

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### ESTATE NOTICE

Estate of William E.  
Hendrian, Late of Milford,  
Pennsylvania.

Letters Testamentary on the above estate having been granted to Thomas W. Hendrian, 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 St., Milford, PA 18337  
03/15/13 • 03/22/13 • **03/29/13**

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### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF ANGELA MARIE MASTER a/k/a ANGELA M. MASTER**, late of 237 Roemerville Road, Greentown,

Pike County, Pennsylvania (died February 13, 2013), to John H. Master a/k/a John Hubert Master, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

03/15/13 • 03/22/13 • **03/29/13**

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### EXECUTRIX'S NOTICE

ESTATE OF Aileen  
E. Weiland late of Greene  
Township, Pike County,  
Pennsylvania, deceased.

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

Lynn Kaupp  
405 Sawmill Rd.  
Greentown, PA 18426  
Carol Renz  
108 Kichline Lane  
Windgap, PA 18091  
Co-Executrix

03/15/13 • 03/22/13 • **03/29/13**

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### ADMINISTRATRIX'S NOTICE

ESTATE OF George H.  
Eckerson Sr. late of Dingman  
Twp Pike County, Pennsylvania,  
deceased.

Letters of administration

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

Patricia Eckerson  
161 Bayberry Drive  
Milford, PA 18337  
Administratrix

03/22/13 • 03/29/13 • 04/05/13

**EXECUTOR'S NOTICE**

ESTATE OF Kathleen A. Regis late of 119 Green Acres Lane, Milford, PA 18337, Pike County, Pennsylvania, deceased.

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

Chris M. Hallman  
6626 Golden Oak Lane  
Avon, IN 46123  
Executor

03/22/13 • 03/29/13 • 04/05/13

**ADMINISTRATRIX'S NOTICE**

ESTATE OF Marianne Del Tufo, late of Milford, Pike County, Pennsylvania, deceased.

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

Diane Yourish  
196 Sand Shore Road  
Budd Lake, NJ 07828

Administratrix  
03/29/13 • 04/05/13 • 04/12/13

**IN THE COURT OF  
COMMON PLEAS  
COUNTY OF PIKE  
COMMONWEALTH OF  
PENNSYLVANIA  
JOHN C. TURNER  
2 DOGWOOD DRIVE  
LAWRENCEVILLE, NJ**

**08648**

**Plaintiff**

**Vs.**

**JAMES A. LYONS and  
MARGARET LYONS**

**Their heirs, successors, assigns,  
executors, administrators, and  
all persons claiming by, through  
or under them**

**Defendants**

**ACTION TO QUIET TITLE  
351- Civil - 2013**

.....  
**NOTICE TO DEFEND**

.....

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, by entering personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned the if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by plaintiff. **YOU MAY LOSE MONEY OR PROPERTY**

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

Legal Services of Northeastern  
Pennsylvania  
729 Monroe Street  
Stroudsburg, PA 18360- 2116- 29  
(570) 424- 5338

**IN THE COURT OF  
COMMON PLEAS  
COUNTY OF PIKE  
COMMONWEALTH OF  
PENNSYLVANIA  
JOHN C. TURNER  
2 DOGWOOD DRIVE  
LAWRENCEVILLE, NJ**

**08648**

**Plaintiff**

**Vs.**

**JAMES A. LYONS and  
MARGARET LYONS**

**Their heirs, successors, assigns,  
executors, administrators, and  
all persons claiming by, through  
or under them**

**Defendants**

**ACTION TO QUIET TITLE  
351- Civil - 2013**

.....  
**COMPLAINT IN QUIET  
TITLE**  
.....

AND NOW, comes the  
Plaintiff, **JOHN C. TURNER**,  
by and through his Attorneys,

**Spall, Rydzewski, Anderson,  
Lalley & Tunis P.C., by  
Leatrice A. Anderson, Esquire,**  
and files the following Action  
to Quiet Title, whereof the  
following is a true and correct  
statement, to wit:

1. That the Plaintiff, John  
C. Turner, with a principal  
address of 2 Dogwood Drive,  
Lawrenceville, NJ 08648, is an  
adult individual.
2. The Defendants, James A.  
Lyons and Margaret Lyons, are  
presumed to be and therefore  
averred to be adult individuals.
3. The property equitably owned  
by Plaintiff and the subject of the  
Deed is described as follows:  
**ALL THAT CERTAIN** lot  
or parcel of land situate in the  
Township of Lackawaxen,  
County of Pike, and  
Commonwealth of Pennsylvania,  
bounded and described as  
follows:  
**BEING** shown and designated  
as: Lot No. 625R, previously  
being known and designated as:  
**PARCEL ONE:** Lot No. 625  
on a certain map or plan of  
lots entitled, "Subdivision of  
Masthope Rapids, Section Four,  
Masthop Mountain Village,  
Masthope Rapids, Inc., Owner  
and Developer, Lackawaxen  
Township, Pike County,  
Pennsylvania, dated April,  
1973 and revised April 3, 1975,  
prepared by Edward C. Hess  
Associates, Inc., Stroudsburg,  
Pennsylvania, Scale being 1"  
= 100'", recorded September  
17, 1974 in the Recorder's  
Office, Milford, Pike County,  
Pennsylvania, in Plat Book Vol.

12, Page 20.

**PARCEL TWO:** Lot No. 626 Section 4, as shown on a map or plan of Masthope Rapids, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania.

4. The Defendants, James A. Lyons and Margaret Lyons are prior owners of Parcel Two of the property. Defendants' deed from their prior ownership is recorded in Record Book 1139, Page 120.

5. The Defendants failed to make the required property tax payments and the property was exposed for tax sale in 1996 and subsequently purchased by the Plaintiff.

