

LEGAL NOTICES

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

ESTATE NOTICES

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

EXECUTRIX NOTICE

Estate of John Gilbert Bond, deceased, late of 129 Willow Dell Dr., Dingmans Ferry, PA 18328.

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

Laila E. Morris
26 Center St.
Butler, NJ 07405
Executrix

05/09/14 • 05/16/14 • **05/23/14**

ESTATE NOTICE

Estate of Beth Holbrook Stickle, late of Delaware Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted

to Lynn McGurgan, 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

05/16/14 • **05/23/14** • 05/30/14

ESTATE NOTICE

Estate of Merritt B. Quinn, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to James W. Quinn and Allen William Quinn, 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, Milford, PA 18337

05/16/14 • **05/23/14** • 05/30/14

ESTATE NOTICE

Estate of Herbert J. Arenholz, Jr., late of Dingman Township, Pennsylvania (died May 5, 2012); Notice is hereby given that Letters of Administration have been issued to Teresa Arenholz, Administratrix. All persons indebted to the estate should make payment and those having

claims are directed to present same to the Administratrix, Teresa Arenholz, or Edward A. Monsky, Esquire, Fine & Wyatt, P.C., 425 Spruce St., 4th Fl, Scranton, PA 18503, attorneys for Estate.

05/16/14 • 05/23/14 • 05/30/14

**ADMINISTRATRIX'S
NOTICE**

ESTATE OF Perdichezzi, Joseph late of Palmyra Twp Pike County, Pennsylvania, deceased.

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

Brigitte Perdichezzi
P.O. Box 54
Greentown, PA 18426
Administratrix

05/16/14 • 05/23/14 • 05/30/14

ESTATE NOTICE

Estate of Fern Van Arsdale, late of Milford, Pike County, Pennsylvania.

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

05/23/14 • 05/30/14 • 06/06/14

EXECUTOR'S NOTICE

ESTATE OF FLORENCE I. WILSON, late of Westfall Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to VERA M. TALMADGE, of 201 Avenue O, Matamoras, PA 18336, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

05/23/14 • 05/30/14 • 06/06/14

**ADMINISTRATOR'S
NOTICE**

Estate of Tara A. Owens, Deceased, late of Milford Borough, Pike County, Pennsylvania.

Letters of Administration on the above-estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Frank Owens, Administrator, of 4585 State Route 97, Narrowsburg, NY 12764, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

Frank Owens

By: John T. Stieh, Esquire
Attorney for Administrator

05/23/14 • 05/30/14 • 06/06/14

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE of JANE A. MILLER a/k/a JANE A. HOCH MILLER a/k/a JANE ANNE HOCH MILLER, late of Blooming Grove Township, Pike County, Pennsylvania (died April 30, 2014). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, RICHARD LLOYD HOCH of 727 Blooming Grove Road, Hawley, PA 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428. JOHN F. SPALL, ESQUIRE
05/23/14 • 05/30/14 • 06/06/14

**NOTICE OF
INCORPORATION**

NOTICE IS HEREBY GIVEN of the filing of Article of Incorporation and Application for Registration of Fictitious Name with the Pennsylvania Department of State effective on or about May 1, 2014 for the purpose of establishing a Corporation under the Pennsylvania Business Corporation Law of 1988. The name of the Corporation is DSSS Food Corporation d/b/a The Milford Diner. Eric L. Hamill, Esquire
501 Broad Street, Suite 3
Milford, PA 18337
(570) 296-6574

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY**

CIVIL ACTION - LAW
VP DIAMOND HOMES,
LLC
Plaintiff
v.
WILLIAM SHEPPARD AND
ALICE SHEPPARD
Defendants
ACTION TO QUIET TITLE
NO. 61-2014- CIVIL

AND NOW, this 17th day of April, 2014 upon consideration of the Plaintiff's Motion for Order 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) 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 the land, specifically Lot 19, Section 25, Saw Creek Estates, Lehman Township, Pike County, Pa. as described in Deed 2436, Page 2096.
- 3) If such action is not taken within the thirty-day period, the Prothonotary on Praeipce of the Plaintiff shall enter final judgment and the Plaintiff is thereby authorized to record the at its expense as a conveyance from the Defendants to itself with the Recorder of Deeds of

Pike County, Pennsylvania;
4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the named Defendants via publication, one time, in a newspaper of general circulation and in the Pike County Legal Journal.

