

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.

ESTATE NOTICE

ESTATE NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued to The Honesdale National Bank of the Borough of Honesdale, Wayne County, Pennsylvania, Executor of the Estate of Joseph E. Lindner, Deceased, who died on February 4, 2016, late of Hawley, Wayne County, Pennsylvania. All creditors are requested to present their claims and all persons indebted to the Decedent will make payment to the aforementioned Executor. Estate of Joseph E. Lindner, Deceased
The Honesdale National Bank,
Executor
Trust Department
724 Main Street
P.O. Box 350
Honesdale, Pennsylvania 18431
12/16/16 • 12/23/16 • **12/30/16**

ESTATE NOTICE

Estate of Vinicia Teahan: Letters Testamentary on the above estate having been granted to Paul Giampaoli, 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, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.
12/16/16 • 12/23/16 • **12/30/16**

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted on the Estate of John E. Clerici by the Register of Wills of Pike County, PA to Frank Rauch. All persons having claims against the estate are requested to present them in writing and all persons indebted to the estate, to make payment to the Executor. Frances Gruber, Esq., 214 Ninth Street, Honesdale, PA 18431, Attorney for the Estate.
12/16/16 • 12/23/16 • **12/30/16**

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF ROBERT F. HANDLER late of 120 Cardinal Circle, Greentown, Pike County, Pennsylvania (died September 23, 2016), to Patricia Hempel and David Handler, as

Co-Executors. 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.

12/23/16 • 12/30/16 • 01/06/16

**In the Court of Common Pleas
of the 60th Judicial District
Commonwealth of
Pennsylvania
Pike County**

In Re: Adoption of T.R.F.
D.O.B. September 28, 2012
23 -Adoption- 2016

To: KIMBERLEE ZANCA:

A petition has been filed asking the court to put an end to all rights you have to your child, T.R.F. The court has set a hearing to consider ending your rights to your child. That hearing will be held:

**When: January 31, 2017 @
10:15 AM**

**Where: Pike County
Courthouse**

**JOHN STREET COMPLEX
102 E. John Street
Milford, PA 18337**

**YOU ARE WARNED
THAT EVEN IF YOU FAIL
TO APPEAR AT THE
SCHEDULED HEARING,
THE HEARING WILL GO
ON WITHOUT YOU AND
YOUR RIGHTS TO YOUR
CHILD MAY BE ENDED
BY THE COURT WITHOUT
YOUR BEING
PRESENT.
YOU HAVE A RIGHT TO**

**BE REPRESENTED AT THE
HEARING BY A LAWYER.
YOU SHOULD TAKE THIS
PAPER TO YOUR LAWYER
AT ONCE.**

**IF YOU DO NOT HAVE
A LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE
SET FORTH BELOW TO
FIND OUT WHERE YOU
CAN GET LEGAL HELP.**

**NORTHERN
PENNSYLVANINA LEGAL
SERVICES, INC.
MONROE COUNTY
OFFICES
10 N 10th St.,
Stroudsburg, PA 18360
(570) 424-5338**

**TO THE HONORABLE
JUDGE KAMEEN,
PETITION FOR
INVOLUNTARY
TERMINATION
OF PARENTAL RIGHTS
OF MOTHER**

The Petition of James Foy and Susan Elaine Kilian, in accord with Section 2511 of the Act of October 15, 1980, P.L. 934, 23 PA C.S.A. 2511 avers as follows:

1. That James Foy is the is the natural father of the subject child and his partner, Susan Elaine Kilian maintain an established in Hawley, PA 18428.
2. That the Petitioner, James Foy has had exclusive custody of the child, T.R.F., since June 29, 2013.
3. That the mother, Kimberlee Zanca, was single and of the Caucasian race and of an unknown religion, is the natural mother of T.R.F., who is also a

member of the Caucasian race.
4. That the Petitioners are citizens of the United States.
5. That the child was born on September 28, 2012 in South Carolina.

**INVOLUNTARY
TERMINATION OF
PARENTAL RIGHTS OF
MOTHER**

6. The child has been in the custody of the Petitioner- Father since June 29, 2013.

7. Petitioner, Susan Elaine Kilian, has filed a report of her intention to adopt and her Petition for Adoption with this Honorable Court in accord with Section 2531 of the above Act.

8. T.R.F. is the person proposed to be adopted herein.

9. Pursuant to 23 Pa. C.S. § 2511, Petitioners seek to terminate Kimberlee Zanca's parental rights to T.R.F. pursuant to sections:

(1) That Kimberlee Zanca by conduct continuing for a period of at least six months immediately preceding the filing of the petition either has evidenced a settled purpose of relinquishing parental claim to a child or has refused or failed to perform parental duties.

(2) Kimberlee Zanca's repeated and continued incapacity, neglect or refusal to parent Tyler has caused the child to be without essential maternal parental care, control or subsistence necessary for his physical or mental well-being and the conditions and causes of the incapacity, abuse, neglect or refusal cannot or will not be remedied by the

parent.

10. Kimberlee Zanca has paid no child support.

11. Kimberlee Zanca has had no contact with the child since August of 2013.

12. Kimberlee Zanca's whereabouts are unknown at this time.

13. The Petitioner, Susan Elaine Kilian, desires that the relationship of parent and child be established between her and T.R.F., the proposed adoptee herein.

14. That the Petitioner is willing and able to take custody of the child, with the intent of Susan Elaine Kilian adopting this child.

WHEREFORE, Petitioner prays your Honorable Court to decree that T.R.F., the person proposed to be adopted herein, shall have all the rights of a child and heir of said Petitioner and be subject to the duties of such child.

1. Permitting and decreeing the termination forever by the natural mother of all parental rights and duties to the child;

2. Directing the custody of the minor child remain unchanged;

3. Authorizing the adoption of such child to proceed without further consent of or notification to the parent.

Respectfully submitted:
Leatrice A. Anderson, Esquire
Spall, Rydzewski, Anderson,
Lalley and Tunis, P.C
2573 Rt. 6

Hawley, PA 18428
(570) 226- 6229

SAID PETITION FOR
TERMINATION OF

PARENTAL RIGHTS
WAS PROPERLY
ACKNOWLEDGED AND
EXECUTED AND FILED
TO THE ABOVE NUMBER
AND TERM
TO THE HONORABLE,
THE JUDGE OF THE SAID
COURT:

**PETITION FOR
ADOPTION**

The Petition of S.E.K. in
accord with Section 2701 of the
Act of October 15, 1980, P.L.
934, 23 Pa C.S.A. 2701 and
aver(s):

1. S.E.K. is a 52 year old female who resides in Hawley, Pennsylvania 18428.
2. Petitioner filed a report of her intention to adopt with this Honorable Court on October 4, 2016 in accord with Section 2531 of the above Act.
3. Proposed adoptive parent works and establishes an annual income sufficient to support her family. Said Petitioner is of Catholic religion and Caucasian race.
4. T.R.F. is the person proposed to be adopted and he was born in South Carolina.
5. Petitioner has been residing with and caring for T.R.F. since June of 2013 who is a Caucasian, male child of the catholic faith. Petitioner has been primary caretaker of T.R.F. since he was 8 months old along with the child's biological father.
6. This child is the legal child of Kimberlee Zanca.
7. Said Petitioner received possession-custody-control of the child when he was 8 months

old and he resided with her and the child's father. The minor child is now four years old.
8. There was no intermediary.
9. Termination of parental rights for mother has been commenced and counseling was not completed because the biological mother has had no contact with the child since he was 8 months old.

PETITIONER
ACKNOWLEDGED AND
SIGNED ORIGINAL
VERIFICATION AND
PETITION FILED TO
THE ABOVE TERM AND
NUMBER.

**NOTICE REQUIRED BY
ACT 101**

**Pa. C.S. §§ 2731- 2742
TO KIMBERLEE ZANCA:**

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2012 allows for an enforceable voluntary agreement for continuing contact or communication following as adoption between adoptive parent, a child, a birth parent and/ or birth relative of the child, if all parties agree and the agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding.

A birth relative is defined only as a parent, grandparent, stepparent, sibling, uncle or aunt of the child's birth family, whether the relationship is by blood, marriage, or adoption.

This voluntary agreement may allow you to have

continuing contact or communication, including, but not limited to:

- Letters and/ or emails;
- Photos and/ or videos;
- Telephone calls and/ or text messages; or
- Supervised or unsupervised visits.

If you are interested in learning more about this option for voluntary agreement, contact me at the above number or have your attorney contact me, if you have one.

Best regards,
Leatrice A. Anderson, Esquire
In the event both parties are interest in a voluntary post adoption agreement, a third party will facilitate the formation of the voluntary agreement. it is strongly recommended that you obtain legal counsel if you indicate a willingness to enter into a voluntary agreement.