6. The whereabouts of Defendants James A. Lyons and Margaret Lyons are unknown and all notices sent to them have been returned unsigned or unclaimed. Attached as Exhibit "A" are the Certified Mailings addressed to James A. Lyons and Margaret Lyons at 91 Woodhull Landing Road, Sound Beach NY, 11789, dated July 27, 2012, each marked "Unclaimed"

7. The Plaintiff now seeks to extinguish any and all alleged right, title or interest that the Defendants, or their heirs, executors, administrators, successors or assigns and all persons claiming by, through or under them, shall hold, own or claim.

**WHEREFORE**, the Plaintiff prays this Honorable Court to enter:

(a) An Order barring forever the right of the Defendants and

their successors, heirs, assigns, executors and administrators from asserting any right, title or interest in and to premises; and (b) An Order decreeing the Plaintiff is the owner in fee simple free of any encumbrances of Defendants of the premises herein described.

By:

Leatrice A. Anderson,  
Esquire

I.D. # 88401

Attorney for Plaintiff

2573 Route 6

Hawley, PA 18428

(570) 226-6229

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### SHERIFF SALES

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

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### SHERIFF SALE

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 88-2010 SUR JUDGEMENT NO. 88-2010 AT THE SUIT OF Wells Fargo Bank, NA. as Trustee for the Certificateholders of LMT 2006-9 vs. Richard C. Dmochowski 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 88-2010  
WELLS FARGO BANK, N.A.  
AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS  
OF LMT 2006-9

vs.

RICHARD C.

DMOCHOWSKI

owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
149 RODEO DRIVE,  
HAWLEY, PA 18428-2824  
Parcel No.: 107.03-03-26  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$202,619.88

Attorneys for Plaintiff:

Phelan Hallinan & Schmiegl, LLP

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

AMOUNT OF \$202,619.88,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard C.  
Dmochowski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$202,619.88 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiegl LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**  
**April 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 357-2012 SUR JUDGEMENT NO. 357-2012 AT THE SUIT OF PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation vs. Henry A. Cotterill, Jr. aka Henry A. Cotterill aka Henry Albert Cotterill, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 357-2012

PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION

vs.

HENRY A. COTTERILL, JR A/K/A HENRY A. COTTERILL A/K/A HENRY ALBERT COTTERILL, JR

owner(s) of property situate in the TOWNSHIP OF WESTFALL, Pike County, Pennsylvania, being 118 POND DRIVE, MATAMORAS, PA 18336-2306 Parcel No.: 067.00-01-19

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$92,897.46  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmiegel, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Henry A. Cotterill, Jr. aka Henry A. Cotterill aka Henry Albert Cotterill, Jr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92,897.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



IN EXECUTION AS THE  
PROPERTY Henry A.  
Cotterill, Jr. aka Henry A.  
Cotterill aka Henry Albert  
Cotterill, Jr DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$92,897.46 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
381-2011 SUR JUDGEMENT  
NO. 381-2011 AT THE  
SUIT OF Deutsche Bank  
National Trust Company,  
as Trustee for the registered  
holders of the Soundview Home  
Loan Trust 2006-NLC1,  
Asset-Backed Certificates,  
Series 2006-NLC1 vs. Lisa A.  
Leonawicz 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  
April 17, 2013 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 221  
Sunrise Drive, Milford, PA  
18337  
PARCEL NUMBER:  
12201.05.02001  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lisa A. Leonawicz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,874.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Lisa A.  
Leonawicz DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$115,874.72 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices PC  
Woodcrest Corporate Center  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
397-2010 SUR JUDGEMENT  
NO. 397-2010 AT THE  
SUIT OF The Bank of New  
York Mellon F/K/A The  
Bank of New York as Trustee  
for the Certificateholders of  
BVMBS 2005-02 vs. Philip  
Reich 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot 30ABS, Block B-70, as  
set forth on a Plan of Lots  
- Birchwood Lakes, Section  
10, Delaware Township, Pike  
County, Pennsylvania dated  
August 1985 by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania  
and filed in the Office for the  
Recording of Deeds in and for  
the Pike County, Pennsylvania,  
in Plot Book 4, Page 167 on  
August 23, 1985.

Being the same premises  
which John M. Seeward, by  
Indenture dated June 25, 1975  
and recorded in the Recorder of  
Deeds, in and for the County of  
Pike, aforesaid, in Deed Book  
Volume 4, page 187 &c., granted  
and conveyed unto Kenneth  
Carney and Dolores Carney,  
husband and wife, in fee.

Title to said Premises vested in



Philip Reich, as tenants by the entireties by Deed from Dolores Carney dated 03/07/05 and recorded 03/11/05 in the Pike County Recorder of Deeds in Book 2098, Page 355.

Being known as 117 Persimmon Drive, Dingmans Ferry, PA 18328

Tax Parcel Number:  
02-0-027314

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Philip Reich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$82,109.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Philip Reich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,109.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Associates LLC  
220 Lake Dr. East, Ste 301  
Cherry Hill, NJ 08002  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 507-2012 SUR JUDGEMENT NO. 507-2012 AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. vs. Richard M. Toma aka Richard Toma aka Richard Mark Toma & Donna Toma 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 507-2012 CIVIL

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

vs.

RICHARD M. TOMA A/K/A  
RICHARD TOMA A/K/A  
RICHARD MARK TOMA  
DONNA TOMA

owner(s) of property situate  
in the TOWNSHIP OF

DINGMAN, Pike County,  
Pennsylvania, being

184 LAKEWOOD DRIVE,  
MILFORD, PA 18337-7727

Parcel No.: 136.01-01-35  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$79,828.07

