et
ux 71 degrees 38 minutes West
247.5 feet to a pipe for a corner
in line of lands N/F of John
Apple; thence along the line of
lands N/F of John Apple South
18 degrees 22 minutes Easy 200
feet to a point of a corner; thence
through the lands of the prior
Grantors and along the center
line of a proposed 33 foot wide
roadway North 71 degrees 38
minutes East 284 feet to the
center of the aforesaid Public
Road; thence along the center
of the aforesaid Public Road
North 28 degrees 50 minutes
West 152 feet to a point for a
corner and thence further along
the center of the aforesaid Public
Road North 28 degrees 20
minutes West 51.4 feet to the
point and place of beginning.
COMPRISING within said
boundaries 1.23 acres, more or
less.

EXCEPTING AND
REVERSING thereout and
therefrom to others in common,
however with the Grantee,
his heirs and assigns, 16.5 feet
from the Southeasterly side of
the premises herein describe
for the use as a right-of-way

to gain access to other lands of adjoining owners bordering the premises herein conveyed on the Southeasterly side.

SUBJECT to those restrictions and condition as set forth in Pike County Deed Book 210 at page 398.

Tax Map No. 071.01-05-28

Being known as: 225
SHINY MOUNTAIN
ROAD, GREENTOWN,
PENNSYLVANIA 18426,

Title to said premises is vested in Nino Infante by Deed from Nino Infante, Executor of the Estate of Edith McCain dated January 25, 1995 and recorded January 26, 1995 in Deed Book 1001, Page 341.

TAX I.D. #: 071.01-05-28.001
Control Number 10-0-0107614

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nino Infante DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,317.15, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DA YS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Nino Infante
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$165,317.15 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1424-2013r SUR
JUDGEMENT NO. 1424-2013

AT THE SUIT OF Ocwen
Loan Servicing, LLC vs
David Rowe and Jennifer
Rowe 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1424-2013
OCWEN LOAN SERVICING
LLC
v.
DAVID ROWE
JENNIFER ROWE
owner(s) of property situate in
SHOHOLA TOWNSHIP,
PIKE County, Pennsylvania,
being
140 IROQUOIS ROAD,
SHOHOLA, PA 18458-2412
Parcel No. 049.04-05-64-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$240,069.85
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
David Rowe and Jennifer Rowe

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$240,069.85,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF David
Rowe and Jennifer Rowe
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$240,069.85 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1470-2013r SUR
JUDGEMENT NO. 1470-2013
AT THE SUIT OF Federal
National Mortgage Association
vs Wendy Brenner aka Wendy J.
Brenner and Wilbur Brenner
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,
piece, or parcel of land situate,
lying and being in the Township
of Porter, County of Pike, and
State of Pennsylvania, more
particularly described as Lot
18, Block III, Hemlock Farms
Community, Stage LXI, as
shown on plate of Hemlock
Farms Community, Hemlock
Hills, State LXI, recorded in the
Office of the Recorder of Deeds,
Pike County, In Plat Book 7,
Page 209, on the 27th day of
February 1970.

Title to said premises is vested in
Wendy Brenner a/k/a Wendy J.
Brenner and Wilbur Brenner by
deed from Christine J. Neumeayer
and Donald G. Neumeayer Jr.
and Jean Marie Neumeayer
dated September 10, 2002 and
recorded September 13, 2002
in Deed Book 1944, Page 467,
in the Office of the Recorder of
Deeds and in for the County of
Pike, State of Pennsylvania.

This conveyance is made subject
to Easements, Restrictions,
Covenants, and Conditions of
record, including matters shown
on record plans.

TOGETHER with all and
singular, the rights, members
hereditaments and appurtenances
to the said premises belonging
or in anywise incident of
appertaining.

TO HAVE AND TO HOLD
all and singular the premises
before mentioned unto the said
Grantees, their heirs, and assigns
forever.

Being known as: 100
FRANKLIN DRIVE
HEMLOCK FARMS,
HAWLEY, PENNSYLVANIA
18428.