SHERIFF SALES

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

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 92-2016r SUR JUDGEMENT NO. 92-2016 AT THE

SUIT OF Wells Fargo Bank, NA vs. Jadwiga W. Szkriblak DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 92-2016
Wells Fargo Bank, N.A.

v.

Jadwiga W. Szkriblak owner(s) of property situate in the MILFORD TOWNSHIP, PIKE County, Pennsylvania, being 205 Third Street, A/K/A 205 East Third Street, Milford, PA 18337-1303

Parcel No. 113.17-01-24
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$90,951.90
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jadwiga W. Szkriblak DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$90,951.90,
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 Jadwiga W.
Szkriblak DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$90,951.90 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
235-2015r SUR JUDGEMENT
NO. 235-2015 AT THE
SUIT OF PHH Mortgage
Corporation, fka Coldwell
Banker Mortgage vs Kristine
M. Muren and Marc P.
Muren DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 235-2015
PHH Mortgage Corporation,
f/k/a Coldwell Banker Mortgage
v.
Kristine M. Muren
Marc P. Muren
owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 52-12 Spruce Lake, a/k/a
107 Spruce Lake Drive, Milford,
PA 18337
Parcel No. 109.04-01-35-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$106,285.59
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kristine M. Muren
and Marc P. Muren
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,285.59,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$106,285.59 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 244-2016r SUR
JUDGEMENT NO. 244-2016
AT THE SUIT OF U.S.
Bank National Association, as
Trustee for BNC Mortgage
Loan Trust 2007-2 Mortgage
Pass-Through Certificates,
Series 207-2 vs Devine R.
Everett DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot No 500, Section No 20 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 13, page 85 BEING KNOWN AS PARCEL NUMBER 192.01-01-65 BEING KNOWN AS: 500 Saunders Dr, Bushkill, PA 18324 PROPERTY ID NO.: 192.01-01-65 TITLE TO SAID PREMISES IS VESTED IN Devine R. Everett, as a Tenant by the Severalty BY DEED FROM John J. Scully DATED 04/11/2002 RECORDED 06/04/2002 IN DEED BOOK 1929 PAGE 1557.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Devine R. Everett DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,509.20, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Devine R. Everett DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,509.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, St.e 200
Cherry Hill, NJ 08003-3620
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

245-2016r SUR JUDGEMENT
NO. 245-2016 AT THE SUIT
OF Nationstar Mortgage LLC
vs William F. Barnes and Nicole
Ann Barnes DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All the surface or right of soil of
that certain lot of land situate in
the Township of Lackawaxen,
Pike County, Pennsylvania,
bounded and described as
follows:

Beginning at a point being
the Northwesterly corner
of the Hickory Lane and
Butternut Lane in the prior
Grantor's subdivision known
as Hickory Acres; thence along
a thirty-three (33) foot wide
private drive known as Hickory
Lane, North sixty-five (65)
degrees forty (40) minutes
West one hundred twenty-five
(125) feet to a corner, being the
Southeasterly corner of Lot No.
4; thence along the boundary
line between Lots No. 4 and Lot
No. 6, North twenty-five (25)
degrees forty-six (46) minutes
East one hundred fifty (150)
feet to a point on the Southerly
boundary of Lot No. 8; thence
along the boundary line between

Lot No. 6 and Lot No. 8,
South sixty-five (65) degrees
forty (40) minutes East one
hundred twenty-five (125) feet
to a pint on the Westerly side
of a thirty-three (33) foot wide
private drive known as Butternut
Lane; thence along the Westerly
side of Butternut Lane, South
twenty-five (25) degrees forty-six
(46) minutes West one hundred
fifty (150) feet to the place of
beginning.

Containing eighteen thousand
seven hundred fifty (18,750)
square feet of land, be the same
more or less, and being Lot No.
6 of the subdivision of the prior
Grantor's land in Lackawaxen
Township, near Hawley,
Pennsylvania. This description
is taken from a survey made
by George E. Ferris, R.S.,
September 26, 1963 and March
24, 1964.

Also granting and conveying
to the Grantees, herein named,
their heirs and assigns, forever,
free and uninterrupted right,
uses, liberty and privilege of
ingress, egress and regress to
and from the above premises
described and State Highway
Route 590 along, over and upon
a thirty-three (33) foot wide
drive known as Hickory Lane
and Butternut Lane as shown on
a map of survey made by George
E. Ferris, R.S., dated September
26, 1963, in common, however,
with the prior Grantors, their
heirs and assigns, and other
persons lawfully using said
driveway.

Under and subject to restrictions,
covenants and conditions as set

forth in Deed Book 510 page 273; Plot Book 4, page 75 and Plot Book 27, page 112.

Parcel No.: 015.00-01-62

BEING known and numbered as Hickory Lane RR2 Box 614 a/k/a Rear 2 Box 614, Hawley, PA 18428

Being the same property conveyed to William F.

Barnes who acquired title by virtue of a deed from Alan J. Wolf and Ellen M. Wolf, his wife, dated December 19, 2000, recorded December 20, 2000, at Instrument Number 200000015080, and recorded in Book 1871, Page 1456, Pike County, Pennsylvania records. Exhibit "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William F. Barnes and Nicole Ann Barnes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$91,668.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William F. Barnes and Nicole Ann Barnes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,668.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 269-2016r SUR JUDGEMENT NO. 269-2016 AT THE SUIT OF Federal National Mortgage Association ("Fannie Mae") vs Frances Marie Freytag, in her capacity as Executrix of the Estate of Richard R. Zerilli, deceased DEFENDANTS,

I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 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.
2016-00269
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION (“FANNIE
MAE”)
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN lot,
tract and piece of land situate
in Shohola Township, Pike
County, Pennsylvania, Being Lot
15, Section D-1, as set forth on
a draft of survey marked ‘Map
- part of Section D-1 of Walker
Lake, Inc. Shohola Township,
Pike County, Pennsylvania,
March 5, 1969, Scale 1 inch =
100 feet, Harry F. Schoenagel,
R.S.’, and said map is recorded
with the Recorder of Deeds of
Pike County, Pennsylvania, in
Plat Book 7, page 28.
PARCEL IDENTIFICATION
NO: 049.03-02-03, CONTROL
#: 12-0-004173
BEING KNOWN AS: 132
Parkers Glen Road Shohola, Pa
18458

IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Frances
Marie Freytag, in her capacity
as Executrix of the Estate of
Richard R. Zerilli, Deceased
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): 049.03-02-03,
CONTROL #: 12-0-004173
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 Frances Marie Freytag,
in her capacity as Executrix
of the Estate of Richard
R. Zerilli, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,002.73,
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 Frances Marie Freytag, in her capacity as Executrix of the Estate of Richard R. Zerilli, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,002.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 282-2015r SUR JUDGEMENT NO. 282-2015 AT THE SUIT OF Bayview Loan Servicing, LLC vs Stephen J. Guillman and Sara A. Guillman DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 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. 997, Section 15, 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, Plot Book Volume 15, page 14. TOGETHER WITH all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, restrictions and reservations as of record. BEING THE SAME PREMISES which William Raymond Smith and Arlene Smith, Husband and Wife, by Deed dated 3/28/2008 and recorded 4/3/2008 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2272, Page 140, granted and conveyed unto Stephen J. Guillman and Sara A. Guillman, Husband and Wife.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephen J. Guillman and Sara A. Guillman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,207.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen J. Guillman and Sara A. Guillman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,207.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 313-2016r SUR JUDGEMENT NO. 313-2016 AT THE SUIT OF Louis Degiorgis, Trustee of the Gino's Home Repair Co. Retirement Plan & Trust, dated July 17, 2002 vs Jane E. Phraner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Exhibit A
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows, to wit: Lot 4, Block XI, Hemlock Farms Community, Stage XCVI, as

shown on Plat of Hemlock Farms Community, Maple Ridge, Stage XCVI, recorded in the Office of the Recorder of Deeds of Pike County, in Plat Book 9, Page 159, on the 12th day of April 1972.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jane E. Phraner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$111,540.58, 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 Jane E. Phraner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$111,540.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Moulton & Moulton
693 Rte 739, Ste. 1
Lords Valley, PA 18428
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 323-2015r SUR JUDGEMENT NO. 323-2015 AT THE SUIT OF HSBC Bank, USA, National Association, as Trustee, in trust for the Registered Holders of ACE Securities Corp., Home Equity Loan Trust, Series 2006-NC2, Asset Backed Pass-Through Certificates vs Tara Ann M. Kurtz, as Administratrix of the estate of Thomas J. Lacey DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
lot or parcel of land situate
in Lackawaxen Township,
Pike County, Pennsylvania,
being Lot 383, Section 6, on a
subdivision plan of development
(consisting of 17 sections)
entitled FALLING WATERS
AT MASTHOPE, prepared by
Edward C. Hess Associates, Inc.,
and recorded in the Recorder's
Office in and for Pike County,
at Milford, Pennsylvania, in
Plat Book Vol. 16, Page 18-34,
inclusive.