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Richard M. Toma aka Richard  
Toma aka Richard Mark Toma  
& Donna Toma  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$79,828.07,  
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 Richard M.  
Toma aka Richard Toma aka  
Richard Mark Toma & Donna  
Toma DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$79,828.07 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiegl LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**  
**April 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 546-2006r SUR JUDGEMENT NO. 546-2006 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-0PT1, Asset Backed pass-through Certificates, Series 2005-0PT1 vs David A. Marr a/k/a David Marr and Ilona F. Marr a/k/a Ilona Marr 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 546-06  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, SERIES 2005-0PT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-0PTI  
vs.  
DAVID A. MARR A/K/A DAVID MARR  
ILONA F. MARR A/K/A ILONA MARR  
owner(s) of property situate

in the BOROUGH OF MATAMORAS, Pike County, Pennsylvania, being 401 AVENUE G, MATAMORAS, PA 18336-1303  
Parcel No.: 083.10-02-46  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$237,680.77  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David A. Marr a/k/a David Marr and Ilona F. Marr a/k/a Ilona Marr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,680.77, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David A. Marr a/k/a David Marr and Ilona F. Marr a/k/a Ilona Marr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,680.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 670-2010r SUR JUDGEMENT NO. 670-2010 AT THE SUIT OF GMAC Mortgage, LLC vs Debra C. Ciannella and Thomas J. Demeis, JR DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 670-2010-CIVIL  
GMAC MORTGAGE, LLC  
vs.

DEBRA C. CIANNELLA  
THOMAS J. DEMEIS, JR  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
227 FOREST DRIVE A/K/A  
2418 HEMLOCK FARMS,  
LORDS VALLEY, PA 18428  
Parcel No.: 107.04-05-88  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$328,385.49  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Debra C. Ciannella  
and Thomas J. Demeis, JR  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$328,385.49 ,  
PLUS COSTS & INTEREST.  
THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Debra  
C. Ciannella and Thomas J.  
Demeis, JR DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$328,385.49 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiege  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 680-2009r SUR  
JUDGEMENT NO. 680-2009  
AT THE SUIT OF Bank  
of America, NA vs William  
A. Adams, III and Susan B.  
Adams 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN LOT,  
PARCEL, OR PIECE OF  
GROUND SITUATE IN THE  
TOWNSHIP OF LEHMAN,  
COUNTY OF PIKE, AND  
COMMONWEALTH OF  
PENNSYLVANIA, BEING  
LOT NUMBER 34, THE  
GLEN AT TAMIMENT  
PHASE 2, SECTION 1,  
AS DESIGNATED ON  
THE PLAT ENTITLED  
“FINAL PLAN, PHASE 2,  
SECTION 1, THE GLEN”  
DULY RECORDED IN THE  
RECORDER’S OFFICE AT  
MILFORD PENNSYLVANIA  
IN PLAT BOOK 25 AT  
PAGE 132.

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

record.

Being known as:  
34 THE GLEN @  
TAMIMENT, BUSHKILL,  
PENNSYLVANIA 18324.

Title to said premises is vested in William A. Adams, III and Susan B. Adams by deed from Boris Kandov and Nina Kandov, husband and wife, and Michail Kandov and Yaffa Kandov, husband and wife, dated January 13, 2006 and recorded February 28, 2006 in Deed Book 2161, Page 1142.

TAX I.D. #: 188.03-03-16

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William A. Adams, III and Susan B. Adams DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$320,465.47, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William A. Adams, III and Susan B. Adams DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$320,465.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
03/22/13 • 03/29/13 • 04/05/13

**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 851-2012r SUR JUDGEMENT NO. 851-2012 AT THE SUIT OF Wells Fargo Bank, NA, s/b/m/t Wells Fargo Bank Southwest, NA f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB vs Dominique McCole, in her



capacity as heir of Michael J. McCole, deceased Unknown heirs of Michael J. McCole 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING lot 1ABC, Block B-23, Section 4 (erroneously cited as Black 023 in previous deeds) as set forth on a Plat of Lots-Birchwood Lakes, Section 4, Delaware Township, Pike County, Pennsylvania, dated November 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 4, Page 40 on January 1964.

BEING the same premises that Maureen McCole, by Deed dated 10/01/2004 and recorded 10/19/2004 in the County of Pike (in Book 2074

Page 2027)/ (as Document No. 200400020450) granted and conveyed unto Michael McCole and Barbara Murray, his/her heirs and assigns, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dominique McCole, in her capacity as heir of Michael J. McCole, deceased unknown heirs of Michael J. McCole deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$117,488.07, 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 Dominique  
McCole, in her capacity as  
heir of Michael J. McCole,  
deceased unknown heirs of  
Michael J. McCole, deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$117,488.07 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Federman & Assoc.  
305 York Road, Ste. 300  
Jenkintown, PA 19046  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
868-2010r SUR JUDGEMENT  
NO. 868-2010 AT THE  
SUIT OF HSBC Bank USA,  
National Association, as  
Trustee under the Pooling and  
Servicing Agreement Dated  
as of May 1, 2006, Fremont  
Home Loan Trust 2006-A  
vs Robert T. O'Donnell,  
JR DEFENDANTS, I  
WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA

18337 ON WEDNESDAY  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
HSBC Bank USA, National  
Association, as Trustee under  
the Pooling and Servicing  
Agreement Dated as of May  
1, 2006, Fremont Home Loan  
Trust 2006-A  
Plaintiff

v.  
ROBERT T. O'DONNELL,  
JR  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 868-2010-CIVIL

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 163

Crocus Lane, Milford, PA  
18337

PARCEL NUMBER:

03-0-018253

IMPROVEMENTS:

Residential Property

UDREN LAW OFFICES, P.C.

S/ Attorney for Plaintiff

PA ID NO: 206228

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert T. O'Donnell, JR DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$211,403.45, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert T. O'Donnell, JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$211,403.45 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1055-2012r SUR JUDGEMENT NO. 1055-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Kristopher S. Young and Kimberly J. Young 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

BEING LOT 9, SECTION  
1, ENTITLED 'COUNTRY  
CLUB WOODS, C.H.L.M,  
MILFORD, PA., DINGMAN  
TOWNSHIP, PIKE  
COUNTY, PA SCALE 1  
INCH = 100 FEET, MAY  
25, 1973, EDWARD C.  
HESS ASSOCIATES, INC.,  
AND RECORDED IN THE  
RECORDER OF DEEDS  
OFFICE OF PIKE COUNTY,  
PENNSYLVANIA, IN PLAT  
BOOK 10, AT PAGE 160.

