

LEGAL NOTICES

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

ESTATE NOTICES

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

**ESTATE NOTICE
NOTICE IS HEREBY**

GIVEN, that Letters Testamentary have been issued in the Estate of Roger J. DeMany, a/k/a Roger John DeMany, who died on September 22, 2012, late resident of 106 Gumbletown Road, Paupack, PA 18451, to Sandra S. DeMany, Executrix of the Estate, residing at 106 Gumbletown Road, Paupack, PA 18451. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Law Offices of HOWELL, HOWELL & KRAUSE, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL,

ESQUIRE

**ATTORNEY FOR THE
ESTATE**

11/02/12 • 11/09/12 • **11/16/12**

EXECUTRIX NOTICE

Estate of ROBERT A. MCHALE, a/k/a ROBERT MCHALE, late of Milford Borough, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: Carol A. LaRocca, 8 Waterford Circle, Washingtonville, NY 10992; Attorney for ESTATE; Nicholas A Barna, Esq., 831 Court Street, Honesdale, PA 18431

11/02/12 • 11/09/12 • **11/16/12**

ESTATE NOTICE

Estate of Rose Marie Ciancitto, late of Delaware Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Dominic Ciancitto, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337.

11/09/12 • **11/16/12** • 11/23/12

ESTATE NOTICE

Estate of Leonard R.

Sampson, late of Borough of Matamoras, Pike County, Pennsylvania, deceased.

LETTERS

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

Eunice H. Sampson,
Executrix
c/o Lara Anne Dodsworth, Esq.
John J. Schneider, Esq.
104 W. High Street
Milford, Pennsylvania 18337

11/09/12 • 11/16/12 • 11/23/12

EXECUTOR'S NOTICE

Estate of Mary Vellanti,
Deceased, late of Milford Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: John J. Roman, Executor, of 55 Honeyflower Drive, Yardville, NJ 08620, or to the Attorneys

for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337

John J. Roman, Executor
By: John T. Stieh, Esquire
Attorney for Executor
11/09/12 • 11/16/12 • 11/23/12

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF ROBERT M. CAVANAUGH, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Theresa M. Cavanaugh, of 101 Ridgewood Lane, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE
11/16/12 • 11/23/12 • 11/30/12

EXECUTOR NOTICE

Estate of MICHAEL F. VENDITTI, a/k/a MICHAEL VENDITTI, late of Lackawaxen Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTOR: Michael Venditti, 31 Cherry Lane, Putnam Valley, NY 10579; Attorney for ESTATE; Nicholas A. Barna, Esq. 831 Court Street, Honesdale, PA 18431.

11/16/12 • 11/23/12 • 11/30/12

ESTATE NOTICE

Estate of Betty W.

Hendrian, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Thomas Hendrian, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337
11/16/12 • 11/23/12 • 11/30/12

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW**

**HIGHLAND FOREST
HOMES, INC., Plaintiff**

vs.

**VICTORIA'S
MANAGEMENT GROUP,
LLC and its heirs, executors,
administrators, devisees, or
assigns, and all other persons
claiming any right, title or
interest in or to the herein
described real property other
than Plaintiffs, whose identity
or identities is unknown,
Defendants.**

**No. 1182 - 2011
ACTION TO QUIET TITLE
TAX SALE**

.....
**MOTION FOR JUDGMENT
TO THE HONORABLE
JUDGES OF THE
AFORESAID COURT:**

1. Plaintiff, HIGHLAND
FOREST HOMES, INC.,

instituted the within action by the filing of their Complaint July 14, 2011;

2. Service of the Complaint was made permitted by the Court via publication which was made on March 1, 2012;

3. More than twenty days have elapsed since service of the Complaint via publication, and no Answer has been filed thereto.

4. Attached hereto as Exhibit "A" and incorporated herein by reference thereto is the Affidavit of Counsel required by Pa. R.C.P. 1066(a).

WHEREFORE, Plaintiff pray Your Honorable Court to enter Judgment in its favor quieting title to the subject property.

RESPECTFULLY
SUBMITTED,
GALASSO, KIMLER &
MUIR, P.C.

By: _____

Christopher R. Kimler,
Esquire

Attorney for Plaintiff
PA Atty. ID No. 91488
308 West Harford Street
Milford, PA 18337
(570) 296-2363

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
HIGHLAND FOREST
HOMES, INC., Plaintiff**

vs.

**VICTORIA'S
MANAGEMENT GROUP,
LLC; ISABEL CACHO;
and their heirs, executors,**

administrators, devisees, or assigns, and all other persons claiming any right, title or interest in or to the herein described real property other than Plaintiffs, whose identity or identities is unknown, Defendants.

**No. 1186 – 2011
ACTION TO QUIET TITLE
TAX SALE
MORTGAGE**

.....
**MOTION FOR JUDGMENT
TO THE HONORABLE
JUDGES OF THE
AFORESAID COURT:**

1. Plaintiff, HIGHLAND FOREST HOMES, INC., instituted the within action by the filing of their Complaint July 14, 2011;

2. Service of the Complaint was made permitted by the Court via publication which was made on March 1, 2012;

3. More than twenty days have elapsed since service of the Complaint via publication, and no Answer has been filed thereto.

4. Attached hereto as Exhibit "A" and incorporated herein by reference thereto is the Affidavit of Counsel required by Pa. R.C.P. 1066(a).

WHEREFORE, Plaintiff pray Your Honorable Court to enter Judgment in its favor quieting title to the subject property.

RESPECTFULLY
SUBMITTED,
GALASSO, KIMLER &
MUIR, P.C.

By: _____
Christopher R. Kimler,
Esquire
Attorney for Plaintiff
PA Atty. ID No. 91488
308 West Harford Street
Milford, PA 18337
(570) 296-2363

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL DIVISION**

**HIGHLAND FOREST
HOMES, INC., Plaintiff,
vs.**

**VICTORIA'S
MANAGEMENT GROUP,
LLC; ISABEL CACHO;
and their heirs, executors,
administrators, devisees, or
assigns, and all other persons
claiming any right, title or
interest in or to the herein
described real property other
than Plaintiffs, whose identity
or identities is unknown,
Defendants.**

**No. 1186-2011 - Civil
ACTION TO QUIET TITLE**

ORDER

AND NOW, this 8th day of November, 2012, upon consideration of the Plaintiff's Motion for Judgment and the fact that the Defendants have not answered the Complaint or taken any action to defend this matter, it is hereby DECREED that:

1) The Defendants shall have thirty (30) days from the date of

this Order in which to contest the entering of Judgment in this matter;

2) If such action is not taken within the thirty-day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in land situated in Lackawaxen Township, Pike County, known as Lot 399, section 6, as shown on a plan of Falling Waters at Masthope on file in the Office of the Recorder of deeds in and for the County of Pike, in Pat Book Volume 16, Page 18-34.

3) If such action is not taken within the thirty-day period, the Prothonotary on Praecept of the Plaintiff shall enter final judgment and the Plaintiff is thereby authorized to record the same at their expense as a conveyance from the Defendants to themselves with the Recorder of Deeds of Pike County, Pennsylvania;

4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the Defendants, as provided by previous Order of Court.

BY THE COURT
s/ Hon. Gregory H. Chelak, J.

cc: Christopher Kimler, Esq.
Victoria's Management Group,
LLC
Isabel Cacho

IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW

NO. 1255-2012
NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE

OneWest Bank, FSB, Plaintiff
vs. Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title, or Interest From
or Under George Dietrich
a/k/a George Dietrick a/k/a
George L. Dietrick, Deceased,
Jeanette Dietrick, Personal
Representative of the Estate of
George Dietrich a/k/a George
Dietrick a/k/a George L.
Dietrick and Estate of George
Dietrick a/k/a George Dietrick
a/k/a George L. Dietrick,
Deceased, c/o Jeanette Dietrick,
Personal Representative,
Defendant(s)

TO: George Dietrich a/k/a
George Dietrick a/k/a George
L. Dietrick, Deceased and
Any and All Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title, or
Interest From or Under George
Dietrich a/k/a George Dietrick
a/k/a George L. Dietrick,
Deceased, Defendant(s), whose
last known address is 1178
Pine Ridge, Bushkill, PA a/k/a
142 Cranberry Drive (Lehman
Township), Bushkill, PA 18324.