BEING Map No. 013.04-03-20
Control No. 074867

CONTAINING 25,093 square
feet, more or less.

BEING Lot No. 383 on the
above mentioned plan, prepared
by Edward C. Hess Associates,
Inc.

BEING PROPERTY

ADDRESS 151 Pebble Rock
Road, Lackawaxen, PA 18435

BEING the same premises
which Michael McDonnell and
Terryann McDonnell, husband
and wife, by deed dated October
28, 1997 and recorded in the
Recorder of Deeds Office in and
for Pike County, Pennsylvania
on November 5, 1997 in Book
1433, Page 180 and Instrument
Number 0010329 granted
and conveyed unto Thomas J.
Lacey and Arleen F. Lacey,
husband and wife. Arleen F.
Lacey departed this life on May
9, 2009 thereby vesting sole

ownership in Thomas J. Lacey
by operation of Law. Thomas J.
Lacey departed this life on May
20, 2009, vesting ownership in
his heirs, as represented by his
Administratrix, Tara Ann M.
Kurtz.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Tara Ann M. Kurtz,
as Administratrix of the
estate of Thomas J. Lacey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$133,390.81,
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 Tara Ann
M. Kurtz, as Administratrix of
the estate of Thomas J. Lacey
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$133,390.81 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
406-2016r SUR JUDGEMENT
NO. 406-2016 AT THE
SUITE OF JPMorgan Chase
Bank, NA vs Brian J. Mady
aka Brian Mady and Cortney
Mady DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 406-2016
JPMorgan Chase Bank, N.A.
v.
Brian J. Mady a/k/a Brian Mady
Cortney Mady
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 191 Marcel
Drive, Dingmans Ferry, PA
18328-3109
Parcel No. 148.04-04-03-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$118,265.34
Attorneys for plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Brian J. Mady aka Brian
Mady and Cortney Mady
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,265.34,
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 Brian J. Mady
aka Brian Mady and Cortney
Mady DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$118,265.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
410-2015r SUR JUDGEMENT
NO. 410-2015 AT THE
SUIT OF PHH Mortgage
Corporation vs Richard N.

Conklin and Patricia V.
Conklin DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN Lot
or Lots of land in Palmyra
Township, Pike County,
Pennsylvania, known and
designated as Lot Number
259 on Map 4, of Plan of Lots
prepared for Tanglwood Lakes,
Inc., by Harry P. Schoenagel,
Registered Surveyor, dated May
28, 1969 in Plat Book No. 7
Page 185 under and subject
to all restrictions set forth in
document entitled "Restrictions
pertaining to Lots in Tanglwood
Lakes" recorded in the Office of
the Recorder of Deeds for Pike
County in Deed Book Number
245, page 955 which restrictions
are hereby expressly incorporated
herein by reference and shall be
as binding as if recited in full,
and excepting and reserving
to Tanglwood Lakes, Inc. an
easement for Tanglwood Lakes
to construct, repair, replace and
operate and maintain gas, sewer,
water and other utility lines.
TOGETHER with all rights
of way and UNDER AND
SUBJECT to all covenants,
reservations, restrictions and

conditions of record as found in the Chain of Title.

TOGETHER with all and singular the building, improvements, ways, waters, watercourses, 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 party of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof. BEING THE SAME PREMISES which Florence E. Gordon, by Deed dated August 27, 1997, and recorded September 8, 1997, in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 1404 and Page 169, granted and conveyed unto Richard N. Conklin and Patricia V. Conklin.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard N. Conklin and Patricia V. Conklin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$251,166.29, 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 Richard N. Conklin and Patricia V. Conklin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$251,166.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION,

TO EXECUTION NO
451-2011r SUR JUDGEMENT
NO. 451-2011 AT THE SUIT
OF Ocwen Loan Servicing,
LLC vs Bart Kelly and Leah
Robertson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows to wit:
BEING Lot Number 10,
Section Number 2, of Cranberry
Ridge, as shown on the amp
of said section recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book 18,
at page 6.
BEING THE SAME
PREMISES which ZVONKO
BRAJDIC and IVKA
BRAJDIC, husband and wife,
by indenture bearing date the
26th day of May, 2004 and
being recorded at Milford,
Pennsylvania in the Office for
the Recording of Deeds, in and
for the County of Pike, on the
27th day of May, 2004 in Record
Book Volume 2048, page 1310,
granted and conveyed unto

BART KELLY and LEAH
ROBERTSON, in fee.
BEING KNOWN AS: 227
Cranberry Ridge Drive a/k/a Lot
10 Cranberry Ridge, (Dingman
Township), Dingmans Ferry, PA
18328
PROPERTY ID NO.:
092.00-01-20.002
TITLE TO SAID PREMISES
IS VESTED IN Bart Kelly and
Leah Robertson BY DEED
FROM Zvonko Brajdic and
Ivka Brajdic, husband and
wife DATED 05/26/2004
RECORDED 05/27/2004 IN
DEED BOOK 2048 PAGE
1310.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Bart Kelly and Leah Robertson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$162,395.24,
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 Bart
Kelly and Leah Robertson
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$162,395.24 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, St.e 200
Cherry Hill, NJ 08003-3620
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 470-2016r SUR
JUDGEMENT NO. 470-2016
AT THE SUIT OF Ellen
Lemp Living Trust vs Calvin
Speights DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"
LEGAL DESCRIPTION OF
IMPROVED PROPERTY
ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as
Lot 15, Block XIV, Hemlock
Farms Community, Laurel
Ridge, Stage II, as shown on plat
of Hemlock Farms Community,
Laurel Ridge, Stage II, recorded
in the Office of the Recorder
of Pike County in Plat Book 4,
page 154, March 19, 1964.
TOGETHER WITH all
rights, liberties and privileges
and UNDER AND SUBJECT
to all conditions, restrictions,
reservations, and exceptions as
set forth in a certain deed from
Western Heritage Properties
Limited (Inc.) to Michael Hylas,
et ux, dated August 21, 1964 and
recorded in Pike County Deed
Book 203, page 1033, reference
being thereunto had the same
will more particularly appear.
SUBJECT to all restrictions,
reservations, conditions and
covenants as set forth in prior
deeds forming the chain of title.
EXCEPTING AND
RESERVING a triangular
piece of land as found on survey
entitled "Re-Subdivision of Lot
14 & 15 Block XIV Stage II

Hemlock Farms Community, Blooming Grove Township, Pike County, PA” dated June 9, 1967, by Edward C. Hess, P.E., Stroudsburg, PA, as recorded in Book Volume 209, Page 300. BEING THE SAME PREMISES which Jeffrey Smith and Arlene Smith, Husband and Wife, by their certain Deed dated March 18, 2008 and recorded March 24, 2008 in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book Volume 2270, page 1662, granted and conveyed unto Calvin Speights.
TAX MAP NUMBER: 107.02-05-15 and being more commonly known as 805 Hillview Place a/k/a 1874 Hemlock Farms, Hawley, Pennsylvania 18428.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Calvin Speights DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$152,427.61, 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 Calvin Speights DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,427.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Ridley Chuff Kosierowski &
Scnalon
400 Broad Street
Milford, PA 18337
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 482-2016r SUR JUDGEMENT NO. 482-2016 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”) a Corporation

organized and existing under the laws of the United States of America vs Allinton Z. Benjamin DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Lehman, Pike County, Pennsylvania, and being known as Lot 145 Phase 3 Glen at Tamiment, Lehman, Pennsylvania 18344.
Control Number: 06-0-110444
Map Number: 187.04-02-26
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$220,539.08
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Allinton Z. Benjamin
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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

TO Allinton Z. Benjamin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$220,539.08, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Allinton Z. Benjamin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$220,539.08 PLUS COSTS AND INTEREST AS AFORESAID.

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

Philadelphia, PA 19109
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
489-2013r SUR JUDGEMENT
NO. 489-2013 AT THE SUIT
OF Nationstar Mortgage,
LLC vs The Unknown Heirs
of Frances Wunder, Deceased
Joan Calascibetta, Solely
in Her Capacity as heir of
Frances Wunder, Deceased,
Ronald Wunder, Solely in His
Capacity as Heir of Frances
Wunder, Deceased, Bruce
Wunder, Solely in His Capacity
as Heir of Frances Wunder,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, piece or
parcel of land situate, lying
and being in the Township of
Lehman, County of Pike and
State of Pennsylvania more
particularly described as follows;
Lot No. 1, Stage 2, Pine Ridge,
as shown on Plat of Pine Ridge,

Inc. Stage 1 recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Volume 6, page 173 on July 3,
1968.