BY THE COURT:
s/ JOSEPH F. KAMEEN,
P.J.

c: Stacey Beecher, Esquire
Court Administrator
William Sheppard,
Alice Sheppard, Defendants

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY**

CIVIL ACTION - LAW

VP DIAMOND HOMES,
LLC
Plaintiff

v.
JOHN J. NOVOTY, SR. and
BARBARA ANN NOVOTNY
Defendants

**ACTION TO QUIET TITLE
NO. 60-2014- CIVIL**

AND NOW, this 17th day of April, 2014 upon consideration of the Plaintiff's Motion for Order 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) 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 the land, specifically Lot 352, Section No.2, Pocono Ranchlands, Lehman Township, Pike County, Pa. as described in Deed Book 2436, Page 2087.

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

at its expense as a conveyance from the Defendants to itself with the Recorder of Deeds of Pike County, Pennsylvania;

4) The Plaintiff is hereby ORDERED to serve a copy of this Order upon the named Defendants via publication, one time, in a newspaper of general circulation and in the Pike County Legal Journal.

BY THE COURT:
s/ JOSEPH F. KAMEEN,
P.J.

c: Stacey Beecher, Esquire
Court Administrator
John J. Novotny, Sr.
Barbara Ann Novotny,
Defendants

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

June 18, 2014

**BY VIRTUE OF WRIT
OF EXECUTION ISSUED**

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 135-2010r SUR JUDGEMENT NO. 135-2010 AT THE SUIT OF U.S. Bank Trust National Association, as Trustee of the HOP Trust 2013-1 vs Carlos A. Arrigo and Elizabeth L. Arrigo 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 June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece of parcel of land situate in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, marked and designated as follows:

Lot No. 132, Section N/A, as show on Map of "The Escape," made by William E. Sacra and Associates and recorded in the Office of the Recorder for Pike County, Pennsylvania, as per duly recorded plat maps.

TAX PARCEL
#085.02-03-05.003
BEING KNOWN AS: 132 Oak Drive, Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carlos A. Arrigo and Elizabeth L. Arrigo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$114,445.21, 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 Carlos A. Arrigo and Elizabeth L. Arrigo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$114,445.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO162-2011r
SUR JUDGEMENT NO.
162-2011 AT THE SUIT
OF HSBC Bank, USA,
National Association as
Trustee for Wells Fargo
Asset Securities Corporation,
Mortgage Asset-Backed
pass-Through Certificates
Series 2007-PDA4 vs James
W. Ritter 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
LOT OR PIECE OF
LAND SITUATE IN
THE TOWNSHIP OF
LEHMAN, COUNTY
OF PIKE AND STATE

OF PENNSYLVANIA,
BOUNDED AND
DESCRIBED AS FOLLOWS:
BEING SHOWN AND
DESIGNATED AS LOT
NO. 252 ON A CERTAIN
MAP OR PLAN OF
LOTS ENTITLED,
"SUBDIVISION OF
WINONA LAKES, SECTION
18 (REVISED), STONY
HOLLOW VILLAGE,
AMERICAN LANDMARK
CORPORATION, OWNER
AND DEVELOPER,
MIDDLE SMITHFIELD
TOWNSHIP, MONROE
COUNTY AND LEHMAN
TOWNSHIP, PIKE
COUNTY, PENNSYLVANIA,
DATED FEBRUARY
17, 1975, PREPARED
BY EDWARD C.
HESS ASSOCIATES,
SCALE BEING 1" = 100',
RECORDED MARCH
7, 1975 IN PLOT BOOK
VOL. 25, PAGE 71 IN THE
RECORDER'S OFFICE,
STROUDSBURG, MONROE
COUNTY, PENNSYLVANIA
AND RECORDED MARCH
13, 1975 IN PLOT BOOK
VOL. 12, PAGE 111 IN THE
RECORDER'S OFFICE,
MILFORD, PIKE COUNTY,
PENNSYLVANIA. BEING
LOT NO. 252 ON THE
ABOVE MENTIONED
PLAN.
PREPARED BY EDWARD
C. HESS ASSOCIATES, INC.
CONTROL NO. 06-0-042854
PARCEL No. 199.02-01-61
BEING known and numbered
as 252 Winona Falls Road,