COMPLAINT
IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, OneWest Bank, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas

of Pike County, Pennsylvania, docketed to NO. 1255-2012, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1178 Pine Ridge, Bushkill, PA a/k/a 142 Cranberry Drive (Lehman Township), Bushkill, PA 18324, whereupon your property would be sold by the Sheriff of Pike County.

NOTICE:

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that 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 the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD**

TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Pike County Lawyer Referral Service, Pike County Commissioner's Office, Pike County Admin. Bldg., 506 Broad St., Milford, PA 18337, 570.296.7613. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Alan M. Minato, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Amy Glass, Kassia Fialkoff, Elizabeth L. Wassall & Agnes Mombrun, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

**IN THE COURT OF
COMMON PLEAS OF
PIKE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO.1423-2012
NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE**

The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms

or Associations claiming Right, Title or Interest From or Under Daniel S. Denton, Deceased, Susan L. Denton and Daniel S. Denton, Deceased, Defendant(s) TO: Daniel S. Denton, Deceased and Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Daniel S. Denton, Deceased, Defendant(s), whose last known addresses are 7 Oak Court, Dingmans Ferry, PA 18328 and 7 Winchester Avenue, Budd Lake, NJ 07828.

**COMPLAINT
IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, The Bank of New York Mellon f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-3, has filed an Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Pike County, Pennsylvania, docketed to NO.1423-2012, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 7 Oak Court, Dingmans Ferry, PA 18328, whereupon your property would be sold by the Sheriff of Pike County.

**NOTICE
YOU HAVE BEEN SUED IN
COURT.** If you wish to defend

against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that 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 the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.** Lawyers Referral Service, Pike County Commissioner's Office, Pike County Administration Bldg., 506 Broad St., Milford, PA 18337. 570.296.7613. Mark

J. Udren, Stuart Winneg,
Lorraine Gazzara Doyle, Alan
M. Minato, Sherri J. Braunstein,
Salvatore Carollo, Paige M.
Bellino, Harry B. Reese, Kassia
Fialkoff, Elizabeth L. Wassall,
Agnes Mombrun & Elana B.
Flehinger, Attys. for Plaintiff,
Udren Law Offices, P.C., 111
Woodcrest Rd., Ste. 200, Cherry
Hill, NJ 08003, 856.669.5400

SHERIFF SALES

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

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
85-2012 SUR JUDGEMENT
NO. 85- 2012 AT THE
SUIT OF WAYNE BANK
vs. EILEEN B. VINCENT
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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

DESCRIPTION

ALL THAT CERTAIN lot
or parcel of land situate in
Blooming Grove Township, Pike
County, Pennsylvania, known
and designated as Lot 244 N. on
map 5N of plan of Lots prepared
for Tanglewood Lakes, Inc., by
Harry F. Schoenagel, Registered
Surveyor, dated January 29,
1974 as recorded in the Office of
the Recorder of Deeds of Pike
County in Plat Book 12, page
36.

PARCEL NO. 056.02-04-23

BEING the same premises
which Steven P. Parisi and
Colleen Parisi, his wife, by
Indenture dated December
13, 2002 and recorded January
22, 2003 in the Office of the
Recorder of Deeds in and for the
County of Pike in Deed Book
1963 Page 1772, granted and
conveyed unto Rocky Mountain
Elk Foundation.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
EILEEN B. VINCENT
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$14,370.53,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED BY
THE SHERIFF NOT LATER
THAN THIRTY (30) DAYS
AFTER THE SALE AND
THAT DISTRIBUTION
WILL BE MADE IN
ACCORDANCE WITH
THAT SCHEDULE, SEIZED
AND TAKEN IN
EXECUTION AS THE
PROPERTY OF EILEEN B.
VINCENT DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$14,370.53 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
JEFFREY S. TREAT, ESQ
926 COURT STREET
HONESDALE, PA 18431
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
192-2012r SUR JUDGEMENT

NO. 192-2012 AT THE
SUIT OF PNC Mortgage, a
division of PNC Bank, National
Association s/b/m National City
Mortgage a division of National
City Bank of Indiana vs Edgar
Turpin 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
December 12, 2012 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 104, Stage
VII, Pine Ridge, as shown on
Plat of Pine Ridge, Inc., Stage
VII, recorded in the Office of
the Recorder of Deeds of Pike
County in Plat Book Volume 10,
Page 26 on June 10, 1973.

BEING the same premises
which Pine Ridge, Inc., a
Pennsylvania Corporation, by
indenture bearing date the 21st
day of November, 1973, and
recorded in the Office for the
Recording of Deeds in and for
the County of Pike, at Milford,
Pennsylvania on the 10th day of
December, 1973, in Deed Book
Volume 410, Page 45, granted

and conveyed unto John C. Pizzi and Betty Pizzi, his wife, in fee.

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

Lot(s) Number 105, Stage VII, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VII, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 10, Page 26 on June 20, 1973.

TAX PARCEL# 06-0-042144

BEING KNOWN AS: Lots 104 & 105 a/k/a 1093 Pine Ridge, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edgar Turpin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$309,240.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edgar Turpin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$309,240.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 264-2012r SUR JUDGEMENT NO. 264-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1, Inc. Trust 2006-HE5 vs Anthony H. Crisano, JR a/k/a Anthony H.

Crisano 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 264-2012-CIVIL

DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR MORGAN STANLEY
ABS CAPITAL I INC.
TRUST 2006-HE5

vs.

ANTHONY H. CRISANO,
JR A/K/A ANTHONY H.
CRISANO

owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being

684 SAW CREEK ESTATES,
BUSHKILL, PA 18324-9444
Parcel No.: 196.04.07-45
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$234,740.55

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
Anthony H. Crisano, JR
a/k/a Anthony H. Crisano
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,740.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Anthony
H. Crisano, JR a/k/a Anthony
H. Crisano DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$234,740.55 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
278-2011r SUR JUDGEMENT
NO. 278-2011 AT THE
SUIT OF Wells Fargo Bank,
NA, as trustee for securitized
asset backs receivables LLC
Trust 2006-0P1, Mortgage
Pass-Through Certificates,
Series 2006- OP1vs vs Nelita
C. Moorhead and Ritchie R.
Moorhead 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
December 12, 2012 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

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

Lot 19, Section 1, of Twin Lake
Woods, Shohola Township, Pike
County, PA and recorded in the
Office of the Recorder of Deeds
in and for Pike County, PA in
Plat Book 59 page 2, on June 23,
1981.

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

Tax ID No.: 12-0-078-00-03-20

Property address: 123 Timber
Ridge Drive, Shohola, PA 18458

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Nelita C. Moorhead
and Ritchie R. Moorhead
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$315,047.68,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nelita C. Moorhead and Ritchie R. Moorhead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$315,047.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 384-2012 SUR JUDGEMENT NO. 384-2012 AT THE SUIT OF JPMC SPECIALTY MORTGAGE LLC

FKA WM SPECIALTY MORTGAGE LLC vs. TERESA KULSAR & KYLE J. SCHMIDT 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot No. 2, Block No. 5, Section No. 10, Gold Key Estates, as shown on Plat or Map of Gold Key Estates, subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat book 6, page 9.

BEING Lot No. 2, Block No. 5, Section 10, Gold Key Estates, Indian Trail.

Property known as 2219 Gold Key Estates, Milford, PA 18337.