TAX PARCEL #194.03-02-
01/06-0-043044
BEING KNOWN AS: 1698
Pine Ridge AKA Lot 1 Pocono
Boulevard Pine Ridge, Bushkill,
PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO The Unknown Heirs of
Frances Wunder, Deceased
Joan Calascibetta, Solely in
Her Capacity as heir of Frances
Wunder, Deceased, Ronald
Wunder, Solely in His Capacity
as Heir of Frances Wunder,
Deceased, Bruce Wunder,
Solely in His Capacity as Heir
of Frances Wunder, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$223,588.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF The Unknown Heirs of Frances Wunder, Deceased Joan Calascibetta, Solely in Her Capacity as heir of Frances Wunder, Deceased, Ronald Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased, Bruce Wunder, Solely in His Capacity as Heir of Frances Wunder, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,588.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

547-2016r SUR JUDGEMENT NO. 547-2016 AT THE SUIT OF First Guaranty Mortgage Corporation vs Jeanne Kristiansen DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 547-2016
First Guaranty Mortgage Corporation
v.

Jeanne Kristiansen
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 110 Hawk Court, Bushkill, PA 18324-8099
Parcel No. 189.03-03-09-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$158,659.22
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,659.22,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeanne
Kristiansen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$158,659.22 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400

PhiladelphiamPA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
553-2016r SUR JUDGEMENT
NO. 553-2016 AT THE
SUIT OF U.S. Bank Natinal
Association (Trustee for the
Pennsylvania Housing Finance
Agency) vs Edith V. Petty, in
her capacity as administratrix of
the estate of Michael Vitacco,
deceased, and Unknown Heirs,
successors, Assigns and all
Persons, Firms or Associations
claiming right, title or interest
from or under Michael Vitacco,
deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 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.
2016-00553
ISSUED TO PLAINTIFF:
U.S. BANK NATIONAL
ASSOCIATION (TRUSTEE

FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY) PROPERTY BEING KNOWN AS: ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, bounded and described as follows: BEGINNING at a point on the Northwesterly line of Gold Finch Road, a common corner of Lot No. 532 and Lot No. 533 as shown on a plan titled 'Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One' prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Volume 7, Page 155, October 17, 1969, on file in the Office of the Recorder of Deeds, Milford, Pennsylvania; from which an iron pin marking the Southwesterly corner of Parcel No. 1 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Volume 258, Page 824, bears South 15 degrees 18 minutes 15 seconds East distant 5113.52 feet, also from which a stone corner marking the Northeasterly corner of Parcel No. 7, of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., bears South 16 degrees 55 minutes 53 seconds West distant 4282.18 feet; thence by Lot No. 533

North 29 degrees 59 minutes 46 seconds West 220.00 feet to a point; thence by lands of Pocono Ranch Lands, Lmted., North 57 degrees 24 minutes 50 seconds East 85.87 feet to a point; thence by Lot No. 439 North 77 degrees 35 minutes 37 seconds East 14.34 feet to a point; thence by Lot No. 531 south 23 degrees 43 minutes 04 seconds East 225.00 feet to a point on the Northwesterly line of Gold Finch Road; thence along the Northwesterly line of Gold Finch Road on a curve to left having a radius of 684.45 feet for an arc length of 75.00 feet (chord bearing and distance being South 63 degrees 08 minutes 35 seconds West 74.96 feet) to the place of BEGINNING. BEING lot No. 532 on the above mentioned Plan. TAX MAP NO. 182.02-08-06 BEING the same premises which Arthur J. McGovern and Miriam McGovern, husband and wife, by Deed dated 11-02-88 and recorded 11-09-88 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1293, Page 332, granted and conveyed unto James A. Sherrard, Jr. and Dianne M. Sherrard, husband and wife AND the said Dianne M. Sherrard is also known as Diane M. Sherrard. PARCEL IDENTIFICATION NO: 182.02-08-06, CONTROL #: 06-0-041282 BEING KNOWN AS: 392 Gold Finch Road Bushkill, PA 18324 IMPROVEMENTS

THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Edith
V. Petty, in her capacity as
Administratrix of the Estate of
Michael Vitacco, Deceased and
Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming Right,
Title or Interest from or Under
Michael Vitacco, Deceased
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): PARCEL
IDENTIFICATION NO:
182.02-08-06, CONTROL #: 06-0-041282
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENTSTIEL, P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
U.S. Bank Natinal Association
(Trustee for the Pennsylvania
Housing Finance Agency) vs
Edith V. Petty, in her capacity
as administratrix of the estate
of Michael Vitacco, deceased,
and Unknown Heirs, successors,
Assigns and all Persons, Firms
or Associations claiming right,
title or interest from or under
Michael Vitacco, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$54,303.02,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF U.S. Bank
Natinal Association (Trustee
for the Pennsylvania Housing
Finance Agency) vs Edith
V. Petty, in her capacity as
administratrix of the estate of
Michael Vitacco, deceased, and
Unknown Heirs, successors,
Assigns and all Persons, Firms
or Associations claiming right,
title or interest from or under
Michael Vitacco, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$54,303.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 576-2016r SUR
JUDGEMENT NO. 576-2016
AT THE SUIT OF Nationstar
Mortgage LLC vs Lisa Marie
Bamber DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or
piece of land situate in the
Township of Lehman, County
of Pike, and Commonwealth
of Pennsylvania, being Lot
1280, Section 18, Saw Creek
Estates, as shown on a plan of
lots recorded in the Office of the
Recorder of Deeds in and for the
County of Pike, in Plot Book
Volume 16, Page 48.
Parcel No.: 192.02-03-52
BEING known and numbered as

4295 Winchester Way, Bushkill,
PA 18324

Being the same property
conveyed to Lisa Marie Bamber,
no marital status shown who
acquired title by virtue of a deed
from Linden St. Development,
Inc., a Pennsylvania
Corporation, dated January 31,
2003, recorded February 10,
2003, at Instrument Number
200300002432, and recorded
in Book 1966, Page 1112, Pike
County, Pennsylvania records.
Exhibit "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lisa Marie Bamber
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$120,570.56,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lisa Marie Bamber DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$120,570.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 581-2016r SUR JUDGEMENT NO. 581-2016 AT THE SUIT OF Midfirst Bank vs Anthony A. Sharifi and The Secretary of Housing and Urban Development DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:
ALL THAT CERTAIN piece of land in the Township of Delaware, County of Pike, Pennsylvania, being Lot 1ABC in Block B-25, Plan of Lots - Birchwood Lakes, Section 5, Delaware Township, Pike County Map Book 4, page 41, and HAVING THEREON ERECTED A DWELLING KNOWN AS 211 ASPEN ROAD, DINGMANS FERRY, PA 18328.

MAP # 149.04-09-13.
CONTROL # 02-0-030714
Monroe County Deed Book 2248, page 1116.
TO BE SOLD AS THE PROPERTY OF ANTHONY A. SHARIFI UNDER PIKE COUNTY JUDGMENT NO. 581-2016.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony A. Sharifi and The Secretary of Housing and Urban Development DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$138,778.63,

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 Anthony
A. Sharifi and The Secretary
of Housing and Urban
Development DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$138,778.63 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
600-2016 SUR JUDGEMENT
NO. 600-2016 AT THE SUIT
OF Wells Fargo Bank, NA
s/b/m/t Wachovia Bank, NA vs.
Salvatore Picarello aka Salvatore
J. Picarello, in His Capacity as
Executor and Devisee of the
Estate of Sabino Picarello aka
Curly Picarello, John Picarello
in His Capacity as Executor
and Devisee of the Estate of
Sabino Picarello aka Curly
Picarello & Richard Picarello
in His Capacity as Executor
and Devisee of the Estate of
Sabino Picarello aka Curly
Picarello DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
piece, parcel or tract of land
situate, lying and being in the
Township of Dingman, County
of Pike, and Commonwealth
of Pennsylvania, being more
particularly described as follows,
to wit:
LOT NO. 7, BLOCK NO.
8, SECTION NO. 1, GOLD
KEY ESTATES, as shown on

plat or map of Gold Key Estates subdivision recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 6 Page 17.

TITLE TO SAID PREMISES IS VESTED IN Sabino Picarello and Stephanie T. Picarello, h/w, by Deed from Chase Manhattan Mortgage Corporation, a New Jersey Corporation, Dated 07/20/2001, Recorded 08/23/2001, in Book 1895, Page 761.

By virtue of Stephanie T. Picarello's death on or about 11/08/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

The said Sabino Picarello departed this life on 11/11/2014, leaving a Last Will and Testament dated 02/08/2001.