PARCEL No. 125.00-01-056

BEING known and numbered  
as 110 Pleasant Lane, Milford,  
PA, 18337-9561.

BEING the same premises  
which Bank of New York, as  
Trustee for the Certificateholders  
of CWABS 2004-01 by  
Countrywide Home Loans, Inc.,  
its Attorney In Fact by Power  
of Attorney recorded 6/11/2002  
Bk 1930 Pg 2053 Instrument  
#200200008839, by Deed dated  
November 2, 2007 and recorded

November 7, 2007 in and for  
Pike County, Pennsylvania,  
in Deed Book Volume 2256,  
Page 51, granted and conveyed  
unto Kristopher S. Young and  
Kimberly J. Young, husband and  
wife, as tenants by the entireties

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kristopher S. Young  
and Kimberly J. Young  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$186,203.18,  
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 Kristopher S. Young and Kimberly J. Young DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,203.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1140-2012 SUR JUDGEMENT NO. 1140-2012 AT THE SUIT OF BANK OF AMERICA, NA S/B/M/T BAC HOME LOANS SERVICING LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. Warren D. Branch 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1140-2012  
BANK OF AMERICA, N.A  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, L.P. F/K/A  
COUNTRYWIDE HOME  
LOANS SERVICING, L.P.  
vs.  
WARREN D. BRANCH  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT 1289 SAW CREEK  
A/K/A 1330 SAW CREEK  
EST, BUSHKILL, PA 18324  
Parcel No.: 192.02-03-65  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$307,924.79  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Warren D. Branch DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$307,924.79, 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 Warren D.  
Branch DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$307,924.79 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1151-2012 SUR

JUDGEMENT NO. 1151-2012  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs. Michael  
Dickmeyer and Joan Marlene  
Dickmeyer 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1151-2012  
NATIONSTAR  
MORTGAGE, LLC  
vs.

MICHAEL DICKMEYER  
JOAN MARLENE  
DICKMEYER

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
1601/7 WOODBRIDGE  
DRIVE, A/K/A 88 SAW  
CREEK ESTATES,  
BUSHKILL, PA 18324-9403  
Parcel No.: 196.02-05-48  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$126,292.36  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF



EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Dickmeyer and  
Joan Marlene Dickmeyer  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$126,292.36,  
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 Michael  
Dickmeyer & Joan Marlene  
Dickmeyer DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$126,292.36 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiegl LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1232-2012r SUR  
JUDGEMENT NO. 1232-2012  
AT THE SUIT OF PNC Bank,  
National Association vs Richard  
A. Knapp 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO: 1232-2012  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,  
vs  
RICHARD A. KNAPP,  
Defendant.

LEGAL DESCRIPTION

ALL that certain parcel of land situated in the County of Pike, Commonwealth of Pennsylvania, being known and designated as Lot 534, Section 1, Pocono Ranch Lands, according to Plat Book 7, Page 155, Pike County Records.

HAVING erected thereon a dwelling known as 534 Goldfinch Road, Bushkill, PA 18324.

PARCEL NO. 06-0-042908.

BEING the same premises which Richard A. Knapp and Jaime Knapp, husband and wife, by Deed dated 7/27/2011 and recorded 8/8/2011, in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2368, Page 1341, granted and conveyed unto 201100006241.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard A. Knapp DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$272,299.07, 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 Richard A. Knapp DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$272,299.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburgh, PA 15222  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**  
**April 17, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1265-2012 SUR

JUDGEMENT NO. 1265-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, NA s/b/m/t Chase  
Home Finance, LLC vs. Richard  
N. Genovesi, Jr. aka Richard  
Genovesi 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1265-2012 CIVIL  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER  
TO CHASE HOME  
FINANCE, LLC

vs.  
RICHARD N. GENOVESI,  
JR A/K/A RICHARD  
GENOVESI

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
103 WESTFALL DRIVE,  
DINGMANS FERRY, PA  
18328-4188

Parcel No.: 175.02-04-17  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$145,920.70  
Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard N. Genovesi,  
Jr. aka Richard Genovesi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$145,920.70,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Richard  
N. Genovesi, Jr. aka Richard  
Genovesi DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$145,920.70 PLUS COSTS  
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1267-2012r  
SUR JUDGEMENT NO.  
1267-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Dave  
E. Clark, JR DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

LOT NO. 220, STAGE VI,

Pine Ridge as shown on plan of  
Lots recorded in the Office of  
the Recorder of Deeds in and for  
Pike County, Pennsylvania in  
Plot Book Volume 10, Page 74.

TAX PARCEL # 193.02-03-19

BEING KNOWN AS: 220  
Segatti Circle, Bushkill, PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Dave E. Clark, JR  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$143,916.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Dave E.  
Clark, JR DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$143,916.78 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1272-2010r SUR  
JUDGEMENT NO. 1272-2010  
AT THE SUIT OF Chase  
Home Finance, LLC vs Michael  
Bandelt 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
ALL THAT CERTAIN lot,

piece or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
follows:

Tract(s) No. (s) 6021, section  
no. XVII, Conashaugh Lakes, as  
shown on plat or map recorded  
in the office of the Recorder of  
Deeds of Pike County in Plat  
Book 19, Page 1.

Together with, unto the grantee  
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 above Deed  
from Bald Hill, Inc. dated July  
26, 1980 and recorded in Pike  
County Deed Book Volume  
733, at Page 258, reference  
may be had to said Deed or the  
recording thereof for any and all  
purposed 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 known as: 4209  
CONASHAUGH  
LAKE, MILFORD,  
PENNSYLVANIA 18337.