Tax ID# 03-0-018512 (Map # 123.03-02-44)

BEING the same premises which First Horizon Home Loan Corporation, by Deed dated February 20, 2002 and recorded in the Pike County

Recorder of Deeds Office on April 2, 2002 in Deed Book 1921, page 1347, granted and conveyed unto Teresa Kulsar and Kyle J. Schmidt, as joint tenants with rights of survivorship and not as tenants in common.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO TERESA KULSAR & KYLE J. SCHMIDT DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$161,462.58, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF TERESA KULSAR & KYLE J. SCHMIDT DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$161,462.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
SHAPIRO & DENARDO, LLC
3600 HORIZON DR., STE 150
KING OF PRUSSIA, PA 19406
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 388-2012r SUR JUDGEMENT NO. 388-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Jose P. Marrufo and Nancy Marrufo 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution
No. 388-2012-CIVIL

WELLS FARGO BANK, N.A.
vs.
JOSE P. MARRUFO
NANCY MARRUFO

owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being

3613 DORSET DRIVE,
BUSHKILL, PA 18324
Parcel No.: 197.01-02-74-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$200,863.60

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 Jose
P. Marrufo and Nancy Marrufo
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,863.60,
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 Jose P.
Marrufo and Nancy Marrufo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$200,863.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 439-2012r SUR
JUDGEMENT NO. 439-2012
AT THE SUIT OF Wells
Fargo Bank, NA vs James
F. Joyce 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2012-00439

WELLS FARGO BANK, N.A.
vs.
JAMES F. JOYCE

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

137 CARIBOU ROAD,
DINGMANS FERRY, PA
18328-3108
Parcel No.: 161.03-02-09
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$182,814.82

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 James F. Joyce
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$182,814.82,
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 James F. Joyce
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$182,814.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 471-2012r SUR
JUDGEMENT NO. 471-2012
AT THE SUIT OF Wells
 Fargo Bank, NA vs Matthew
McGoldrick and Susan A.
McGoldrick 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2012-471

WELLS FARGO BANK, NA
vs.
MATTHEW MCGOLDRICK
SUSAN A. MCGOLDRICK

owner(s) of property situate
in LACKAWAXEN
TOWNSHIP, Pike County,
Pennsylvania, being

677 MAPLE LEAF ROAD,
LACKAWAXEN, PA 18435
Parcel No.: 013.04-01-05.037
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$206,835.77

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 Matthew McGoldrick
and Susan A. McGoldrick
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$206,835.77,
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 Matthew McGoldrick and Susan A. McGoldrick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$206,835.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 573-2012r SUR JUDGEMENT NO. 573-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-7 vs Jason McDonald 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 DECE. 12, 2012 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:

Lot 12abcd, Block B-17, as set forth on a Plan of Lots-Birchwood Lakes, Section 3, Delaware Township, Pike County, Pennsylvania, dated March 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for the County of Pike, State of Pennsylvania in Plat Book 3, Page 239 on March 27, 1963.

Being known as: 144
HEMLOCK DRIVE,
DINGMANS FERRY,
PENNSYLVANIA 18328.

Title to said premises is vested in Jason McDonald by deed from Richard A. Ridner dated July 27, 2004 and recorded July 27, 2004 in Deed Book 2060, Page 90.

TAX I.D. #: 162.02-06-04

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jason Mcdonald DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$97,780.86, 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 Jason Mcdonald DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$97,780.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 2080
Philadelphia, PA 19109
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 607-2012r SUR JUDGEMENT NO. 607-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC vs Gregg Korn 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 607-2012-CIVIL

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER
TO CHASE HOME
FINANCE, LLC

vs.
GREGG KORN

owner(s) of property situate
in the TOWNSHIP OF
LACKAWAXEN, Pike County,
Pennsylvania, being

101 SAINT VINCENT
POINT A/K/A, 101 SAINT
VINCENT POINT ROAD,
LACKAWAXEN, PA
18435-9614
Parcel No.: 019.00-01-19-018
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$205,849.83

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
Gregg Korn DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,849.83,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gregg Korn
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$205,849.83 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
617-2012 SUR JUDGEMENT
NO. 617-2012 AT THE
SUIT OF US BANK, NA
SUCCESSOR TRUSTEE TO
BANK OF AMERICA, NA
SUCCESSOR TRUSTEE

TO LASALLE BNAK,
NA TRUSTE FOR THE
HOLDERS OF THE
MERILL LYNCH FIRST
FRANKLIN MORTGAGE
LOAN TRUST, MORTGAGE
LOAN ASSET-BACKED
CERTIFICATES,
SERIES 206-FF18 vs.
KARL R. KETTLER, III
aka KARL KETTLER,
III DEFENDANTS, I
WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND SITUATE
IN THE TOWNSHIP OF
DELAWARE, COUNTY
OF PIKE, AND STATE
OF PENNSYLVANIA,
DESCRIBED AS FOLLOWS,
TO WIT:

LOTS 3 ABCD, BLOCK
W-404, AS SET FORTH
ON A PLAN OF LOTS -
WILD ACRES, SECTION 4,
DELAWARE TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA,
DATED FEBRUARY 1968
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 6, AT PAGE
132, ON MARCH 21, 1968.

ADDRESS: 102 RAVEN
CT; DINGMANS FERRY,
PA 18328 TAX MAP
OR PARCEL ID NO.:
169.03-03-28

1) Vested by Warranty Deed,
dated 10/17/2006, given by
Gerard A. Lisa and Patricia Lisa,
husband and wife to Karl Kettler
III and recorded 10/27/2006
in Book 2201 Page 2482
Instrument # 200600019135

Real Property Owner: Karl
Kettler III

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
KARL R. KETTLER, III
aka KARL KETTLER, III
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$174,502.95,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
KARL R. KETTLER, III
aka KARL KETTLER, III
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$174,502.95 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
MCCABE WEISBERG &
CONWAY
123 S. BROAD STREET,
STE 2080
PHILADELPHIA, PA 19109
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE
December 12, 2012**

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

TO EXECUTION NO
622-2012r SUR JUDGEMENT
NO. 622-2012 AT THE
SUIT OF Wells Fargo Bank,
NA as Trustee for Option
One Mortgage Loan Trust
2001-C, Asset Backed
Certificates, Series 2001-C vs
Virginia M. Joy and Robert
M. Joy 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All That Certain lot, or parcel
of land situate in the Township
of Lehman, County of Pike and
Commonwealth of Pennsylvania,
Being Lots 57 and 58, Section
4A, as shown on a map or plan
of Pocono Mountain Lake
Estates on file in the Recorder
of Deeds Office at Milford, Pike
County, Pennsylvania, in Plat
Book Volume 9, Page 124.

Lot 57, Section 4A and Lot
58, Section 4A are hereby
irrevocably joined together as
one lot or building site. These
lots may not be sold separately
or further subdivided without
the prior approval of Lehman
Township. The lot joinder
described herein shall constitute

a covenant running with the land.

Tax ID No. 06-0-040702

For information purposes only -
property a/k/a Lot 58 Pheasant/
Pmle/RR 1 B Bushkill, PA
18324

Title to said premises is vested
in Robert M. Joy and Virginia
M. Joy, his wife, by deed from
Robert M. Joy and Virginia M.
Joy, his wife, dated 8/31/2005
and recorded 9/14/2005 in Book
2132, Page 210.

EXHIBIT "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Virginia M. Joy and Robert
M. Joy DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$105,540.93,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Virginia M.
Joy and Robert M. Joy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$105,540.93 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5954
Mount Laurel, NJ 08054-1539
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
623-2007 SUR JUDGEMENT
NO. 623-2007 AT THE
SUIT OF DEUTSCHE
BANK NATIONAL TRUST
COMPANY, AS TRUSTEE
OF AMERIQUEST
MORTGAGE SECURITIES,
INC. ASSET BACKED
PASS-THROUGH

CERTIFICATES, SERIES 2005-R4CGM UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF MAY 1, 2005, WITHOUT RECOURSE vs. ANGIENETTE COCKRELL & DAVID COCKRELL 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

BEING Lot No. 585, Section 5, as shown on map entitled Subdivision of Section 5, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, in Plat Book No.9, Page 228.

IMPROVEMENTS consist of residential dwelling. UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and

agreements affecting the property.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses right, liberties, privileges, hereditaments and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

BEING more commonly known as 118 Weasel Road now known as 585 Weasel Road, Dingmans Ferry, PA 18328.

BEING known as Pike County Parcel No. 161.03-02-46.

BEING known as Pike County Tax Identification No. 02-0-032438.