Bushkill, PA, 18324.
BEING the same premises
which WILLIAM A.
WILLIAMS AND JENNIFER
M. WILLIAMS AND JAMES
W. RITTER, by Deed dated
February 5, 2007 and recorded
August 8, 2007 in and for Pike
County, Pennsylvania, in Deed
Book Volume 2244, Page 1763,
granted and conveyed unto
James W. Ritter

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO James W. Ritter
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,014.57,
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 W.
Ritter DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$125,014.57 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE
June 18, 2014

BY VIRTUE OF WRIT OF
EXECUTION OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 199-2011r
SUR JUDGEMENT NO.
199-2011 AT THE SUIT OF
BAC Home Loans Servicing,
LP fka Countrywide Home
Loans Servicing, LP vs Joel
Lessinger 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,
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

EXHIBIT "A"

Instrument 20090010734 or
Book Page 2321 1872
SITUATE IN THE COUNTY
OF PIKE, STATE OF
PENNSYLVANIA:
ALL THAT CERTAIN
LOT OF PARCEL
OF LAND SITUATE
IN LACKAWAXEN
TOWNSHIP, PIKE
COUNTY, PENNSYLVANIA,
BEING LOT. NO. 103,
SECTION 2, ON A
SUBDIVISION PLAN
OF DEVELOPMENT
(CONSISTING OF 17
SECTIONS) ENTITLED
FALLING WATER AT
MASTHOPE, PREPARED
BY EDWARD C. MESS
ASSOCIATES, INC., AND
RECORDED IN THE
RECORDER'S OFFICE
IN AND FOR PIKE
COUNTY, AT MILFORD,
PENNSYLVANIA, IN PLAT
BOOK VOL. 16, PAGE 18-34,
INCLUSIVE.

CONTAINING 24,654
SQUARE FEET, MORE OR
LESS.

BEING LOT NO. 103 ON
THE ABOVE MENTIONED
PLAN, PREPARED BY
EDWARD C. MESS
ASSOCIATES, INC.

TAX I.D. NO: 013.02-06-57

BEING THE SAME
PROPERTY CONVEYED BY

DEED

GRANTOR: JOEL
LEISINGER AND LOIS
BLAKESLEY
GRANTEE: JOEL
LEISINGER,
DATED: 3/13/1990
RECORDED: 4/23/1990
DOC#/BOOK-PAGE: 04905
NOTE: FOR STREET
NUMBERING PURPOSES
KNOWN AS: 103 FALLING
WATERS BOULIVARD,
LACKAWAXEN
TOWNSHIP, PA 18435

END OF SCHEDULE A

BEING KNOWN AS: 103
Falling Waters Boulevard,
Lackawaxen Township, PA
18435
PROPERTY ID NO:
05-0-070401
TITLE TO SAID PREMISES
IS VESTED IN JOEL
LESSINGER BY DEED
FROM JOEL LESSINGER
AND LOIS BLAKESLEY
DATED 03/13/1990
RECORDED 04/23/1990 IN
DEED BOOK 248 PAGE 117.

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

AMOUNT OF \$169,018.53,
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 Joel Lessinger
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$169,018.53 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE
June 18, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON

PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO212-2012r
SUR JUDGEMENT NO.
212-2012 AT THE SUIT OF
US Bank National Association,
as Trustee for MASTR Asset
Backed Securities Trust
2005-AB1 vs Diamantina
Sousa 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
JUNE 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND
SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND
COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS
TO WIT;
BEING LOT 403A, SECTION
A, CONASHAUGH LAKES,
AS SHOWN ON PLAT
OR MAP RECORDED IN
THE OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK 7, PAGE 32.
PARCEL NO. 122.03-01-02
BEING known and numbered

as 115 Overbrook Run, Milford, PA, 18337-9036.
BEING THE SAME PREMISES WHICH IVAN RODRIGUEZ AND DIAMANTINA SOUSA, HIS WIFE, BY DEED DATED SEPTEMBER 26, 2002 AND RECORDED OCTOBER 1, 2002 IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 1946, PAGE 2090, GRANTED AND CONVEYED UNTO DIAMANTINA SOUSA, MARRIED

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Diamantina Sousa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$271,843.68, 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 Diamantina Sousa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$271,843.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 290-2012r SUR JUDGEMENT NO. 290-2012 AT THE SUIT OF Nationstar Mortgage LLC vs Peter Santini aka Peter D. Santini DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain Lot/lots, parcel piece of ground situate in the Township of Dingman, County of Pike, and State of Pennsylvania, being Lot/Lots No., 25, Block No. 2, section No. 5, as shown on map untitled "Sunrise Lake" on file in the Recorder's Office at Milford, Pennsylvania in Plat Book No. 7, Page 224.