Being the same property which  
Michael Bandelt and Linda  
Witting, as joint tenants, by  
their deed dated 11/18/06  
and recorded 3/30/07 in the  
Recorder's Office of Pike  
County, Pennsylvania, at Deed  
Book Volume 2225 and Page

67, granted and conveyed unto Michael Bandelt.

NOTE: Michael Bandelt and Linda Witting originally obtained property via deed from Bosh Construction, LLC, dated 11/19/03 and recorded 11/25/03 at Deed Book Volume 2020 and Page 51.

TAX I.D. #: 121.02-01-66

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Bandelt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$294,222.45, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Bandelt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$294,222.45 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1277-2012 SUR JUDGEMENT NO. 1277-2012 AT THE SUIT OF JPMORGAN CHASE BANK, NA S/B/M/T CHASE HOME FINANCE, LLC vs. Stephen Daby & Dina Ilardi 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 April 17, 2013 at 11:00 AM



PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1277-2012

JPMORGAN CHASE BANK,  
N.A. S/B/M TO CHASE  
HOME FINANCE, LLC.

vs.

STEPHEN DABY  
DINA ILARDI

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
102 BLACKBIRD COURT,  
MILFORD, PA 18337

Parcel No.: 123.01-02-66  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$217,473.34

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Stephen Daby & Dina Ilardi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$217,473.34,  
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  
Stephen Daby & Dina Dardi  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$217,473.34 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1278-2010r SUR  
JUDGEMENT NO. 1278-2010

AT THE SUIT OF HSBC  
Mortgage Services, Inc. vs  
Lawrence Chester and Savitri  
D. Chester 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 125 BLOSS  
ROAD, CANADENSIS,  
PENNSYLVANIA 18325.

ALL THAT CERTAIN piece  
or parcel of land located and  
situate in Greene Township,  
Pike County, Pennsylvania more  
particularly described as being  
Lot No. 12, as set forth on a map  
or plan of lots entitled "Final  
Subdivision Plan - Bloss Acres"  
as prepared by Gary Packer,  
Professional Land Surveyor,  
Honesdale, Pennsylvania dated  
February 22, 1986 and recorded  
in the Office of Recorder of  
Deeds in and for Pike County in  
Plat Book Volume 24, at page  
37.

Together with unto the grantee  
herein, their heirs and assigns, in  
common with the grantor herein,  
its successors and assigns, the  
right to use the private roadways  
as shown on the recorded map.

UNDER and SUBJECT to as

certain declaration of covenants  
and restrictions pertaining to  
land known as Bloss Estates  
Subdivision dated 30th day June  
1986 and recorded in the office  
of the Recorder of Deeds in and  
for Pike County in Deed Book  
1052, at page 320.

Under and Subject to the  
conditions, exceptions and  
reservations as are contained in  
prior deeds forming the chain of  
title.

Being the same property  
acquired by Lawrence Chester  
and Savitri D. Chester, by Deed  
recorded 09/21/2005, of record  
in Deed Book 2133, Page 1101,  
in the Office of the Recorder of  
Pike County, Pennsylvania.

Title to said premises is vested in  
Lawrence Chester and Savitri D.  
Chester by deed from Robert E.  
Hewitt, Sr. and Kathleen Hewitt  
dated August 28, 2005 and  
recorded September 21, 2005 in  
Deed Book 2133, Page 1101.

TAX I.D. #: 04-0-108863  
Alternate Property I.D.:  
142.00-02-03.008

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lawrence Chester  
and Savitri D. Chester  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$288,782.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lawrence Chester and Savitri D. Chester DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$288,782.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1439-2012r SUR JUDGEMENT NO. 1439-2012 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Citigroup Mortgage Loan Trust, Series 2005-OPT4, Asset Backed Pass-Through Certificates, Series 2005-OPT4 vs Christine Strohmeier 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

All those two certain tracts, pieces and parcels of land situate in the Borough of Matamoras, County of Pike and State of Pennsylvania, bounded and described as follows:  
Parcel I:

Lot number one hundred and six (106) fronting on Second Street, formerly Kidder, and bounded on the South by Second Street, on the East by Lot Number

One Hundred Thirteen (113) on the rear by an alley, and on the West six by Lot Number One Hundred One (101) Being fifty feet wide in front and rear, and One Hundred feet in depth.

Parcel II:

Beginning on the North West corner, at the intersection of west side of Avenue "D" (formerly Post Street), and the north side of Second, (formerly Kidder Street), and running thence westerly along the north side of Second Street, fifty (50) feet; thence at right angles and northerly along the line of Lot No. 106, one hundred feet to an alley-way; thence at right angles and along said Southerly line of said alley-way and parallel to Second Street, fifty (50) feet to the westerly side of Avenue "D" thence southerly and along the westerly side of Avenue "D" one hundred (100) feet to the place of beginning.

Improved with a house and garage.

Tax ID- 083.06-02-26

For information purposes only -  
property a/k/a  
703 Second St.  
Matamoras, PA 18336

TITLE TO SAID PREMISES IS VESTED IN Christine Strohmeier by Deed from Joyce E. Aumick, dated 4/5/2005, recorded 4/11/2005 in Book 2103, Page 621, Instrument No. 200500005869.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine Strohmeier DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,339.82, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christine Strohmeier DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,339.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
Mt. Laurel, NJ 08054  
03/22/13 • 03/29/13 • 04/05/13

**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1509-2012 SUR JUDGEMENT  
NO. 1509-2012 AT THE  
SUIT OF Bank of America,  
NA s/b/m/t BAC Home Loan  
Servicing, LP f/k/a Countrywide  
Home Loans Servicing, LP vs  
Lawrence E. Cuccio & Laura  
L. Darcy 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1509-2012  
BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP F/K/A  
COUNTRYWIDE HOME

LOANS SERVICING, LP.  
VS.  
LAWRENCE E. CUCCIO  
LAURA L. DARCY  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
205 BUCK RUN,  
DINGMANS FERRY, PA  
18328-9206  
Parcel No.: 175.04-01-10  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$181,582.77  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lawrence E. Cuccio  
& Laura L. Darcy  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$181,582.77,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY Lawrence E. Cuccio & Laura L. Darcy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,582.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1563-2012 SUR JUDGEMENT NO. 1563-2012 AT THE SUIT OF PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation, d/b/a Century 21 Mortgage vs. Robert J. Kintner 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1563-CIVIL-2012 PHH MORTGAGE CORPORATION, F/K/A CENDANT MORTGAGE CORPORATION, D/B/A CENTURY 21 MORTGAGE

vs.