Letters Testamentary were granted to Salvatore Picarello a/k/a Salvatore J. Picarello on 01/05/2015 in Pike County, No. 52-15-0002. Upon information and belief, the decedent's surviving heirs at law and next-of-kin are Salvatore Picarello, John Picarello, Richard Picarello, and Stephen Picarello. By executed waiver, Stephen Picarello waived his right to be named as a defendant in the foreclosure action.

Tax Parcel: 109.04-03-24-
Premises Being: 2060 Gold Key Estate A/K/A 116 Southwynd Drive, Milford, PA 18337

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$54,117.25, 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 Salvatore Picarello aka Salvatore J. Picarello, in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello, John Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello & Richard Picarello in His Capacity as Executor and Devisee of the Estate of Sabino Picarello aka Curly Picarello
DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$54,117.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 623-2016r SUR JUDGEMENT NO. 623-2016 AT THE SUIT OF Ditech Financial LLC fka Green Tree Servicing, LLC vs Shannon R. Karr and Victor Karr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 623-2016
Ditech Financial LLC f/k/a Green Tree Servicing LLC v.
Shannon R. Karr
Victor Karr
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being Lot 219 Section 6 Pine Ridge, A/K/A 160 Seagatti Circle, Bushkill, PA 18324-8609 Parcel No. 193.02-03-18- (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$178,082.62
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Shannon R. Karr and Victor Karr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$178,082.62,
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 Shannon
R. Karr and Victor Karr
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$178,082.62 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
624-2016r SUR JUDGEMENT
NO. 624-2016 AT THE
SUIT OF Wells Fargo Bank,
NA vs Lisa M. Labua aka
Lisa Labua DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 624-2016
Wells Fargo Bank, NA
v.
Lisa M. Labua a/k/a Lisa Labua
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
105 Cherry Ridge Road,
Bushkill, PA 18324
Parcel No. 192.03-03-05-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$76,770.53
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa M. Labua aka Lisa Labua DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$76,770.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lisa M. Labua aka Lisa Labua DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$76,770.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 677-2016r SUR JUDGEMENT NO. 677-2016 AT THE SUIT OF LNV Corporation vs Edmund C. Schoepfer and Tracy L. Schoepfer fka Tracy L. Stebbins DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 677-2016
ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
119.04-01-20
PROPERTY ADDRESS 208
Goldrush Drive Hawley, PA

18428

IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Edmund C. Schoepfer and
Tracy L. Schoepfer f/k/a Tracy
L. Stebbins
ATTORNEY'S NAME: Robert
W. Williams, Esquire
SHERIFF'S NAME: Pike
County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edmund C. Schoepfer
and Tracy L. Schoepfer
fka Tracy L. Stebbins
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,102.24,
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 Edmund
C. Schoepfer and Tracy L.
Schoepfer fka Tracy L. Stebbins
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$189,102.24 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
683-2016r SUR JUDGEMENT
NO. 683-2016 AT THE SUIT
OF Wells Fargo Bank, National
Association, as Trustee for
Banc of America Alternative
Loan Trust 2005-12 Mortgage
Pass-Through Certificates,
Series 2005-12 vs Daniel R.
DeFilippis aka Daniel De
Filippis aka Daniel R. De
Filippis, Joel I. DeFilippis aka
Joel De Filippis aka Joel I.
De Filippis and Jonathan E.
DeFilippis aka Jonathan De
Filippis aka Jonathan E. De

Filippis DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County of
Pike and State of Pennsylvania,
bounded and described as
follows:

BEGINNING at a point
on the Southwesterly line of
Sparrow Loop, a common
corner of Lot No. 288 and Lot
No. 289 as shown on a plan
titled "Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess Associates, October 17,
1969 on file in the Office of the
Recorder of Deeds, Milford,
Pennsylvania.

BEING Lot No. 288 on the
above mentioned plan.

THE ABOVE MENTIONED
PARCEL BEING MORE
FULLY DESCRIBED AS
FOLLOWS:

ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County of
Pike and State of Pennsylvania,
bounded and described as
follows:

BEGINNING at a point

on the southwesterly line of
Sparrow Loop, a common
corner of Lot No. 288 and Lot
No. 289 as shown on a plan
titled "Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess Associates, October 17,
1969, and recorded in Plat Book
Vol. 7, Page 155, October 17,
1969, on file in the Office of the
Recorder of Deeds, Milford,
Pennsylvania; thence by Lot No.
289 South 51 degrees 8 minutes
37 seconds West 250.00 feet to
a point; thence by Lot No. 415
North 34 degrees 36 minutes
36 seconds West 96.97 feet to
a point; thence by Lot No. 287
North 59 degrees 38 minutes
11 seconds East 250.00 feet to a
point on the southwesterly line
of Sparrow Loop; thence along
the southwesterly line of Sparrow
Loop on a curve to the left
having a radius of 404.78 feet for
an arc length of 60.00 feet (chord
bearing and distance being
South 34 degrees 36 minutes 36
seconds East 59.95 feet) to the
place of BEGINNING.

BEING Lot No. 288 on the
above mentioned plan.

BEING THE SAME

PREMISES which Kolawale
Titilayo and Amina Titilayo,
by Deed dated 11/4/2005 and
recorded 11/16/2005, in the
Office of the Recorder of Deeds
in and for the County of Pike,
in Deed Book 2144, Page 1947,
Instrument # 200500022211,
granted and conveyed unto
Daniel DeFilippis, Joel
DeFilippis and Jonathan

DeFilippis.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel R. DeFilippis aka Daniel De Filippis aka Daniel R. De Filippis, Joel I. DeFilippis aka Joel De Filippis aka Joel I. De Filippis and Jonathan E. DeFilippis aka Jonathan De Filippis aka Jonathan E. De Filippis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,217.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Daniel R. DeFilippis aka Daniel De Filippis aka Daniel R. De Filippis, Joel I. DeFilippis aka Joel De Filippis aka Joel I. De Filippis and Jonathan E. DeFilippis aka Jonathan De Filippis aka Jonathan E. De Filippis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$94,217.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 699-2012r SUR JUDGEMENT NO. 699-2012 AT THE SUIT OF Federal National Mortgage Association vs Steven Rattiner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Township
of Dingman, Pike County,
Pennsylvania, and being known
as 128 Blackberry Drive,
Milford, Pennsylvania 18337.
TAX NUMBER: 03-0-019540
Map Number: 110.04-04-61
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$411,920.50
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Steven
Rattiner
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Steven Rattiner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$411,920.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Steven
Rattiner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$411,920.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
1400
Philadelphia, PA 19109
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
776-2015r SUR JUDGEMENT
NO. 776-2015 AT THE

SUIT OF Wells Fargo Bank, National Association, not in its individual or Banking Capacity, but solely as Trustee for SRMOF II 2011-1 Trust vs Henry L. Morgan aka Henry Morgan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 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 Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: BEING Lot No. 109, Stage 1, Pine Ridge, as shown on Plat of Pine Ridge, Inc. Stage 1, recorded in the office of the Recorder of Deeds of Pike County in Plat Book Volume 6, Page 53, on August 11, 1967. Subject to right-of-way to Metropolitan Edison Company as set forth in Book 191, page 251. Subject to all matters, terms and conditions set forth in a Declaration of Planned Unit Development recorded in Book 217, Page 953, and as amended. BEING Parcel Number 018086, Map Number 194.03-01-54 BEING PROPERTY

ADDRESS 109 Suter Drive a/k/a 1890 Pine Ridge a/k/a Section 1 Lot 109 Pine Ridge Estates a/k/a 191 Suter Drive a/k/a 191 Sherman Drive, Bushkill, PA 18324. BEING the same premises which Mortgage Guaranty Insurance Corporation, a Wisconsin Corporation, by Deed Dated July 18, 2007 and Recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on August 14, 2007 in Book 2245, Page 1141, and Instrument Number 200700012736 granted and conveyed unto Henry L. Morgan, a single individual.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Henry L. Morgan aka Henry Morgan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$104,099.07, 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 Henry L. Morgan aka Henry Morgan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,099.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 782-2016r SUR JUDGEMENT NO. 782-2016 AT THE SUIT OF Wilmington Savings Fund Society, FSB, not individually but solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1 vs Cheryl B. Czerwinski DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The following described real property situate in the City of Bushkill, Township of Lehman, County of Pike and Commonwealth of Pennsylvania, to wit:

Parcel 1:

All that certain lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania being lot No. 291 Section 1B as shown on Map of Pocono Mountain Lake Estates, Inc. on file in the Recorders Office at Milford, Pennsylvania in Plot Book No. 9, Page 110.

Parcel 2:

All that certain lot, parcel or piece of ground situate in the Township of Lehman, County of Pike and State of Pennsylvania being Lot No. 292, Section 1 as shown on Map of Pocono Mountain Lake Estates, Inc. on File in the Recorders Office at Milford, Pennsylvania in Plot Book No. 9 Page 110.