TAX I.D. #: Tax Number:
11-0-133.01-06-10
Control Number: 11-0-001514

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

THE COMMONWEALTH OF PENNSYLVANIA TO Wendy Brenner aka Wendy J. Brenner and Wilbur Brenner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$286,572.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Wendy Brenner aka Wendy J. Brenner and Wilbur Brenner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$286,572.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1505-2012r SUR JUDGEMENT NO. 1505-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate-holders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-21 vs Francois J. M. Bednar 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO:

1505-2012-Civil
ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, and Commonwealth of Pennsylvania

TAX PARCEL NO:
133.01-03-45
PROPERTY ADDRESS 116
Orchard Drive Hawley, PA
18428
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Francois J. M. Bednar
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 Francois J. M. Bednar
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$355,840.25,
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 Francois J.
M. Bednar DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$355,840.25 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1533-2013r
SUR JUDGEMENT NO.
1533-2013 AT THE SUIT
OF Weichert Financial Services
vs Gregory M. Domanico
and John P. Domanico,
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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

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

BEING Lot 13, Block M-305,
as shown on a map entitled
"Section 3, Marcel Lake Estates,
Delaware Township, Pike
County, Pennsylvania," which
map was duly recorded on June
7, 1971 with the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Plat Book 8, Page 173.

TAX PARCEL # 148-02-03-29
BEING KNOWN AS: 225
Lake Drive, Delaware Township
PA 18328

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gregory M. Domanico
and John P. Domanico, JR.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$209,180.96,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Gregory M. Domanico
and John P. Domanico, JR.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$209,180.96 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1580-2013r SUR
JUDGEMENT NO. 1580-2013

AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs Maxine C. Rooks and Eric G. Rooks 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1580-2013-CIVIL BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. v.

MAXINE C. ROOKS
ERIC G. ROOKS

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being
318 SAW CREEK ESTATES, BUSHKILL, PA 18324-9416
Parcel No. 196.04-02-18
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$148,075.83
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maxine C. Rooks and Eric G. Rooks DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,075.38, 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 Maxine C. Rooks and Eric G. Rooks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,075.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1599-2013r
SUR JUDGEMENT NO.
1599-2013 AT THE SUIT
OF Citimortgage, Inc. vs
Christopher Chacania
and Sheryl Chacania
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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 1599-2013-CV
ALL THAT CERTAIN lot
or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:

03-0-068959
PROPERTY ADDRESS 144
Southwynd Drive Milford, PA
18337
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Christopher Chacania,
Original Mortgagor Sheryl
Chacania, Original Mortgagor
and Real Owner
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 Christopher Chacania
and Sheryl Chacania
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,921.11,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Chacianas and Sheryl Chacianas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,921.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1642-2013r SUR JUDGEMENT NO. 1642-2013 AT THE SUIT OF Quicken Loans, Inc. vs Olga C. Beauchamp aka Olga Beauchamp 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, more particularly described as Lot 216, Phase I, Section II, as more particularly shown on a Map of the The Falls at Saw Creek, recorded in the Office of the Recorder of Deeds in and for Pike County, Plat Book Volume 22, at page 53.

Title to said premises is vested in Olga C. Beauchamp, by Deed from Aleksey Adzhi-Girey and Inna Adzhi Girey, Husband and Wife as tenants by the Entirety AND Yelena Adzhi Girey, Unmarried, as Joint Tenants dated November 2, 2007 and recorded November 8, 2007 in Deed Book 2256, Page 611. UNDER AND SUBJECT to the Covenants, Conditions and Restrictions as set forth in the chain of title.

Being known as: 216 FALLS CIRCLE, BUSHKILL, PENNSYLVANIA 18324.
TAX I.D. #: 196-04-03-46
Control Number 06-0-070897

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Olga C. Beauchamp aka Olga Beauchamp

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$100,400.61,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Olga
C. Beauchamp aka Olga
Beauchamp DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$100,400.61 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400

Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1657-2012r
SUR JUDGEMENT NO.
1657-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Ansel
Fraser 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1657-2012
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
ANSEL FRASER
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
LOT 207 SEC 1B
PORCUPINE DRIVE,
BUSHKILL, PA 18324
Parcel No. 189.04-04-66
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$126,438.73
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ansel Fraser
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$126,438.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO
COLLECT \$126,438.73 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Ctr @ Suburban Station
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1707-2013r
SUR JUDGEMENT NO.
1707-2013 AT THE SUIT
OF Green Tree Servicing,
LLC vs Henry J. Schroeder aka
Henry Schroeder and Sharon
Schroeder 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1707-2013-CV
GREEN TREE SERVICING

LLC.

v.