BEING the same premises which Homecomings Financial Network granted and conveyed unto David Cockrell and Angienette Cockrell, husband and wife, by Deed dated November 22, 1999 and recorded on December 30, 1999 in the Office of the Recorder's of Deeds of Pike County, Pennsylvania in Deed Book 1831, page 453.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO ANGIENETTE COCKRELL & DAVID COCKRELL DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$161,685.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF ANGIENETTE COCKRELL & DAVID COCKRELL DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$161,685.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
RICHARD M. SQUIRE &
ASSOC. LLC
ONE JENKINTOWN
SQUARE, STE 104
115 WEST AVENUE
JENKINTOWN, PA 19046
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 629-2012r SUR JUDGEMENT NO. 629-2012 AT THE SUIT OF PHH Mortgage Corporation vs Ralph G. Cutts, Sr. and Kathleen J. Cutts 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 629-2012

PHH MORTGAGE

CORPORATION

vs.

RALPH G. CUTTS, SR
KATHLEEN J. CUTTS

owner(s) of property situate
in LACKAWAXEN
TOWNSHIP, Pike County,
Pennsylvania, being

62-2 FOREST RIDGE
DRIVE, HAWLEY, PA 18428
Parcel No.: 013.01-02-54-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$114,506.21

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 Ralph G. Cutts, Sr.
and Kathleen J. Cutts
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$114,506.21,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Ralph G.
Cutts, Sr. and Kathleen J. Cutts
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$114,506.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
647-2012r SUR JUDGEMENT
NO. 647-2012 AT THE SUIT
OF Blue Heron Woods, LLC
vs Joel A. Murphy and Kathryn
A. Murphy 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Description of Real Estate

Map Number: 044.00-03-30.020
Control/Account Number:
112798

ALL THAT CERTAIN
tract or parcel of land situate
in the Township of Blooming
Grove, County of Pike and
Commonwealth of Pennsylvania,
and further identified as Lot 142
on a subdivision map titled "Blue
Heron Woods South", which
map was recorded in the Pike
County Recorder's Office on July
25, 2008, in Map Book Volume
44, Pages 42 through 45.

BEING the same premises
which Blue Heron Woods,
LLC, by deed dated September
7, 0228 and recorded in the
Recorder's Office in and for Pike
County at Milford, Pennsylvania
in Record Book Volume 2290,
Page 34, granted and conveyed
unto Joel A. Murphy and
Kathryn A. Murphy.
UNDER AND SUBJECT
to covenants, conditions and
restrictions set forth in the above
recited deed.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joel A. Murphy and
Kathryn A. Murphy
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$57,795.92,
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 Joel A.
Murphy and Kathryn A. Murphy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$57,795.92 PLUS
COSTS AND INTEREST AS

AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard D. James, Esq.
39 North Seventh Street
Stroudsburg, PA 18360
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
690-2010 SUR JUDGEMENT
NO. 690-2010 AT THE SUIT
OF HSBC BANK USA NA,
AS TRUSTEE UNDER THE
POOLING & SERVICING
AGREEMENT DATED AS
OF DECEMBER 1, 20115
FREMONT HOME LOAN
TRUST 2005-E vs. DEBRA
K. CHIN 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

DESCRIPTION

ALL THAT CERTAIN piece,
parcel and lot of land situate,
lying and being in the Township
of Dingman, County of Pike
and State of Pennsylvania, more

particularly described as Lot
No. Sixty-Nine (69), Section
No. 3, C.H.L.M., Inc., Milford,
Pennsylvania, Owner and
Developer, Dingman Township,
Pike County, Pennsylvania,
Edward C. Hess Associates,
Inc. Stroudsburg, Pennsylvania,
9th October, 1974, Dwg. No.
72731-B, and recorded in the
Recorder of Deeds Office in Pike
County, Pennsylvania, in Plat
Book 12 at page 71.

BEING the same premises
conveyed to the Grantors herein
by Deed of EARL J. WEBB
AND THERESA M. WEBB,
his wife, dated August 28, 2004
and recorded in Pike County,
Deed Book 2068 at page 1427.

PARCEL IDENTIFICATION
NO: 03-0-103650, CONTROL
#: 125.00-01-94

BEING KNOWN AS: 319
Rambling Way, Milford, PA
18337

PROPERTY ID NO.:
125.00-0194

TITLE TO SAID PREMISES
IS VESTED IN Debra K.
Chin, an adult individual
BY DEED FROM Michael
Dimase and Deborah Dimase,
his wife DATED 11/15/2005
RECORDED 11/16/2005 IN
DEED BOOK 2144 PAGE
1563.

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
DEBRA K. CHIN
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$232,173.08,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY DEBRA K.
CHIN DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$232,173.08 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

UDREN LAW OFFICES, PC
111 WOODCREST RD,
STE 200
CHERRY HILL, NJ 08003-3620
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
706-2012r SUR JUDGEMENT
NO. 706-2012 AT THE
SUIT OF Federal National
Mortgage Association vs
Joseph A. Gallo and Kaysie
Monteleone 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET# 706-2012

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

BEING on the corner of Avenue

D and Third Street, being seventy-five (75) feet wide in front on Avenue D and in rear and one hundred fifty (150) feet in depth along the west side of Third Street.

BEING THE SAME PREMISES which CLIFFORD ALLEN and JOYCE P. ALLEN, his wife, by Indenture bearing date the 7th day of October, 1981 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 8th day of October, 1991 in Deed Book Volume 792 at Page 156, granted and conveyed unto CLIFFORD ALLEN and JOYCE P. ALLEN, his wife, in fee.

PARCEL IDENTIFICATION NO: 083.10-01-04, CONTROL #: 07-0-007206

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Gallo and Kaysie Monteleone, as joint tenants with rights of survivorship, by Deed from Clifford Allen and Joyce P. Allen, h/w, dated 04/13/2007, recorded 04/16/2007 in Book 2227, Page 526.

PROPERTY: 301 Avenue D, Matamoras, PA 18336

IMPROVEMENTS: A Residential Dwelling

TO BE SOLD AS THE PROPERTY OF: Joseph. A.

Gallo and Kaysie Monteleone
Martha E. Von Rosenstiel,
Esquire
Heather Riloff, Esquire
Attorney for Plaintiff
649 South Avenue, Unit 7
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634
Attorney I.D.#309906
#29626-PB

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph A. Gallo and Kaysie Monteleone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$172,326.70, 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 Joseph A. Gallo and Kaysie Monteleone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$172,326.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste 7
Secane, PA 19018
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 791-2008r SUR JUDGEMENT NO. 791-2008 AT THE SUIT OF Wells Fargo Bank, NA, s/b/m Wells Fargo Home Mortgage, Inc. vs Adam J. Villa and Diana Villa 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:
SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 791-2008

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

vs.
ADAM J. VILLA
DIANA VILLA

owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being

90 TAMIMENT GLENN
A/K/A LOT 90 PHASE 3
THE GLEN TAMIMENT
A/K/A

PHASE 3 LOT 90 KILI WAY,
LEHMAN, PA 18371
Parcel No.: 187.02-01-62 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$254,388.44

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
Adam J. Villa and Diana Villa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$254,388.44,
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 Adam
J. Villa and Diana Villa
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$254,388.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 816-2012r SUR
JUDGEMENT NO. 816-2012
AT THE SUIT OF Nationstar
Mortgage, LLC vs Desiree
Davila 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
December 12, 2012 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
Commonwealth of Pennsylvania,
more particularly described as
follows:

Lot Number 149, Stage VII,
Pine Ridge, as shown on Plat
of Pine Ridge, Inc., Stage VII,
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book Volume 10,
Page 126, on June 20, 1973.
BEING THE SAME
PREMISES which Victor
Cranmer and Estelle Cranmer,
H/W, by Deed dated January
30, 1991 and recorded February
15, 1991 in the Office for the
Recorder of Deeds in and

for the County of Pike and Commonwealth of Pennsylvania in Record Book Volume 360, Page 303, granted and conveyed unto William Earl Asher and Doreen A. Asher, H/W.