Beginning at a point on the Northwesterly side of Legislative Route #51001 A Common corner of Lot #291 and Lot #292: thence by Lot #291 North forty-four degrees fifteen

minutes thirteen seconds west two hundred feet to a point: thence North forty-five degrees forty-four minutes forty-seven seconds east ninety-five feet to a point: thence by Lot #293 South forty-four degrees fifteen minutes thirteen seconds East two hundred feet to a point on the Northwesterly side of Legislative Route #51001: thence along said road South forty-five degrees forty-four minutes forty-seven seconds West ninety-five feet to the place of beginning.

Less and exceptin the land granted by deed dated February 7, 2012 and recorded with the recorder of deeds for Pike County on July 3, 2012 in Book 2392, Pages 2368-2372.

Being Tax parcel # 189-04-02-90

Being 1291 Milford Road a/k/a 1-291 Milford Road, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cheryl B. Czerwinski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$87,091.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl B. Czerwinski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$87,091.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 789-2016r SUR JUDGEMENT NO. 789-2016 AT THE

SUIT OF Bank of America,
NA s/b/m BAC Home Loans
Servicing LP, f/k/a Countrywide
Home Loans Servicing, LP vs
Sylvia Sirin DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

The land hereinafter referred
to is situated in the City of
DINGMANS FERRY, County
of Pike, State of PA, and is
described as follows:
ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Delaware, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:
BEING Lot No. 122, Section
A, as shown on a map of
Marcel Lake, Inc., entitled
"Key Plan to Marcel Lake, Inc.
in Delaware Township, Pike
County Pennsylvania, Scale
1" - 100', Surveyed by Victor
E. Orben, R.S., March-April,
1961, Section "A" consists of
the numbered lots. Note: All
bearings given on the Southeast
side of Nichecronk Road are
magnetic per 1939. All others
are per 1961. This Dwg. Revised
to "C" July 30, 1961. Revised to
"D" August, 1961. Revised to

"E" September 10, 1961. Victor
E. Orben, R.S.", recorded with
the Recorder of Deeds in Plat
Book 3, Page 166.
Being Tax Parcel #
027563/148.04-08-85
Being 139 South Nichecronk
Road a/k/a 139 Nichecronk
Road, Dingmans Ferry, PA
18328

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Sylvia Sirin DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$144,693.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Sylvia Sirin
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$144,693.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
813-2012r SUR JUDGEMENT
NO. 813-2012 AT THE
SUIT OF HSBC Bank, USA,
National Association, as Trustee
for the Holders of The Ellington
Loan Acquisition Trust 2007
Mortgage Pass-Through
Certificates, Series 2007 vs
Hana Haig DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 813-2012

Hsbc Bank USA, National
Association, as Trustee for The
Holders of The Ellington Loan
Acquisition Trust 2007-1,
Mortgage Pass-Through
Certificates, Series 2007-1

v.

Hana Haig
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 115
Mountainview Road, Greeley,
PA 18425-9612

Parcel No. 034.00-01-38.003-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$417,917.30
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Hana Haig DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$417,917.30,
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) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Hana Haig
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$417,917.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
815-2015r SUR JUDGEMENT

NO. 815-2015 AT THE
SUIT OF Wilmington Savings
Fund Society, FSB, d/b/a as
Christiana Trust, not in its
individual capacity, but solely as
trustee for BCAT 2015-14BTT
vs Jeffrey M. Lerner aka
Jeffrey Lerner and Lynn M.
Lerner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of land situate in
the Township of Porter, County
of Pike, and Commonwealth
of Pennsylvania being Lot 44
and 45 (new Lot 44R), Block
11, Stage 63, Hemlock Farms,
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 40, Page 17.

BEING the same premises
which Jeffrey M. Lerner, by
Deed dated 06/18/2004 and
recorded on 06/24/2004 in Book
2053, Page 1959, Instrument
No. 200400011434 granted and
conveyed unto Jeffrey M. Lerner
and Lynn M. Lerner, husband
and wife.

BEING parcel no. 133.03-02-24

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeffrey M. Lerner aka Jeffrey Lerner and Lynn M. Lerner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$331,178.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jeffrey M. Lerner aka Jeffrey Lerner and Lynn M. Lerner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$331,178.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg, PC
1581 Main Street, Ste. 200
Warrington, PA 18976
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 832-2016r SUR JUDGEMENT NO. 832-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Jerome I. Serin and Judith L. Serin DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 832-2016 Wells Fargo Bank, NA v. Jerome I. Serin Judith L. Serin owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 157 Cypress Road, Dingmans Ferry, PA

18328-4211
Parcel No. 149.04-08-22-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$104,486.76
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jerome I. Serin and Judith
L. Serin DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,486.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jerome
I. Serin and Judith L. Serin
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,486.76 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
850-2014r SUR JUDGEMENT
NO. 850-2014 AT THE SUIT
OF Green Tree Servicing, LLC
vs Candace Mack and Robert
A. Sozio DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING LOT 826, SECTION
D, SHEET 1 AS SHOWN
ON MAP ENTITLED
SUBDIVISION OF
SECTION D, POCONO
MOUNTAIN WOODLAND
LAKES CORP., ON FILE
IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLOT
BOOK 10, PAGE 218.
TAX PARCEL #111.03-01-28
BEING KNOWN AS:
826 LOT SECTION D2,
MILFORD, PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Candace Mack and Robert
A. Sozio DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,932.80,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Candace
Mack and Robert A. Sozio
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$200,932.80 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 888-2010r SUR

JUDGEMENT NO. 888-2010
AT THE SUIT OF Nationstar
Mortgage, LLC vs Ekaterina
Alkvist DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

All that certain piece or parcel or
Tract of land situate Dingman
Township, Pike County,
Pennsylvania, and being known
as 101 Meadow New Circle,
Milford, Pennsylvania 18337.
Map Number 092.00-01-12.031
Control Number: 03-0-110207
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling
REAL DEBT: \$459,113.39
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Ekaterina
Alkvist
McCabe, Weisberg and Conway,
P.C.
123 South Broad Street, Suite
1400
Philadelphia, PA 19109

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

TO Ekaterina Alkvist
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$459,113.39,
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 Ekaterina
Alkvist DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$459,113.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

Philadelphia, PA 19109
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 890-2016r
SUR JUDGEMENT NO.
890-2016 AT THE SUIT OF
Nationstar Mortgage LLC vs
Anne Maher DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
BEING Lot 24, Block XII,
Stage XCV, Hemlock Farms,
on a subdivision Plan recorded
in the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania on April 12, 1972,
in Map Book Volume 9, Page
162.

TOGETHER with all
rights and privileges and

UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.
BEING THE SAME
PREMISES which Manuel F.
Ras and Leonor Ras, by Deed
dated 9/9/2002 and recorded
10/16/2002 in the Office of the
Recorder of Deeds in and for the
County of Pike, In Deed Book
1948, Page 2161, Instrument
200200016732, granted and
conveyed unto Anne Maher.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Anne Maher
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$223,602.38,
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 Anne Maher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,602.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 932-2016r SUR JUDGEMENT NO. 932-2016 AT THE SUIT OF Wells Fargo Bank, NA vs Edward B. Tarrant and Mari Tarrant DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 932-2016

Wells Fargo Bank, NA

v.

Edward B. Tarrant

Mari Tarrant

owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 1031 Pine Ridge, Bushkill,
Pa 18324

Parcel No. 189.01-02-36-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$123,762.76

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward B. Tarrant and Mari Tarrant DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,762.76, 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 B. Tarrant and Mari Tarrant DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,762.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1003-2016r SUR JUDGEMENT NO. 1003-2016 AT THE SUIT OF US Bank National Association, as

Trustee, Successor in interest to Wachovia Bank, National Association, as Trustee for JP Morgan Mortgage Trust 2004-A3, Mortgage Pass-Through Certificates vs Fabio Disla and Arnold Green DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece of land, situate and being in the Township of Milford and Dingman, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:
BEGINNING at a fence corner on the South Side of Water Street Route 746, said corner being a northeast corner of the premises herein described and a west most corner of lands of Maloof; thence along lands of Maloof South 00 degrees 01 minutes 26 seconds East 310 feet to a point in the center of Sawkill Creek; thence up the center of same North 38 degrees 18 minutes 06 seconds West 225.35 feet to a point for a corner; thence along lands of United States of America South 61 degrees 30 minutes West 309 feet to a stone corner of lands

of Vincent Graziano; thence along same North 20 degrees 51 minutes 11 seconds West 206.24 feet to a pipe corner found on the South side of a road right of way; thence along Graziano South 78 degrees 53 minutes 49 seconds West 77.3 feet; thence along lands now or formerly Blair South 69 degrees 08 minutes 49 seconds West 180 feet to a point; thence along United States of America North 20 degrees 51 minutes 11 seconds West 26 feet to a point in the center of Sawkill Creek; thence up the center of same South 70 degrees 36 minutes West 232 feet; thence North 87 degrees 50 minutes West 167 feet; thence still up the center of said Creek South 81 degrees 15 minutes West 102 feet; thence leaving said Creek and along lands of United States of America South 01 degrees 03 minutes East 21 feet to a point in the line of lands now or formerly of John J. Muir; thence along same North 80 degrees 23 minutes West 58.77 feet to a corner of said Muir; thence North 19 degrees 30 minutes 26 seconds West 74.25 feet; thence North 89 degrees 59 minutes 34 seconds East 231 feet; thence North 76 degrees 59 minutes 34 seconds East 313.5 feet; thence North 70 degrees 59 minutes 34 seconds East 152.6 feet; thence North 64 degrees 59 minutes 34 seconds East 181.5 feet; thence North 37 degrees 30 minutes 26 seconds West 10.00 feet; thence South 55 degrees 30 minutes 26 seconds East crossing said road

247.5 feet to the point and place of BEGINNING.