HENRY J. SCHROEDER
A/K/A HENRY
SCHROEDER

SHARON SCHROEDER
owner(s) of property situate
in the BOROUGH OF
MILFORD, PIKE County,
Pennsylvania, being
112 WEST HIGH STREET,
MILFORD, PA 18337-1618
Parcel No. 113.13-02-13-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$234,846.45
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Henry J. Schroeder aka Henry
Schroeder and Sharon Schroeder
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,846.45,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Henry J.
Schroeder aka Henry Schroeder
and Sharon Schroeder
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$234,846.45 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1720-2013r SUR
JUDGEMENT NO.
1720-2013 AT THE SUIT
OF Mortgage America, Inc.
vs Andris Bruveris and Daiga
Bruveris and United States of
America DEFENDANTS,

I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
July 23, 2014 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.
1720-2013
ISSUED TO PLAINTIFF:
MORTGAGE AMERICA,
INC.
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Dingman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot 26, Oak Ridge
Crossing, as shown on a plan of
lots recorded in the Office of the
Recorder of Deeds in and for the
County of Pike, in Plot Book
Volume 28, Page 41.
BEING KNOWN AS: 140 Oak
Drive Milford, PA 18337
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Andris
Bruveris and Daiga Bruveris
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK

AND LOT: 137.01- 01-43,
CONTROL #: 03-0-110939
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 Andris Bruveris
and Daiga Bruveris and
United States of America
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,790.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Andris Bruveris and Daiga Bruveris and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,790.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1770-2013r SUR JUDGEMENT NO. 1770-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Dawn M. Cambridge and Michael D. Cambridge 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution

No. 1770-2013
WELLS FARGO BANK, N.A.
v.
DAWN M. CAMBRIDGE
MICHAEL D. CAMBRIDGE
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 143 SQUIRREL ROAD, DINGMANS FERRY, PA 18328-3140
Parcel No. 161.01-06-43 - (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$265,614.18
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dawn M. Cambridge and Michael D. Cambridge DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$265,614.18, 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 Dawn M. Cambridge and Michael D. Cambridge DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$265,614.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1818-2012r SUR JUDGEMENT NO. 1818-2012 AT THE SUIT OF by US Bank National Association not in its individual capacity, but solely as legal Title Trustee for LVS Title Trust I vs Lisa A.

Almonte 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LONG FORM DESCRIPTION

ALL THAT CERTAIN lot of land situate and being in the Township of Lehman, County of Pike and Commonwealth, more particularly designated as Lot No. 195, Section 2-C on plot of lots made as a result of a survey by Edward C. Hess Associates, Inc., which survey is recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Map Book Volume 9, page 117, and is described as Lots of Pocono Mountain Lake Estates. UNDER AND SUBJECT to covenants, easements, restrictions and reservations appearing in the chain of title or otherwise visible upon the land. BEING TAX ID No. 189.02-02-74. BEING THE SAME PREMISES which Margaret Ford, unmarried, and Margaret Tomasko, unmarried, Daughter and Mother, by Deed dated April 27, 2007 and recorded in the Office of the Recorder of Deeds of Pike County on May

7, 2007 in Deed Book Volume 2230, Page 1548, granted and conveyed unto Lisa A. Almonte.

Control #06-0-037919
Map #189.02-02-74

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa A. Almonte DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,914.41, 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 Lisa A.

Almonte DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,914.41 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsc
1 Gateway Center, 9 West
Pittsburgh, PA 15222
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1834-2013r SUR JUDGEMENT NO. 1834-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Dennis Menendez and Patricia A. Stenson 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1834-2013

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.

DENNIS MENENDEZ
PATRICIA A. STENSON
owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
105 GRANITE COURT,
MILFORD, PA 18337-4214
Parcel No. 1: 022-01-01-92
Parcel No. 2: 022-01-01-93
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$165,748.63
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Dennis Menendez
and Patricia A. Stenson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$165,748.63,
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 Dennis
Menendez and Patricia A.
Stenson DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$165,748.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1859-2013r
SUR JUDGEMENT NO.
1859-2013 AT THE SUIT
OF PennStar Bank a division
of NBT Bank, NA vs Chuck
& Dale's Courtyard, Inc. aka
Chuck N Dales Courtyard,

Inc. 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PROPERTY DESCRIPTION
Exhibit "A"

ALL that certain piece or parcel
of land, situated in the Township
of Blooming Grove, County
of Pike and Commonwealth
of Pennsylvania bounded and
described as follows:

BEGINNING at a point on the
State Road #739 centerline said
point being the Westerly corner
of the other lands of Chuck
N Dales Courtyard, Inc. as
described in Pike County Record
Book 2044 Page 1486;

THENCE along said centerline
North 24 degrees 3 minutes
and 6 seconds West 68.99 feet
to the lands of Chien Ho Lin
as Described in Pike County
Record Book 516 Page 335.