TAX PARCEL #:
189.03-01-38/06-0-038802

BEING KNOWN AS: 149 Pine Ridge Drive, Bushkill PA 18342

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Desiree Davila DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$150,840.02, 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 Desiree Davila DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$150,840.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 831-2009r SUR JUDGEMENT NO. 831-2009 AT THE SUIT OF The Bank of New York Mellon, as trustee for the Certificateholders CWALT, Inc., alternative loan Trust 2006-HY10 Mortgage Pass-Through Certificates, series 2006-HY10 vs Leo C. Bennett, III and Donna M. Bennett 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 831-2009

THE BANK OF NEW
YORK MELLON, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS
CWALT, INC.,
ALTERNATIVE
LOAN TRUST 2006-
HY10 MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006-HY10

vs.

LEO C. BENNETT, III
DONNA M. BENNETT

owner(s) of property situate
in BLOOMING GROVE
TOWNSHIP, Pike County,
Pennsylvania, being

115 SURREY LANE,
HAWLEY, PA 18428-0000
Parcel No.: 107.03-02-74-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$344,758.19

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 Leo C. Bennett, III
and Donna M. Bennett
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$344,758.19,
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 Leo C.
Bennett, III and Donna M.
Bennett DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$344,758.19 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmiegl
1617 JFK Blvd, Ste 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 858-2012r SUR
JUDGEMENT NO. 858-2012
AT THE SUIT OF Blue
Heron Woods, LLC vs Irene
N. Antonick 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Description of Real Estate

Map Number: 031.00.00-01-
02.027 (Lot 33)

Control/Account Number:
120492 (Lot 33)

Map Number: 031.00-01-02.028
(Lot 34)

Control/Account Number:
120493 (Lot 34)

ALL THOSE CERTAIN
tracts or parcels of land
situate in the Township of
Lackawaxen, County of Pike and
Commonwealth of Pennsylvania,
and further identified as Lots
33 and 34 on a subdivision
map titled "Blue Heron Woods
North", which map was recorded
in the Pike County Recorder's
Office on October 16, 2008, in
Map Book Volume 44, Pages
121 through 132 and also shown
on a subdivision map entitled
"Construction Drawings for
Blue Heron Woods - North
Residential Subdivision Phase V,
which map was recorded in the
Pike County Recorder's Office
on October 25, 2010 in Map
Book Volume 45, Pages 172
through 226.

BEING the same premises
which Blue Heron Woods,
LLC, by deed dated January
8, 2011 and recorded in the
Recorder's Office in and for Pike
County at Milford, Pennsylvania
in Record Book Volume 2355,
Page 823, granted and conveyed
unto Richard C. Antonick and
Irene N. Antonick.

UNDER AND SUBJECT
to covenants, conditions and
restrictions set forth in the above
recited deed.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Irene N. Antonick

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$128,372.29,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Irene N.
Antonick DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$128,372.29 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard D. James, Esq.
39 North Seventh Street
Stroudsburg, PA 18360
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
942-2012r SUR JUDGEMENT
NO. 942-2012 AT THE
SUIT OF Wells Fargo Bank,
NA vs Virginia Rose Marie
Hewitt 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 942-2012-CV

WELLS FARGO BANK, N.A.
vs.
VIRGINIA ROSE MARIE
HEWITT

owner(s) of property situate in
WESTFALL TOWNSHIP,
Pike County, Pennsylvania,
being

100 MAPLE AVENUE,
MATAMORAS, PA
18336-2023

Parcel No.: 083.18-01-37-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$223,789.71

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 Virginia Rose Marie Hewitt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$223,789.71, 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 Virginia Rose Marie Hewitt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,789.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO964-2012r SUR JUDGEMENT NO. 964-2012 AT THE SUIT OF Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Kevin E. Cusack and Devi P. Cusack a/k/a Davi P. Cusack 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

December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 964-2012

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING LP, FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
vs.
KEVIN E. CUSACK
DEVI P. CUSACK A/K/A
DAVI P. CUSACK

owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being
755 CORNWALL PLACE,
BUSHKILL, PA 18324
Parcel No.: 192.04-03-81
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$176,157.29

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
Kevin E. Cusack and Devi P.
Cusack a/k/a Davi P. Cusack

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$176,157.29,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kevin
E. Cusack and Devi P.
Cusack a/k/a Davi P. Cusack
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$176,157.29 PLUS
COSTS AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1025-2012r SUR JUDGEMENT NO. 1025-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLc vs Hildegarde M. Quinonez 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No.1025-2012

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC

vs.

HILDEGARDE M. QUINONEZ

owner(s) of property situate in BLOOMING GROVE

TOWNSHIP, Pike County, Pennsylvania, being

102 CHRISTOPHER WAY, A/K/A BOX 6461 BLOOMING GROVE ROAD, HAWLEY, PA 18428-9136
Parcel No.: 072.00-03-39
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$213,396.95

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 Hildegarde M. Quinonez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,396.95, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Hildegarde
M. Quinonez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$213,396.95 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1051-2012r SUR
JUDGEMENT NO. 1051-2012
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Trustee for HIS Asset
Securitization Corporation
Trust 2006-WMC1 vs Sinthia
A. Hegarty 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1051-2012

DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR HIS ASSET
SECURITIZATION
CORPORATION TRUST
2006-WMCI
vs.
SINTHIA A. HEGARTY

owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being

801 COTTONWOOD
COURT, HAWLEY, PA
18428
Parcel No.: 107.04-03-55
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$213,960.18

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 Sinthia A. Hegarty DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,960.18, 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 Sinthia A. Hegarty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,960.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd, Ste 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1119-2012r SUR JUDGEMENT NO. 1119-2012 AT THE SUIT OF US Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3 vs Katherine C. Nelson 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:
SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution
No. 1119-2012

US BANK NATIONAL
ASSOCIATION, AS

TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMP'S MORTGAGE LOAN TRUST 2004-3

vs.

KATHERINE C. NELSON

owner(s) of property situate in LEHMAN TOWNSHIP, Pike County, Pennsylvania, being

110 TOM QUICK ROAD, A/K/A 346 TOM QUICK ROAD, DINGMANS FERRY, PA

18328

Parcel No.: 183.03-02-20 - (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$93,634.76

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 Katherine C. Nelson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$93,634.76, 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 Katherine C. Nelson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$93,634.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

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

EXECUTION NO 1135-2012r
SUR JUDGEMENT NO.
1135-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Sheryl
L. Prisella 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1135-2012

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.
SHERYL L. PRISELLA

owner(s) of property situate in
DINGMAN TOWNSHIP,
Pike County, Pennsylvania,
being

102 OVERBROOK RUN,
A/K/A 4460 CONASHAUGH,
MILFORD, PA 18337-9722
Parcel No.1: 122.03-01-21
Parcel No. 2:122.03-01-22
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$186,296.75

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 Sheryl L. Prisella
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$186,296.75,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

\$186,296.75 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan & Schmeig
1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1136-2009r SUR
JUDGEMENT NO. 1136-2009
AT THE SUIT OF GMAC
Mortgage, LLC vs Panagiotis
Papagiannakis 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or pice of land
situate in the Township of
Lehman, County of Pike and
Commonwealth of Pennsylvania,
being Lot 52, Phase II, Section
2, The Glen at Tamiment, as
shown on a plan of lots recorded

in the Office of the Recorder of
Deeds in and for the County of
Pike in Plot Book Volume 25,
page 133.

TAX PARCEL #: 188.03-04-44

BEING KNOWN AS: 213
Bindale Road a/k/a Lot 52,
Phase 2, Section 2, The Glen
at Tamiment, Tamiment, PA
18371

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH OF
PENNSYLVANIA TO
Panagiotis Papagiannakis
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$411,646.95,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Panagiotis Papagiannakis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$411,646.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1156-2012 SUR JUDGEMENT NO. 1156-2012 AT THE SUIT OF CITIMORTGAGE INC. vs. MICHAEL EDWARD SMITH & FLORENCE ELLEN SMITH aka FLORENCE SMITH 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 December 12, 2012 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or piece or parcel of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot No. 144, Section No. 5-A, as shown on Map of Pocono Lakes Estates, Inc., on file in the Recorder's Office at Milford, Pennsylvania, in Plat Book No. 9, Page 184.