ROBERT J. KINTNER  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 1107 SAW CREEK ESTATES, BUSHKILL, PA 18324-9486

Parcel No.: 192.04-04-50  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$82,119.88  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert J. Kintner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID



REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$82,119.88, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY Robert J. Kintner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,119.88 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**  
**April 17, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1582-2012 SUR JUDGEMENT NO. 1582-2012 AT THE SUIT OF Wells Fargo Bank, NA vs. Kristin A. Digennaro 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1582-2012 WELLS FARGO BANK, N.A. vs. KRISTIN A. DIGENNARO owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 203 ASPEN ROAD, A/K/A 5 ASPEN ROAD, DINGMAN'S FERRY, PA 18328 Parcel No.: 149.04-09-21 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$51,759.44 Attorneys for Plaintiff: Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kristin A. Digennaro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$51,759.44, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kristin A. Digennaro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$51,759.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1604-2012r SUR JUDGEMENT NO. 1604-2012 AT THE SUIT OF U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of BEAR Stearns Asset Backed Securities I LLC, Asset Backed-Certificates, Series 2005-HE12 vs Leslianne Johnson 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Lackawaxen, County of Pike, and

Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:

BEING shown and designated  
as Lot No. 258 on a certain  
map or plan of lots entitled,  
“Subdivision of Masthope  
Rapids, Section 3, Powder  
Horn Park, Masthope Rapids,  
Inc., Owner & Developer,  
Lackawaxen Township, Pike  
County, Pennsylvania, dated  
July 10, 1973 and revised April  
3, 1974 and May 13, 1974,  
prepared by Edward C. Hess  
Associates, Inc., Stroudsburg,  
Pennsylvania, Scale being 1” =  
100’”, recorded June 5, 1974 in  
the Recorder’s Office, Milford,  
Pike County, Pennsylvania, in  
Plat Book Volume 11, Page 42.

TAX PARCEL # 009.04-03-47

Parcel Number:  
County: 05-0-022686

BEING KNOWN AS: 100  
Pioneer Court, Lackawaxen PA  
18435

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Leslianne Johnson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$134,993.90,

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 Leslianne  
Johnson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$134,993.90 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 market Street  
Philadelphia, PA 19106-1532  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**  
**April 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1636-2012r SUR  
JUDGEMENT NO. 1636-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, NA as Acquirer of  
Certain Assets and Liabilities  
of Washington Mutual Bank  
from the Federal Deposit  
Insurance Corporation Acting  
as receiver f/k/a Washington  
Mutual Bank, FA a Federal  
Association vs Darrin K.  
Dobrowolski and Leah L.  
Dobrowolski 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this  
Commitment is described as  
follows:

Lot No. 210 in Tanglewood  
Lakes, Palmyra Twp., Pike  
County, Pennsylvania

ALL THAT CERTAIN lot of  
land in Palmyra Township, Pike  
County, Pennsylvania, known  
and designated as Lot Number  
210, on Map 4 of Plan of Lots  
prepared for Tanglewood Lakes,  
Inc. by Harry F. Schoenagel,  
Registered Surveyor, dated May  
28, 1969 and recorded in the  
office of the Recorder of Deeds

for Pike County in Plat Book  
Number 7, at Page 185.

TAX PARCEL # 10-0-012213

MAP # 087.01-02-13

BEING KNOWN AS: 210 Big  
Bear Drive, Greentown, PA  
18426

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Darrin K. Dobrowolski  
and Leah L. Dobrowolski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$129,437.30,  
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 Darrin K. Dobrowolski and Leah L. Dobrowolski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,437.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group, PC  
701 Market Street  
Philadelphia, PA 19106-1532  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1736-2012r SUR JUDGEMENT NO. 1736-2012 AT THE SUIT OF Bank of America, NA as successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs Christopher Barie and Robert T. Barie 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

April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1736-2012  
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

vs.

**CHRISTOPHER BARIE  
ROBERT T. BARIE**

owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being  
118 DOGWOOD ROAD,  
DINGMANS FERRY, PA  
18328-4213

Parcel No.: 149.04-09-80  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment amount: \$187,479.14  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Barie and Robert T. Barie DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,479.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Barie and Robert T. Barie DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,479.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1747-2012r SUR JUDGEMENT NO. 1747-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7 vs Joseph Garofalo, Jr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

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

Parcel 1: BEGINNING at the southwest corner of a lot recently sold to William Craig, Jr. and Elizabeth B. Craig, his wife, thence along the line of lands



of said Lot south 59 degrees east 188 feet to a corner at side of public road; thence along the Public Road leading from Shepherd's Corners to Milford South 56 degrees west 155 feet to a corner, thence through the land of the grantors herein north 66 degrees west 104 feet to the line of lands of the John Emery Estate; thence along the line of the said Emery Estate north 24 degrees east 155 feet to the place of beginning.

The within description is in accordance with a draft of survey marked "Map of Land of Francis Kern, Fred C. Schoenagel, R.S. County Surveyor Bearings of 1945 Scale 1" = 40.

**UNDER AND SUBJECT** to the rights of others to use a certain woods road which lies along the fourth course in the above description, to wit: "North 24 degrees east 155 feet" in common, however, with the grantees herein, their heirs and assigns.

The grantors herein, their heirs and assigns, also reserve the right and privilege to use the aforesaid woods road for purposes of ingress, egress, regress from the public highway to other lands of the grantors herein.