THENCE along said lands and
passing through a found iron pin
at 25.03 feet North 43 degrees
26 minutes and 22 seconds East
195.57 feet to a found iron pipe
corner on other lands of Chien
Ho Lin as described in Pike

County Record Book 1669 Page
302;

THENCE along said lands
South 54 degrees 19 minutes and
47 seconds East 125.27 feet to
a found iron pipe corner on the
line of lands of Chuck N Dales
Courtyard, Inc. as described in
Pike County Record Book 2044
Page 1486;

THENCE along said lands
North 57 degrees and 37 minutes
and 26 seconds East 265.57
feet to a found iron pin corner
common to the lands of Lords
Valley Traders as described in
Pike County Record Book 944
Page 61;

THENCE along said lands
the following two courses and
distances;
1. South 32 degrees 22 minutes
and 34 seconds East 100.00 feet
to a found iron pin Corner;
2. South 57 degrees 37 minutes
and 26 seconds West 518.55
feet to a point on the State Road
#739 centerline;

THENCE along said centerline
North 28 degrees 37 minutes
and 43 seconds West 100.21 feet
to the point of beginning.
BEING a combined description
of lands of Chuck N Dales
Courtyard, Inc. as described in
Pike County Record Book 2044
Page 1486 and also Record Book
2117 Page 2062, being shown
on a lot combination survey map
prepared by Gary M. Flood,
P.L.S., dated July 19, 2005 and
recorded in Pike County Plat

Book 41 Page 118.

Parcel contains 72,075 square feet or 1.65 acres, be the same, more or less.

Reserving for use as a Public Highway all that land which lies within the State Road #739 right-of-way.

THE HEREIN DESCRIBED REAL PROPERTY SHALL HENCEFORTH BE AND BE DEEMED TO BE ONE INTEGRAL AND SINGLE PIECE, PARCEL OR LOT OF LAND AND NO PORTION THEREOF SHALL AT ANY TIME IN THE FUTURE BE CONVEYED OR TRANSFERRED SEPARATE FROM THE REMAINDER THEREOF EXCEPT UNDER AND IN ACCORDANCE WITH THE APPLICABLE ORDINANCES OF BLOOMING GROVE TOWNSHIP IN EFFECT AT THE TIME OF ANY SUCH PROPOSED OR CONTEMPLATED CONVEYANCE OR TRANSFER.

TOGETHER WITH all rights of way and UNDER AND SUBJECT to the covenants, reservations, restrictions and conditions as set forth in the chain of title.

TOGETHER with all and singular the land, improvements, ways, waters, water-courses,

rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

IMPROVED: With a commercial property located at 656 Route 739, Lords Valley, Pike County, PA 18428

TAX CODE NO.: 01-0-068185

PIN: 091.00-01-29

ASSESSED VALUE:
\$57,360.00

PREMISES: 656 Route 739
Lords Valley, Pike County,
Pennsylvania 18428

ADDRESS: 656 Route 739
Lords Valley, Pike County,
Pennsylvania 18428

NOTICE is hereby given to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same shall be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10)

days thereafter.

SEIZED AND TAKEN IN EXECUTION AT THE SUIT OF PENNSTAR BANK, A DIVISION OF NBT BANK, NA, Plaintiff and against CHUCK & DALE'S COURTYARD, INC. a/k/a CHUCK N DALES COURTYARD, INC., Defendant, Judgment entered to docket #1859-2013-Civil. Sheriff to collect \$455,164.03, plus attorney's fees, additional interest and costs. Writ issued to Docket No. 1859-2013-Civil.

Sheriff of Pike County
Brice C. Paul, Esquire
Attorney for Plaintiff
PA ID #83232
415 Wyoming Avenue
Scranton, PA 18503
(570) 963-8880

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Chuck & Dale's Courtyard, Inc. aka Chuck N Dales Courtyard, Inc. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$455,164.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Chuck & Dale's Courtyard, Inc. aka Chuck N Dales Courtyard, Inc. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$455,164.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Nogi Appleton Weinberger &
Wren
415 Wyoming Avenue
Scranton, PA 18503
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION

NO 1886-2012r SUR
JUDGEMENT NO. 1886-2012
THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as trustee
for the Certificateholders of
CWALT, Inc. alternative
Loan Trust 2006-12CB,
Mortgage Pass-Thru Certificates
Series 2006-12CB vs Ralph
Desando and Deborah
Desando 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING Lot 36ABC, Block
B-9, as set forth on Plan of
Lots-Birchwood Lakes, Section
2, Delaware Township, Pike
County, Pennsylvania, dated
March 1963 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
Map Book Volume 3, page 238,

on March 27, 1963

Title to said premises is vested
in Ralph Desando and Deborah
Desando by deed from Eugene
Baranowski dated July 1, 2003
and recorded July 2, 2003 in
Deed Book 1991, Page 1479.