BEING the same premises which Edward M. Smith, by Deed dated 4/4/2007 recorded 4/16/2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2227, Page 811, conveyed unto Edward Michael Smith and Florence Ellen Smith A/K/A Florence Smith,.

BEING known as RR 2 Box 775, 144 Traverse Road a/k/a RR 22 Box 775, Dingmans Ferry, PA 18328.

TAX PARCEL #06-0-043127

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MICHAEL EDWARD SMITH & FLORENCE ELLEN SMITH aka

FLORENCE SMITH
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$152,190.75,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF MICHAEL
EDWARD SMITH &
FLORENCE ELLEN SMITH
aka FLORENCE SMITH
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$152,190.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
POWERS KIRN &

JAVARDIAN, LLC
1310 INDUSTRIAL BLVD
FIRST FLOOR, STE 101
SOUTHAMPTON, PA 18966
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1175-2011r
SUR JUDGEMENT NO.
1175-2011 AT THE SUIT
OF Wells Fargo Bank, NA vs
Mohammed Bary and Sharupa
Bary 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**LEGAL DESCRIPTION OF
PROPERTY**

Being all of the certain property
located at 182 Route 6 & 209,
Township of Westfall, County
of Pike, Commonwealth of
Pennsylvania and being more
particularly described as follows:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township

of Westfall, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

BEGINNING at a set iron pipe corner, said iron pipe being Northeast corner of the herein described tract, said iron pipe being located in the Southerly right-of-way of Pennsylvania Route 209, said iron pipe being the Northwest corner of lands of Ronald J. McKean and Lorraine H. McKean, his wife; thence proceeding South 5 degrees 45 minutes 41 seconds East, 235.57 feet to a set iron pin; thence proceeding North 23 degrees 23 minutes 36 seconds West 247.55 feet to a set iron pipe on the Southerly right-of-way line of the aforesaid public highway North 84 degrees 30 minutes 00 seconds East 75.00 feet to the point and place of Beginning.

Tax ID/Parcel No. 13-0-002259 and Assessment No. 13-0-098.03-02-02

Being the same premises which Gary Latorre and Suzane A. Latorre, husband and wife by Deed dated 8/31/2001 and recorded 9/11/2001 in Pike County in Deed Book 1897 Page 1198 conveyed unto Mohammed A. Bary and Sharupa Bary, husband and wife, in fee.

Improvements: None

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mohammed Bary and Sharupa Bary DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,946.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mohammed Bary and Sharupa Bary DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,946.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Weber, Gallagher, Simpson
Stapleton Fires & Newby, LLP
2000 Market Street, 13th Floor
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1231-2012 SUR
JUDGEMENT NO. 1231-2012
AT THE SUIT OF US BANK,
NA AS TRUSTEE FOR THE
REGISTERED HOLDERS
OF CSMC ASSET-BACKED
TRUST 2007-NC1
OSI, CSMC ASSET-BACKED
PASS-THROUGH
CERTIFICATES, SERIES
2007-NC1 OSI BY ITS
ATTORNEY IN FACT
OCWEN LOAN SERVICING
LLC vs. RUSSELL D.
RICHTER & NANCY
RICHTER 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,

lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
Lot Number 15 Section Number
19, of Sunrise Lake as shown on
the plat or map of Sunrise Lake
or Sunny lands, Inc., subdivision,
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book Volume 35
at Page 134.

BEING the same premises
which Russell D. Richter, a
married man, by Warranty Deed
dated January 17, 2007 and
recorded February 2, 2007 in the
Office of the Recorder of Deeds
in and for Pike County in Deed
Book 2217 Page 1645, granted
and conveyed unto Russell D.
Richter and Nancy Richter,
husband and wife.

PARCEL NO. 03-0-111216

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
RUSSELL D. RICHTER
& NANCY RICHTER
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$197,869.42,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF RUSSELL
D. RICHTER & NANCY
RICHTER DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$197,869.42 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

STERN & EISENBERG PC
THE PAVILLION
261 OLD YORK RD, STE 410
JENKINTOWN, PA 19046
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

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

NO 1368-2011r SUR
JUDGEMENT NO. 1368-2011
AT THE SUIT OF Wells
Fargo Bank, NA vs Ricardo
R. Alvarado and Millietta M.
Connors 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. CIVIL-1368-2011

WELLS FARGO BANK, N.A.
vs.
RICARDO R. ALVARADO
MILLIETTA M. CONNORS

owner(s) of property situate in
LEHMAN TOWNSHIP, Pike
County, Pennsylvania, being

1130 DOVER DRIVE
A/K/A, 176 DOVER DRIVE,
BUSHKILL, PA 18324
Parcel No.: 192.04-06-60-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$82,669.50

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 Ricardo R. Alvarado
and Millietta M. Connors
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$82,669.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Ricardo R.
Alvarado and Millietta M.
Connors DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$82,669.50 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY CIVIL DIVISION,
TO EXECUTION NO
1383-2012 SUR JUDGEMENT
NO. 1383-2012 AT THE
SUIT OF THE BANK OF
NEW YORK MELLON
TRUST COMPANY, N.A.
F/K/A THE BANK OF NEW
YORK TRUST COMPANY,
NA AS SUCCESSOR IN
INTEREST TO JPMORGAN
CHASE BANK, NA AS
TRUSTEE-SURF 2004-BC4,
BY ITS ATTORNEY-
IN-FACT OCWEN
LOAN SERVICING
LLC. vs. DONNA M.
DILLON 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of land situate
in Lehman Township, County
of Pike and Commonwealth of
Pennsylvania, being Lot 1417,
Section 2, Saw Creek Estates, as
shown on a plan of lots recorded
in the Office of the Recorder
of Deeds in and for the County
of Pike, in Plot Book Volume
22, Page 10. A revised map is
recorded in Plot Book Volume
22, Page 47.

BEING the same premises
which Frank J. Funicelli, single,
by Deed dated June 15, 2004
and recorded Donna M. Dillon
in the Office of the Recorder of
Deeds in and for Pike County
in Deed Book 2052 Page 1137,
granted and conveyed unto
Donna M. Dillon.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
DONNA M. DILLON
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$131,508.14,
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 DONNA M.
DILLON DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$131,508.14 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
STERN & EISENBERG PC
261 OLD YORK RD, STE 410
JENKINTOWN, PA 19046
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1454-2007 SUR JUDGEMENT

NO. 1454-2007 AT THE
SUIT OF NATIONAL CITY
MORTGAGE COMPANY
vs. JOAN M. MULLIGAN
aka JOAN MULLIGAN
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

ALL THAT CERTAIN
LOT, PARCEL OR PIECE
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA, BEING
LOT OR LOTS NO. 945,
SECTION NO. 14, AS IS
MORE PARTICULARLY
SET FORTH ON THE PLOT
MAP OF LEHMAN-PIKE
DEVELOPMENT
CORPORATION, SAW
CREEK ESTATES, AS SAME
IS DULY RECORDED IN
THE OFFICE FOR THE
RECORDING OF DEEDS,
MILFORD, PIKE COUNTY,
PENNSYLVANIA, IN PLOT
BOOK VOLUME 17, PAGE
86.

Tax Parcel No.: 192.04-04 -28

Property Address: Lot 945 Saw

Creek Estates, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
JOAN M. MULLIGAN
aka JOAN MULLIGAN
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$209,256.77,
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 JOAN
M. MULLIGAN aka
JOAN MULLIGAN
DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$209,256.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
UDREN LAW OFFICES, PC
111 WOODCREST RD,
STE 200
CHERRY HILL, NJ
08003-3620
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1565-2010r SUR JUDGEMENT NO. 1565-2010 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP vs Elliot Rivera and Lisa M. Rivera 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1565-2010-CIVIL

BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.
ELLIOT RIVERA
LISA M. RIVERA

owner(s) of property situate in DINGMAN TOWNSHIP, Pike County, Pennsylvania, being

103 DAFODIL COURT
A/K/A 103 DAFFODIL
COURT A/K/A 2106 GOLD
KEY ESTATE, MILFORD,
PA 18337
Parcel No.: 123.01-03-65
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$209,058.64

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 Elliot Rivera and Lisa M. Rivera DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$209,058.64,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elliot
Rivera and Lisa M. Rivera
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$209,058.64 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1570-2009 SUR JUDGEMENT
NO. 1570-2009 AT THE
SUIT OF ONE WEST
BANK FSB vs. NELSON
VELEZ 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN, parcel,
piece and tract of land situate,
lying and being in the Township
of Dingman, County of Pike
and State of Pennsylvania,
known and designated as Lot
No. 2 on a certain map entitled
Laurel Hills, as prepared by
Harry F. Schoenagel, R.S. dated
Spetember 5, 1972 and recorded
in the Office of Recorder of
Deeds, in and for Pike County,
Pennsylvania in Plat Book No.
10 at page 41.