Tax Parcel # 112.0-03-48-Being Known as 300 Water Street, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Fabio Disla and Arnold Green DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$319,768.90, 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 Fabio Disla and Arnold Green

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$319,768.90 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1029-2016r SUR
JUDGEMENT NO. 1029-2016
AT THE SUIT OF Federal
National Mortgage Association
("Fannie Mae") vs Fredy A.
Delarosa, aka Fredy Delarosa
and Yanis Guiliamo De
Delarosa DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 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.
2016-01029
ISSUED TO PLAINTIFF:
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION ("FANNIE
MAE")
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN lot,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot No. 1781, Section No. 5, as
is more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot Book Volume 24, Page 50.
BEING KNOWN AS: 1781
Manchester Drive, a/k/a 253
Manchester Drive Bushkill, Pa
18324
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Fredy A.
DeLaRosa, A/K/A Fredy
DeLaRosa and Yanis Guilamo
DeLaRosa
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT): PARCEL
IDENTIFICATION NO:
196.04-06-69, CONTROL #: 06-0-103460
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 Fredy A. Delarosa, aka Fredy Delarosa and Yanis Guiliamo De Delarosa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$397,764.85, 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 Fredy A. Delarosa, aka Fredy Delarosa and Yanis Guiliamo De Delarosa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$397,764.85 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue Ste. 7
Secane, PA 19018
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1058-2016r SUR JUDGEMENT NO. 1058-2016 AT THE SUIT OF ESSA Bank & Trust vs Preston Crossman and Kathleen Crossman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Lackawaxen, County of Pike, and State of Pennsylvania, more particular described as follows:
BEING Lot Number 13, in

the subdivision of Ledgeview Division, Section VIII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at page 107-108, on November 17, 1970. The subdivision is now known as Fawn Lake Forest, BEING the same premises which Scott J. Blakesley and Karen D. Blakesley, husband and wife by Deed dated August 17, 2004, and recorded on August 17, 2004 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Record Book 2064, Page 723, granted and conveyed unto Preston Crossman and Kathleen Crossman, husband and wife. Property is improved.
Tax ID/Assessment No.: 05-0-009.04-02-11
Pin/Control No.: 05-0-025790
ALL THAT CERTAIN lot, piece or parcel of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, Being Lot No. 12, Section No. 8, as shown on a map or plan of Fawn Lake Forest on file in the Record of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book Volume 8, Page 107 and 108. BEING the same premises which Peter P. Sabecky and Mary Ellen Sabecky by Deed dated April 28, 2005, and recorded on May 11, 2005 in the Office of the Recorder of Deeds in and for the County of Pike, Commonwealth of Pennsylvania in Record Book 2108, page

2101, granted and conveyed unto Preston Crossman and Kathleen Crossman.
(Land Only)
Tax ID/Assessment No.: 05-0-009.04-02-10.001
Pin/Control No.: 05-0-075029

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Preston Crossman and Kathleen Crossman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$244,550.18, 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 Preston
Crossman and Kathleen
Crossman DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$244,550.18 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Newman Williams Mishkin et al
172 Monroe St.
PO Box 511
Stroudsburg, PA 18360-0511
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1107-2015r SUR
JUDGEMENT NO. 1107-2015
AT THE SUIT OF Quicken
Loans, Inc. vs Dennis E.
O'Brien DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Tax Id Number(s): 060038810

Land Situated in the Township
of Lehman in the County of
Pike in the State of PA
ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF
LAND SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE, AND
COMMONWEALTH
OF PENNSYLVANIA,
BEING LOT 69, SECTION
17, STONY HOLLOW
VILLAGE, WIINONA
LAKES, AS SHOWN
ON A PLAN OF LOTS
RECORDED IN THE
OFFICE OF THE
RECORDER OF DEEDS M
AND FOR THE COUNTY
OF PIKE, IN PLOT BOOK
VOLUME 13, PAGE 68.

Commonly known as: 4227
Stony Hollow Drive, East
Stroudsburg, PA 18302

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Dennis E. O'Brien
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$160,510.41,
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 Dennis E. O'Brien DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,510.41 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1134-2015r SUR JUDGEMENT NO. 1134-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Eric Goldbarb DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 2015-01134
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: 06-063135
PROPERTY ADDRESS 197 Saw Creek Bushkill, PA 18324
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Eric Goldfarb
ATTORNEY'S NAME: Robert W. Williams, Esquire
SHERIFF'S NAME: Pike County Sheriff

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eric Goldbarb DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,064.66, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Eric Goldbarb
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$129,064.66 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E1 Stow Road
Marlton, NJ 08053-3108
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

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

NO 1247-2015r SUR
JUDGEMENT NO. 1247-2015
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as Trustee
for the Certificateholders of
CWABS, Inc., Asset-Backed
Certificates, Series 2006-8
vs Angie Welsh and Gerald
Welsh DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land situate
in the Township of Dingman,
County of Pike and State
of Pennsylvania, being Lot
No. 1679, Section J, Pocono
Mountain Woodland Lakes
Corp., on file in the Recorder's
Office at Milford, Pennsylvania
in Plot Book No. 12, Page 33.
BEING Parcel Number 018086,
Map Number 111.03-03-05
BEING PROPERTY
ADDRESS 156 Hawthorne
Drive, Milford, PA 18337
BEING the same premises
which Brendan T. O'Connor, by
deed dated November 20, 1987
and recorded in the Recorder
of Deeds Office in and for
Pike County, Pennsylvania on
November 24, 1987 in Book

1190, Page 159 granted and conveyed unto Gerald Welsh and Angie Welsh, his wife, as tenants by the entireties, the survivor of them, and the heirs and assigns of such survivor.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Angie Welsh and Gerald Welsh DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$311,317.66, 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 Angie

Welsh and Gerald Welsh DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$311,317.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1310-2015r SUR JUDGEMENT NO. 1310-2015 AT THE SUIT OF Wells Fargo Bank, NA vs. Andrew Casanova aka Andrew G. Casanova & Debra Casanova aka Debra Christine Casanova DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution

No. 1310-2015
Wells Fargo Bank, NA
v.
Andrew Casanova a/k/a Andrew
G. Casanova
Debra Casanova a/k/a Debra
Christine Casanova
owner(s) of property situate
in the LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being 760 Tink
Wig Court a/k/a 103 Tink Wig
CT, Hawley, PA 18428
Parcel No. 011.01-01-04.004-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$287,833.94
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Andrew Casanova aka Andrew
G. Casanova & Debra Casanova
aka Debra Christine Casanova
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$287,833.94,
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 Andrew
Casanova aka Andrew G.
Casanova & Debra Casanova
aka Debra Christine Casanova
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$287,833.94 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1565-2015 SUR
JUDGEMENT NO. 1565-2015
AT THE SUIT OF Primary

Residential Mortgage, Inc
vs. Pedro Rabassa, Jr. aka
Peter Rabassa and Ramona
R. Rabassa DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 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 situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot or Lots No. 1551, Section
No. 8, 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 21, Page 8.
UNDER and SUBJECT to the
covenants, charges, reservations,
conditions, restrictions and
requirements set forth in the
above recited deed recorded in
the aforesaid Recorder's Office
and which shall be deemed
to run with the land herein
described. The said covenants,
restrictions, reservations,
conditions and requirements
shall apply to all lots conveyed
by Lehman-Pike Development
Corporation for single family

residential dwelling purposes
but not to other lands of
Lehman-Pike Development
Corporation which may be
designated by Lehman-Pike
Development Corporation for
other purposes.

HAVING erected thereon
a dwelling known as 1551
Woodbridge Dr. E., Bushkill,
PA 18324.