Parcel 2: BEGINNING at a stake for a corner on the westerly line of land of William Craig, Jr. and Lucy Elizabeth Craig, his wife, former grantors herein, said stake being also the present

northwesterly corner of Land of Carl F. Fuder and Helen M. Fuder, his wife, former Grantees herein; thence along the westerly line of land of former grantors, north 24 degrees 00 minutes East 15.0 feet to a stake for a corner, thence cutting land of the former grantors, south 59 degrees 00 minutes east 94.0 feet to a stake for a corner, thence still cutting land of the former grantors, south 24 degrees 00 minutes west 15.0 feet to the southerly line of former grantors; thence along same north 59 degrees 00 minutes west 94.0 feet to the place of beginning. Courses are of the magnetic meridian of 1945. The foregoing description is in accordance with a draft of survey made by John E. Edraney, R.S. May 4, 1968, said draft being entitled "Plan Showing Survey of Exchange of Parcels of Land between Carl F. Fuder and William Craig along State Road No. 51001 in Delaware Township, Pike County, Penna. Surveyed and drawn by John E. Edraney, R.S. May 4, 1968."

Parcel 3: BEGINNING at the southwest corner of lands of lot sold to Carl Fuder; thence along the line of lands of Carl Fuder south 66 degrees east 104 feet to a corner at the public road; thence along the public road south 56 degrees West 4 feet and south 30 degrees 45 minutes west 96 feet to a corner, thence along line of lands about to be conveyed to William K. Hollingsworth north 67 degrees

west 89.6 feet to the line of lands of the Rachel Emery Estate; thence along the line of lands of said Emery Estate north 24 degrees east 100 feet to the place of beginning. The with in description is in accordance with a draft of survey marked "Lands of Fiancis Kern, Fred C. Schoenagel. Bearings of 1945. Scale f- 50"

TOGETHER with, unto the grantees herein, their heirs and assigns, the right and privilege to use a certain woods road which is not located, on the grounds, and of the width now in use, which leads from the Public Highway known and commonly called the back road to Milford, to and across lots or tracts of land now owned by Carl Fuder and William Craig, Jr., and wife, to the lot herein conveyed for the purpose of ingress, egress and regress, to and from said lot and said public highway, in common, however, with the grantors herein, their heirs and assigns. Tax ID No. 162.02-16-08

For information purposes only -  
property a/k/a  
941 Milford Road  
Dingmans Ferry, PA 18328

Title to said premises is vested in Joseph Garofalo, Jr., married individual, by deed from Joseph Garofalo, Jr. and Maryann Garofalo, husband and wife, dated 2/25/2004 and recorded 3/3/2004 in Book 2034, Page 994 as Instrument No. 200400003646.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph Garofalo, Jr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92,926.76, 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 Joseph Garofalo, Jr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$92,926.76 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
Mt. Laurel, NJ 08054  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1749-2012r SUR  
JUDGEMENT NO. 1749-2012  
AT THE SUIT OF U.S.  
Bank National Association,  
as Trustee of the Security  
National Mortgage Loan  
Trust 2006-2 vs Collix D.  
Waterton 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  
April 17, 2013 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(s) Number 58, Stage X, Pine  
Ridge, as shown on Plot of Pine  
Ridge, Inc., Stage X, recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plot  
Book Volume 12 at Page 100 on  
January 10, 1975.

Together with all rights and  
privileges and under and subject  
to the covenants, exceptions,  
conditions, reservations and  
restrictions as of record.

Parcel#: 193.04-01-59

Property Address: 58 Cramer  
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 Collix D. Waterton  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$129,357.00,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Collix D.  
Waterton DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$129,357.00 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 1906  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1816-2012r SUR  
JUDGEMENT NO. 1816-2012  
AT THE SUIT OF PNC  
Bank, National Association vs  
Blanca E. Saldana and Lepin  
Saldana 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
PNC Bank, National  
Association  
Plaintiff

v.  
BLANCA E. SALDANA  
LEPIN SALDANA  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1816-2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 1902  
Pine Ridge, Bushkill, PA 18324  
PARCEL NUMBER:

193.04-01-21  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Katherine E. Knowlton, Esq  
PA ID 311713

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Blanca E. Saldana and Lepin Saldana DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,175.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Blanca E. Saldana and Lepin Saldana DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,175.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1827-2012 SUR JUDGEMENT NO. 1827-2012 AT THE SUIT OF GMAC Mortgage LLC vs. David P. Santini a/ka/ David Santini & Teresa Lynn Keene-Santini 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All those certain piece, parcel or 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:

Beginning at a found iron bar, said bar forming common point between Lot 30, Block B-67, Stage 9, Lot 29, Block B-67, Section 9 in the Easterly right of way of Spruce Drive as shown on a plan of Lots, Birchwood Lakes, Section 9, Delaware Township, Pike County, Pennsylvania, dated June 1964 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book 4, Page 68, on July 14, 1964; thence along the common boundary between said Lots 29 & 30, South forty-eight degrees, zero (00) minutes East, one hundred fifty (150) feet to a point; thence South forty-two degrees, zero (00) minutes West, seventy-five (75) feet to a point; thence traversing the common boundary between Lots 28 & 29, North forty-eighty (48) degrees, zero (00) minutes West, one hundred fifty (150) feet to a point on the Easterly right of way line of said Spruce Drive; thence traversing along the said Easterly right of way line of Spruce Drive, North forty-two (42) degrees, zero (00) minutes East, seventy-five (75) feet to the point and place of beginning.

Said survey done in accordance with a map of Lot 29ABC, as done by Gary J. Williams, Registered Land Surveyor by survey dated February 28, 1979 and set forth as File No. 79-106.

Lots 29ABC, Block B-67, as set forth on a Plan of Lots Birchwood Lakes, Section 9, Delaware Township, Pike County, Pennsylvania, dated June 1964 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 4 Page 68 on July 14, 1964.