Being known as: 127 SYLVAN
DRIVE, MILFORD,
PENNSYLVANIA 18337.

Title to said premises is vested
in Nelson Velez by deed from
John E. Errico and Christine

V. Mielnicki, dated January 17, 2004 and recorded January 20, 2004 in Deed Book 2028, Page 179.

TAX I.D. #: 110-02-01-01.001
Control # 03-0-111796

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO NELSON VELEZ DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$286,135.49, 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 NELSON VELEZ DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$286,135.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
MCCABE WEISBERG &
CONWAY
123 S. BROAD STREET,
STE 2080
PHILADELPHIA, PA 19109
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1719-2011r SUR JUDGEMENT NO. 1719-2011 AT THE SUIT OF GMAC Mortgage, LLC vs Lisa M Simmons aka Lisa Simmons and Lee J. Simmons, in his capacity as Executor of the Estate of Michael J. Simmons aka Michael Simmons 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:
SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1719-2011

GMAC MORTGAGE, LLC
vs.
LISA M. SIMMONS A/K/A
LISA SIMMONS
LEE J. SIMMONS, IN HIS
CAPACITY AS EXECUTOR
OF THE ESTATE OF
MICHAEL J. SIMMONS
A/K/A MICHAEL
SIMMONS

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

120 STARVIEW DRIVE,
DINGMANS FERRY, PA
18328-4049
Parcel No.: 175.02-08-28-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$84,527.50

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
Lisa M Simmons aka Lisa
Simmons and Lee J. Simmons,
in his capacity as Executor
of the Estate of Michael J.

Simmons aka Michael Simmons
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$84,527.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lisa M
Simmons aka Lisa Simmons
and Lee J. Simmons, in his
capacity as Executor of the
Estate of Michael J. Simmons
aka Michael Simmons
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$84,527.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1724-2009
SUR JUDGEMENT NO.
1724-2009 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. PATRICIA A.
NIES 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Being Lot 13, Block 2, Section
10, as shown on a subdivision of
Gold Key Estates, and set forth
in Pike County in Plat Book 6,
Page 9.

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

TAX PARCEL #: 03-0-016709

BEING KNOWN AS: 2212
Gold Key Estates, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO PATRICIA A. NIES
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,878.02,
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 PATRICIA
A. NEIS DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$103,878.02 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML LAW GROUP PC
STE 5000 BNY
INDEPENDENCE CTR
701 MARKET STREET
PHILADELPHIA, PA 19106
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1731-2011r
SUR JUDGEMENT NO.
1731-2011 AT THE SUIT
OF Citimortgage, Inc. s/b/m
to ABN AMRO Mortgage
Group, Inc. vs Kenneth L.
Hussey 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1731-2011-CV

CITIMORTGAGE, INC.
S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.
vs.
KENNETH L. HUSSEY

owner(s) of property situate
in the TOWNSHIP OF
LACKAWAXEN, Pike County,
Pennsylvania, being

108 LIBERTY LANE A/K/A,
747 LIBERTY LANE,
LACKAWAXEN, PA 18435
Parcel No.: 014.01-01-82-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$60,609.81

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 Kenneth L. Hussey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$60,609.81,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kenneth
L. Hussey DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$60,609.81 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400

One Penn Center Plaza
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1740-2010r SUR
JUDGEMENT NO.1740-2010
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing,
LP vs Richard Shuleski, as
Administrator of the Estate
of Stanley R. Shuleski,
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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN
LOTS, PIECES AND
PARCELS OF LAND
SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF PALMYRA,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
BOUNDED AND

DESCRIBED AS FOLLOWS:
LOT NUMBER 21 ON
A CERTAIN MAP OF
LOTS ENTITLED "MAPS
OF LOTS OF PRESTON
AND IDA M. FLORY"
SURVEYED AUGUST 28,
1956, AND RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR PIKE COUNTY
ON DECEMBER 13, 1961,
IN PLAT BOOK NO. 3 AT
PAGE 170, WHICH SAID
LOT IS BOUNDED AND
DESCRIBED ACCORDING
TO SAID MAP AS
FOLLOWS:

BEGINNING AT THE
NORTHWEST CORNER OF
THE LOT OF JULIUS AND
MARY FABIAN, THENCE
ALONG THE LINE OF
THE SAID FABIAN LOT
SOUTH 6 DEGREES 45
MINUTES WEST 98.8
FEET TO A CORNER IN A
PRIVATE ROAD; THENCE
IN THE SAID ROAD
NORTH 83 DEGREES 15
MINUTES WEST 50 FEET
TO A CORNER; THENCE
ALONG THE LINE OF
LANDS OF FRANK AND
MARY ARMATUDA
NORTH 6 DEGREES 45
MINUTES EAST 98.8 FEET
TO A CORNER; THENCE
SOUTH 83 DEGREES
15 MINUTES EAST 50
FEET TO THE PLACE OF
BEGINNING.

EXCEPTING AND
RESERVING A STRIP

OF LAND FOUR AND
ONE-FOURTH FEET WIDE
AND FIFTY FEET LONG
ALONG THE NORTHERLY
SIDE OF THE ABOVE
DESCRIBED PREMISES
FOR A PART OF THE SAID
PRIVATE ROAD, SAID
ROAD TO BE 33 FEET IN
WIDTH.

LOT NUMBER 63 AS
SHOWN ON SAID "MAP
OF LOTS OF PRESTON
AND IDA M. FIORY" AS
AFORESAID, SAID LOT
BEING BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT A
COMMON CORNER OF
LOTS NUMBER 21, 23, 65
AND 63 AS SHOWN IN A
CERTAIN PLAN OF LOTS
IN THE LANDS OF THE
ABOVE MENTIONED
PRESTON AND IDA M.
FLORY; THENCE ALONG
LOT NUMBER 65 NORTH
6 DEGREES 45 MINUTES
EAST 100.0 FEET TO
A CORNER ON THE
SOUTHERLY EDGE OF
THE RIGHT OF WAY OF
A THIRTY THREE FOOT
WIDE PRIVATE ROAD;
THENCE ALONG THE
SOUTHERLY EDGE OF
THE RIGHT OF WAY OF
THE SAID PRIVATE ROAD
NORTH 63 DEGREES 15
MINUTES WEST 50.0 FEET
TO A CORNER; THENCE
ALONG LOT NUMBER
61 SOUTH 6 DEGREES 45
MINUTES WEST 10.0 FEET

TO A CORNER, BEING THE COMMON CORNER OF LOTS NUMBER 19, 21, 51 AND 63; THENCE ALONG LOT NUMBER 21 SOUTH 83 DEGREES 15 MINUTES EAST 50.0 FEET TO THE POINT AND PLACE OF BEGINNING.

TAX PARCEL #:103.04-01-34

BEING KNOWN AS: 122 Cherry Red Road, Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard Shuleski, as Administrator of the Estate of Stanley R. Shuleski, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,669.44 , 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 Richard Shuleski, as Administrator of the Estate of Stanley R. Shuleski, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,669.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1828-2008r SUR JUDGEMENT NO. 1828-2008 AT THE SUIT OF US Bank National Association as Trustee NA RASC 2006-EMX8 vs Steven M. Ulvila and Jeanette M. Ulvila 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2008-01828

US BANK NATIONAL
ASSOCIATION AS
TRUSTEE N.A. RASC
2006-EMX8.

vs.