Being known as: 113 OUTER
DRIVE, DINGMANS
FERRY, PENNSYLVANIA
18328-0000.

TOGETHER with all
rights and privileges and
UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.

TAX I.D. #: 162.02-07-10

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ralph Desando
and Deborah Desando
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,455.32,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ralph Desando and Deborah Desando DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,455.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1897-2012r SUR JUDGEMENT NO. 1897-2012 AT THE SUIT OF Bayyiew Loan Servicing, LLC vs Nancy L. Palik 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1897~2012
BAYVIEW LOAN SERVICING, LLC
v.
NANCY L. PALIK
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 114 OUTER DRIVE, DINGMANS FERRY, PA 18328-4234
Parcel No. 162.02-10-05
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$156,015.58
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,015.58, 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 Nancy L. Palik DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,015.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1946-2012r SUR JUDGEMENT NO. 1946-2012 AT THE SUIT OF JPMorgan Chase Bank, NA vs Ann-Marie Williams 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1946-2012
JP MORGAN CHASE BANK,
N.A.

v.
ANN-MARIE WILLIAMS
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 157 FOX ROAD, DINGMANS FERRY, PA 18328-3090
Parcel No. 020075146
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$127,818.47
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ann-Marie Williams DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,818.47, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ann-Marie Williams DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,818.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1950-2013r SUR JUDGEMENT NO. 1950-2013 AT THE SUIT OF Nationstar Mortgage LLC vs Toni M. Filosa 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 23, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1950-2013-CIVIL NATIONSTAR MORTGAGE LLC
v.
TONI M. FILOSA
owner(s) of property situate in the BLOOMING GROVE TOWNSHIP, PIKE County, Pennsylvania, being

3414 HEMLOCK FARMS,
LORDS VALLEY, PA
18428-9146
Parcel No. 107.02-05-26-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$217,527.63
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Toni M. Filosa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$217,527.63,
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 Toni M.
Filosa DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$217,527.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2291-2012r SUR
JUDGEMENT NO. 2291-2012
AT THE SUIT OF Deutsche
Bank National Trust vs
Todd Polakoff and Olena
Polakoff 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a writ of Execution
No. 2291-2012-CV

DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS
TRUSTEE FOR J.P.
MORGAN MORTGAGE
ACQUISITION TRUST
2007-CH5, ASSET BACKED
PASS-THROUGH
CERTIFICATES, SERIES
2007-CH5

v.

TODD POLAKOFF
OLENA POLAKOFF
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
LOT-35 PHASE-3 THORIN
WAY, A/K/A 104 THORIN
WAY, TAMIMENT, PA
18371

Parcel No. 187.02-01-06 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$295,711.73
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Todd Polakoff and Olena
Polakoff DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$295,711.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Todd
Polakoff and Olena Polakoff
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$295,711.73 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE
July 23, 2014
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2333-2010r SUR
JUDGEMENT NO. 2333-2010
AT THE SUIT OF BAC
Home Loans Servicing, LP vs
Hovan Babikian and Rachel
Babikian 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 2333-2010-CV
BAC HOME LOANS
SERVICING, LP
v.
HOVAN BABIKIAN
RACHEL BABIKIAN
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being 7
POCÓNO BOULEVARD,
A/K/A LOT 7 STG 4,
BUSHKILL, PA 18324-0000
Parcel No. 193.04-03-06
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$74,752.55
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Hovan Babikian
and Rachel Babikian
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$74,752.55,
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 Hovan
Babikian and Rachel Babikian
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$74,752.55 PLUS
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · 07/04/14 · 07/11/14

SHERIFF SALE

July 23, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2606-2009r SUR
JUDGEMENT NO. 2606-2009
AT THE SUIT OF Green Tree
Servicing, LLC vs Dorothea
I. Schaffner and Edward W.
Schaffner 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 23, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2606-2009-CIVIL
GREEN TREE SERVICING,
LLC
v.
DOROTHEA L.
SCHAFFNER

EDWARD W. SCHAFFNER
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, PIKE
County, Pennsylvania, being
804 SOUTH BOULDER
COURT, LORDS VALLEY,
PA 18428-9115
Parcel No. 107.03-08-38
(Acreage or street address)
Improvements thereon:
CONDOMINIUM
Judgment Amount: \$353,295.30
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Dorothea I. Schaffner
and Edward W. Schaffner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$353,295.30,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DA YS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dorothea
I. Schaffner and Edward W.
Schaffner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$353,295.30 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
06/27/14 · **07/04/14** · 07/11/14