Being Control No. 02-0-029127, Map No. 162.02-08-51

Being known as Lot 29, Block B-67, Section 9, Birchwood Lakes, Dingmans Ferry, PA 18328

Being the same premises which First Union National Bank by indenture bearing the 22nd day of November, 1999 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 30th day of November, 1999 in Deed Book Volume 1824 Page 781, granted and conveyed unto Donald McLean, grantor herein.

Together with all rights of way and under and subject to the covenants, reservations, restrictions and conditions as set



forth in the chain of title.

Being known as 212 Spruce Drive, Dingmans Ferry, PA 18328  
Control Number: 02-0-029127  
Map No. 162.02-08-51

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David P. Santini a/ ka/ David Santini & Teresa Lynn Keene-Santini DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$151,521.02, 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 David P. Santini a/ka/ David Santini & Teresa Lynn Keene-Santini DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$151,521.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Associates LLC  
220 Lake Dr. East, Ste 301  
Cherry Hill, NJ 08002  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1863-2012r SUR JUDGEMENT NO. 1863-2012 AT THE SUIT OF U.S. Bank, National Association, as Trustee for C-BASS 2006-CB7 Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-CB7 vs Michael Mongioi and Stacey Mongioi 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
U.S. Bank, National Association,  
as Trustee for C-BASS  
2006-CB7 Trust, Mortgage  
Loan Asset-Backed Certificates,  
Series 2006-CB7  
Plaintiff

v.  
MICHAEL MONGIOI  
STACEY MONGIOI  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1863-2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 107  
Hobblebush Court, Milford, PA  
18337  
PARCEL NUMBER:

03-0-019556  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff

PAIGE M. BELLINO,  
ESQUIRE  
PA ID 309091

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Mongioi  
and Stacey Mongioi  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$369,784.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Mongioi and Stacey Mongioi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$369,784.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1898-2012 SUR JUDGEMENT NO. 1898-2012 AT THE SUIT OF Metlife Home Loans, a Division of Metlife Bank, NA vs Barbara A. Dunlap 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1898-2012

METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

vs.

BARBARA A. DUNLAP

owner(s) of property situate in the TOWNSHIP OF BLOOMING GROVE, Pike County, Pennsylvania, being 109 HORSESHOE LANE, HAWLEY, PA 18428

Parcel No.: 133.01-02-84  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$159,116.35

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Barbara A. Dunlap DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,116.35, 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 Barbara A. Dunlap DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,116.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiege LLP  
1617 JFK Blvd. Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1901-2012r SUR JUDGEMENT NO. 1901-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT4, Asset-Backed

Certificates, series 2006-OPT4 vs Michael Leiner and Darlene Leiner 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT4, Asset-Backed Certificates, Series 2006-OPT4 v.

DARLENE LEINER  
MICHAEL LEINER  
Plaintiff  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1901-2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DELAWARE, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 139  
Sandstone Drive, Dingmans  
Ferry, PA 18328  
PARCEL NUMBER:  
168.04-05-18  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Michael Leiner and Darlene  
Leiner DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,309.70,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Leiner and Darlene Leiner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$165,309.70 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1902-2012r SUR  
JUDGEMENT NO. 1902-2012  
AT THE SUIT OF PNC  
Bank, National Association  
vs Alice P. Bailey and Paul  
L. Bailey 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
PNC Bank, National  
Association  
Plaintiff

v.  
ALICE P. BAILEY  
PAUL L. BAILEY  
Defendant(s)

COURT OF COMMON  
PLEAS  
CNIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1902-2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,

PENNSYLVANIA:  
BEING KNOWN AS 249  
Wickes Road, Bushkill, PA  
18324

PARCEL NUMBER:  
06-0-105402  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
ELIZABETH L WASSALL,  
ESQ  
PA ID 77788

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Alice P. Bailey and Paul L.  
Bailey DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$144,487.32,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alice P. Bailey and Paul L. Bailey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,487.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
03/22/13 • 03/29/13 • 04/05/13

**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1903-2012r SUR JUDGEMENT NO. 1903-2012 AT THE SUIT OF PNC Bank, National Association vs Rita M. Conklin, Eddie J. Hotaling, Jr and Kimberly Hotaling 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 April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
PNC Bank, National  
Association  
Plaintiff

v.  
RITA M. CONKLIN  
KIMBERLY HOTALING  
EDDIE J. HOTALING, JR.  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1903-2012

SHORT DESCRIPTION FOR ADVERTISING  
ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF LACKAWAXEN, PIKE COUNTY, PENNSYLVANIA: BEING KNOWN AS 41 Ridgewood Circle, Rowland, PA 18457

PARCEL NUMBER:  
05-0-104198  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
ATTORNEY FOR  
PLAINTIFF  
SALVATORE CAROLLO,  
ESQUIRE  
PA ID 311050

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Rita M. Conklin,  
Eddie J. Hotaling, Jr  
and Kimberly Hotaling  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$263,759.41,  
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 Rita M.  
Conklin, Eddie J. Hotaling,  
Jr and Kimberly Hotaling  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$263,759.41 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
03/22/13 • 03/29/13 • 04/05/13

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**SHERIFF SALE**

**April 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2154-2007  
SUR JUDGEMENT NO.  
2154-2007 AT THE SUIT  
OF JPMORGAN CHASE  
BANK, NA S/B/M/T CHASE  
HOME FINANCE, LLC vs.  
John Devilliers & Karen L.  
Devilliers 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  
April 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2154-2007  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
S/B/M TO CHASE HOME  
FINANCE, LLC

vs.

JOHN DEVILLIERS  
KAREN L. DEVILLIERS  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
120 ARROWOOD DRIVE,  
DINGMANS FERRY, PA  
18328

Parcel No.: 149.04-14-36  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$207,029.23  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John Devilliers  
& Karen L. Devilliers  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$207,029.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John  
Devilliers & Karen L. Devilliers  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$207,029.23 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
03/22/13 • 03/29/13 • 04/05/13

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