STEVEN M. ULVILA
JEANETTE M. ULVILA

owner(s) of property situate in
MATAMORAS BOROUGH,
Pike County, Pennsylvania,
being

109 AVENUE G,
MATAMORAS, PA
18336-1209
Parcel No.: 083.10-01-49
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$198,046.90

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
Steven M. Ulvila and Jeanette
M. Ulvila DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$198,046.90 ,
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 Steven M.
Ulvila and Jeanette M. Ulvila
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$198,046.90 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan & Schmiegel
1617 JFK Blvd, Ste 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1852-2011 SUR JUDGEMENT
NO. 1852-2011 AT THE
SUIT OF DEUTSCHE
BANK, NATIONAL TRUST
COMPANY AS TRUSTEE
OF THE INDYMAC INDX
MORTGAGE TRSUT
2007-AR21IP, MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2007-AR21IP UNDER THE
POOLING & SERVICING
AGREEMENT DATED
OCTOBER 1, 2007 vs.
MICHELE MCKEAN &
STEPHEN W. MCKEAN
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
December 12, 2012 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 of the
IndyMac INDX Mortgage
Trust 2007-AR21IP, Mortgage
Pass-Through Certificates, Series
2007-AR21IP under the Pooling
and Servicing Agreement
dated October 1, 2007 Trust
2007-AR21IP, Mortgage
PassThrough Certificates, Series
2007-AR2 under the Pooling
and Servicing Agreement dated
October 1, 2007
Plaintiff

v
MICHELE MCKEAN
STEPHEN W. MCKEAN
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE
NO. 1852-CIVIL-2011

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
DINGMAN, PIKE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS 803
Raymondskill Road, Milford,
PA 18337

PARCEL NUMBER:
03-0-103963

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
MICHELE MCKEAN &
STEPHEN W. MCKEAN
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$962,701.83,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF MICHELE
MCKEAN & STEPHEN W.
MCKEAN DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$962,701.83 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
UDREN LAW OFFICE PC
111 WOODCREST RD,
STE 200
CHERRY HILL, NJ 08003
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1984-2011r
SUR JUDGEMENT NO.
1984-2011 AT THE SUIT
OF Nationstar Mortgage, LLC
vs Daniel J. Nelson and Laura
K. Nelson 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1984-2011

NATIONSTAR MORTGAGE, LLC
vs.
DANIEL J. NELSEN
LAURA K. NELSEN

owner(s) of property situate in the TOWNSHIP OF PORTER, Pike County, Pennsylvania, being

30-B SPRUCE RUN DRIVE, DINGMANS FERRY, PA 18328-7727
Parcel No.: 172.00-01-22
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$300,467.03
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 Daniel J. Nelson and Laura K. Nelson DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$300,467.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel J. Nelson and Laura K. Nelson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$300,467.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphiala, PA 19103

11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2236-2009r SUR JUDGEMENT NO. 2236-2009 AT THE SUIT OF US Bank Trust National Association, as Owner Trustee of the SN 2011-A REO Trust vs Diane Valentino and Vincent Valentino 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEING LOT NO. 343, SECTION NO. 4, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION 4,

POCONO MOUNTAIN WATER FOREST CORPORATION, ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO. 16 PAGE 51.

TAX PARCEL NO:
03-0-017892

BEING KNOWN AS 222 LAKEWOOD DRIVE, MILFORD PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Diane Valentino and Vincent Valentino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,635.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Diane Valentino and Vincent Valentino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,635.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2314-2009r SUR JUDGEMENT NO. 2314-2009 AT THE SUIT OF JPMC Specialty Mortgage, LLC vs Shandradat Mohar and Pamela L. Seenhauth aka Pamela I. Seenhauth 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2314-2009-CIVIL

JPMC SPECIALTY MORTGAGE, LLC
vs.
SHANDRADAT MOHAR
PAMELA L. SEENAUTH
A/K/A PAMELA I.
SEENAUTH

owner(s) of property situate in LEHMAN TOWNSHIP, Pike County, Pennsylvania, being

L-1586 S07 A/K/A 1586
BARBURY DRIVE,
BUSHKILL, PA 18324
Parcel No.: 196.02-05-77
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$122,047.35
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 Shandradat Mohar and Pamela L. Seenhauth aka Pamela I. Seenhauth

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$122,047.35,
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 OF Shandradat
Mohar and Pamela L. Seehauth
aka Pamela I. Seenauth
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$122,047.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2413-2010 SUR
JUDGEMENT NO. 2413-2010
AT THE SUIT OF PNC
BANK, NA vs. CATHERINE
R. GOMES 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PROPERTY DESCRIPTION

ALL THAT CERTAIN
lot or lots, parcel or piece of
ground situate in Lehman
Township, Pike County,
Pennsylvania, being lot or lots
No.1807, Section No. 5, as is
more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 24, Page 50.

SUBJECT to all easements, restrictions, covenants and conditions as set forth in all deeds in the chain of title.

BEING the same premises which Richard M. Attardi, Widower, by his deed dated April 13, 2001 and recorded April 27, 2001, in the Office of the Recorder of Deeds, in and for Pike County, Pennsylvania, in Record Book Vol. 1881, Page 962, granted and conveyed unto Meadow Creek, Inc., grantor hereof, in fee.

FURTHER being the same premises which Meadow Creek, Inc., by its Deed dated July 17, 2002 and to be recorded simultaneously herewith, in the Office of the Recorder of Deeds, in and for Pike County, Pennsylvania, granted and conveyed unto Catherine Gomes., in fee.

BEING KNOWN AS: Lot 1807 Saw Creek Estates, Bushkill, PA 18324

PROPERTY ID NO.:
60-0-103466
TITLE TO SAID PREMISES IS VESTED IN Catherine R. Gomes BY DEED FROM Meadow Creek, Inc., a Pennsylvania Corporation DATED 07/17/2002 RECORDED 07/30/2002 IN DEED BOOK 1937 PAGE 447.

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA CATHERINE R. GOMES DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,390.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY CATHERINE R. GOMES DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,390.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
UDREN LAW OFFICES, PC
111 WOODCREST RD,
STE 200
CHERRY HILL, NJ 08003-3620
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 45245-2011
SUR JUDGEMENT NO.
45245-2011 AT THE SUIT OF
HAPPY HOLLOW OWNERS
ASSOCIATION vs. SCOTT
DECAMP & JENNIFER
DECAMP 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
December 12, 2012 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 Shohola, county of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:

BEING upon a map entitled
“Map Of Proposed lots, map of
lands of Charles Swezy, Shohola
Twp.,Pike Co. , Pa” dated

August 11,1971, recorded in
pike county map Book 9 at page
61,on October 27, 1971 , which
premises is more particularly
described as follows:

BEGINNING at a point in
the center of a certain 50 foot
wide private roadway and utility
right of way of the trac known
as Happy Hollow, said point
of beginning being a common
corner of lots 47,48, 49, and 50
of said tract; thence along the
common line dividing lots No.
48 and 50, south 72 degrees 45
minutes East. 305.65 feet to a
corner; Thence along lands now
or formerly of Paul Dilger, south
15 degrees 52 minutes west
200.0 feet to a corner; thence
along the common line of lot
50 with lot 85, and partially
along the center of a 50 foot
wide private roadway , North
72 degrees 45 minutes west,
302.7 feet to a corner in the
middle of the juncture of the two
previously mentioned private
roadways and utility rights of
way; Thence along the center
of the first mentioned private
roadway and utility rights of way,
and along the common line of
lots Nos. 49 and 50, North 15
degrees 18 minutes east ,200.05
feet to the point or place of
BEGINNING

CONTAINING 1.396 ACRES
be the same more or less
BEING Lot No. 50 of the tract
known as Happy Hollow
BEING TAX MAP NO.
028.04-01-78

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO SCOTT DECAMP & JENNIFER DECAMP DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$3,367. 06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF SCOTT DECAMP & JENNIFER DECAMP DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$3,367. 06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
ERIC L. HAMILL, ESQ.
104 WEST HIGH STREET
MILFORD, PA 18337
11/16/12 • 11/23/12 • 11/30/12