TAX MAP NO. 196.02-04-25.
CONTROL NO. 06-0-074982
BEING the same premises
which Sheryl A. Rosen, single,
by Deed dated 06/17/2013
and recorded 06/19/2013 in
the Recorder's Office of Pike
County, Pennsylvania, in Deed
Book Volume 2282, Page 945,
granted and conveyed unto
Pedro Rabassa a/k/a Peter
Rabassa and Ramona Rabassa,
his wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Pedro Rabassa, Jr. aka Peter
Rabassa and Ramona R. Rabassa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$158,391.36,
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 Pedro Rabassa, Jr. aka Peter Rabassa and Ramona R. Rabassa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,391.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc. PC
215 Fourth Avenue
Pittsburg, PA 15222
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1576-2015r SUR JUDGEMENT NO. 1576-2015 AT THE SUIT OF Ditech

Financial LLC f/k/a Green Tree Servicing, LLC vs Deborah J. May DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, in a tract known as 'Friendly Acres' surveyed for Charles Swezy, October 25, 1971, by George E. Ferris, R.S., being more particularly bounded and described as follows:

BEGINNING at a point in the center of a 50 foot wide private roadway and utility right of way of the tract known as Friendly Acres, said point of beginning being a common corner of Lots Nos. 77 and 78 and in line of Lot No. 42; thence along the common line dividing Lots No. 77 and 78 South 67° 25' West, 437.5 feet to a corner, said corner being a common corner of Lots Nos. 77 and 78, 91 and 92; thence along the common dividing line dividing Lots Nos. 78 and 91 North 21° 59' West, 198 feet to a corner, said corner being a common corner of Lots Nos. 78, 79, 90 and 91; thence

along the common line dividing Lots Nos. 78 and 79 North 67° 25' East, 436.3 feet to a corner in the center of the first mentioned private roadway and utility right of way; thence along the center of the same and along the common line of Lot No. 78 with Lots Nos. 41 and 42 South 22° 11' East, 198 feet to the point or place of BEGINNING.
CONTAINING 1.98 acres be the same more or less.
BEING Lot No. 78 on the tract known as Friendly Acres.
BEING the same premises which Meadow Creek, Inc., by Deed dated November 18, 2005 recorded November 22, 2005, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2145, Page 2022, conveyed unto Jerome J. May and Deborah J. May.
Jerome J. May departed this life on September 19, 2013
BEING known as Lot 78 Friendly Acres, Lackawaxen, PA 18425 n/k/a 136 Friendship Drive, Hawley, PA 18425
TAX PARCEL: #046.01-01-74
IMPROVEMENTS:
Residential property.

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

JUDGMENT ON THE AMOUNT OF \$301,729.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Deborah J. May DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$301,729.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian, Esq.
1310 Industrial Blvd., 1st Floor,
Ste. 101
Southampton, PA 18966
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT

OF EXECUTION
 ISSUED OUT OF THE
 COURT OF COMMON
 PLEAS, PIKE COUNTY,
 CIVIL DIVISION, TO
 EXECUTION NO 1703-2015r
 SUR JUDGEMENT NO.
 1703-2015 AT THE SUIT
 OF Wells Fargo Bank, NA
 as Trustee for the Certificate
 Holders of Asset-Backed
 Pass-Through Certificates,
 Series 2005-WCW2 vs Delia
 Ullmann Nagy aka Delia
 Ullman Nagy DEFENDANTS,
 I WILL EXPOSE TO
 SALE OF PUBLIC
 VENDUE OR OUTCRY
 IN THE PIKE COUNTY
 ADMINISTRATION
 BUILDING, 506 BROAD
 STREET, MILFORD, PA
 18337 ON WEDNESDAY
 January 18, 2017 at 11:00 AM
 PREVAILING TIME IN THE
 AFORENOON OF SAID
 DATE:

LEGAL DESCRIPTION
 ALL THOSE CERTAIN
 piece, parcels and tracts 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:
 Lots 15ABC, Block B-8, as
 set forth on a 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
 Plat book 3, Page 238 on March
 27, 1963.

Being Lot 16ABC, Block
 B-8, as set forth on a 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
 Plat Book 3, Page 238 on March
 27, 1963.

BEING Parcel Number
 02-0-032518, Map Number
 162-02-10-01

BEING PROPERTY
 ADDRESS 120 Outer Drive,
 Dingmans Ferry, PA 18328
 BEING the same premises
 which George J. Wiltshire, by
 deed dated May 19, 2001 and
 recorded in the Recorder of
 Deeds Office in and for Pike
 County, Pennsylvania on June 6,
 2001 in Book 1885, Page 1727
 granted and conveyed unto Delia
 Ullman Nagy.

THE SALE IS MADE BY
 VIRTUE OF A WRIT OF
 EXECUTION ISSUED BY
 THE PROTHONOTARY OF
 THE COMMONWEALTH
 OF PENNSYLVANIA
 TO Delia Ullmann Nagy
 aka Delia Ullman Nagy
 DEFENDANTS, OWNER,
 OR REPUTED OWNERS
 OF THE AFORESAID
 REAL PROPERTY FOR
 EXECUTION UPON A
 JUDGMENT ON THE

AMOUNT OF \$149,687.30,
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) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Delia Ullmann
Nagy aka Delia Ullman Nagy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$149,687.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Delia Ullman Nagy aka Delia
Ullman Nagy
120 Outer Drive
Dingmans Ferry, PA 18328
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE
January 18, 2017
BY VIRTUE OF WRIT
OF EXECUTION

ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1771-2015r
SUR JUDGEMENT NO.
1771-2015 AT THE SUIT
OF Wells Fargo Bank, NA vs
Kelly Lloyd, as administrator
of the Estate of Barry Lee
Lloyd, aka Barry L. Lloyd,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 18, 2017 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot 218, Section B, Evergreen
Drive and Orchard Lane, as
shown on a Plan of Lots, Lake
Wallenpaupack Estates, Section
2, dated January 15, 1970, by
Harry F. Schoenagel, R.S.
Scale 1' = 100', as recorded in
the Office fo the Recorder of
Deeds in and for Pike County,
Pennsylvania, in Plat Book 7,
Page 215, on the 12th day of
March 1970, said map being
incorporated by reference
herewith as if attached hereto.

BEING THE SAME PREMISES which Timberland Development Corporation, by its certain deed dated December 16, 1987 and recorded December 16, 1987 in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book 1199, at Page 061, granted and conveyed unto, Patricia A. Franco, in fee.

BEING THE SAME PREMISES which Patricia A. Franco and Jose G. Franco, her husband, by their certain deed of even date and intending to be simultaneously recorded herein in the Office of the Recorder of Deeds in and for Pike county, Pennsylvania, granted and conveyed unto Barry Lloyd, a married man, in fee, the mortgagor herein.

TOGETHER WITH unto the Mortgagee herein, its successors and assigns, all rights, liabilities, and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as set forth in the Chain of Title. Reference may be had to said deeds or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

BEING the same premises which Patricia A. Franco and Jose G. Franco, by Deed dated July 28, 2000 and recorded August 1, 2000, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1859, Page

2264, conveyed unto BARRY LLOYD, a married man.
BEING KNOWN AS: 100 ORCHARD LANE, LAKE WALLENPAUPACK, PA 18426
TAX PARCEL # 084.02-04-75
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kelly Lloyd, as administrator of the Estate of Barry Lee Lloyd, aka Barry L. Lloyd, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$55,802.58, 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 Kelly Lloyd, as administrator of the Estate of Barry Lee Lloyd, aka Barry L. Lloyd, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$55,802.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
12/23/16 · 12/30/16 · 01/06/17

SHERIFF SALE

January 18, 2017

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1838-2015r SUR JUDGEMENT NO. 1838-2015 AT THE SUIT OF Wilmington Savings Fund Society, FSB, dba Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT vs Kwesi T. Ramsey aka Kwesi T. Ramsy DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY January 18, 2017 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 situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 63, 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, No. 12 at Page No. 130.

BEING Parcel Number 06-0-042405, Map Number 192.03-02-27

BEING PROPERTY ADDRESS 7 Saw Creek Estates, Bushkill, PA 18324 BEING the same premises which Stephen M. Cummings and Gaetina M. Cummings, his wife, by deed dated September 21, 2004 and recorded in the Recorder of Deeds Office in and for Pike County, Pennsylvania on March 21, 2005 in Book 2099, Page 1351, and Instrument Number 200500004568 granted and conveyed unto Kwesi Ramsey, single.

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Kwesi T. Ramsey aka Kwesi
T. Ramsy DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$177,354.22,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kwesi T.
Ramsey aka Kwesi T. Ramsy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$177,354.22 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454
12/23/16 · 12/30/16 · 01/06/17