Together with the right at the Grantor to use the private roadways as shown on said recorded map, together with such other rights of way over other lands of Sunnylands, Inc. at the said preceding corporate Grantor, may designate from time to time, for purpose of ingress, agrees and egress in common with the preceding corporate Grantor, its successor and assigns and other person to and from public highway, excepting and reserving however, to the said preceding corporate Grantor, an easement for the said preceding corporate Grantor to easement, repair, replace, operate and maintain, gas sewer, and other utility lines. The said preceding corporate Grantor does not hereby dedicate said private roads to public use does hereby reserve the right for itself, its successors and assign, to change the location of said rights of way over lands of the said

preceding corporate Grantor, its successors and assigns at any time, and from time to time, to much other location or locations as the said preceding corporate Grantor, or its successors or assigns my determine in the said discretion, preceding same does not deprive Grantees of road frontage and of ingress and egress to and from said Lot to a public road of highway.

Under and subject to Stipulation of Restrictive Covenants recorded in Pike County Clerks Office on November 23, 1973, in Deed Volume 405, page 152, and those beginning in Deed Book 511, page 324.

BEING PARCEL Number:
122.01-06-43/020546.

Being known as: 107 KNOB HILL COURT, MILFORD, PENNSYLVANIA 18337.

Title to said premises is vested in Peter Santini by deed from Thomas M. Leiper by his Agent Janice Leiper and Janice Leiper dated July 30, 2004 and recorded August 27, 2004 in Deed Book 2066, Page 0299.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter Santini aka Peter D. Santini DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$117,966.49, 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 Peter Santini aka Peter D. Santini DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$117,966.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 295-2013r SUR JUDGEMENT NO. 295-2013 AT THE SUIT OF U.S. Bank NA in its capacity as Trustee for the benefit of the registered holders of Home Equity Asset Trust 2003-4, Home Equity Pass-Through Certificates, Series 2003-4 vs David A. Cullen 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 June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN TWO (2) LOTS OR PIECES OF LAND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: NO. ONE BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MALLARD LANE, A COMMON CORNER OF LOT NO. 737 AND LOT NO.

738 AS SHOWN ON A PLAN TITLED "SUBDIVISION OF LANDS OF BENJAMIN FOSTER, LEHMAN TOWNSHIP, PIKE COUNTY, SECTION "ONE" PREPARED BY EDWARD C. HESS ASSOCIATES, OCTOBER 17, 1969, AND RECORDED IN PLAT BOOK VOL. 7, PAGE 155, OCTOBER 17, 1969, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD, PENNSYLVANIA; FROM WHICH AN IRON PIN MARKING THE SOUTHWESTERLY CORNER OF PARCEL NO. 1 OF LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BY DEED DATED NOVEMBER 27, 1971 AND RECORDED IN THE AFOREMENTIONED OFFICE IN DEED BOOK VOL. 258, PAGE 824, BEARS SOUTH TWENTY-EIGHT DEGREES FIFTY-SIX MINUTES TWENTY-ONE SECONDS EAST DISTANT 4367.34 FEET, ALSO FROM WHICH A STONE CORNER MARKING THE NORTHEASTERLY CORNER OF PARCEL NO.7, OF THE ABOVE MENTIONED LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BEARS SOUTH NINE DEGREES ELEVEN MINUTES

TWENTY-EIGHT SECONDS WEST DISTANT 3023.29 FEET, THENCE BY LOT NO. 738 SOUTH THIRTY-ONE DEGREES TWENTY-FOUR MINUTES FIFTY-EIGHT SECONDS EAST 200.00 FEET TO A POINT; THENCE BY LANDS OF POCONO RANCH LANDS, LMTD., SOUTH FIFTY-EIGHT DEGREES THIRTY-FIVE MINUTES TWO SECONDS WEST 75.00 FEET TO A POINT; THENCE BY LOT NO. 736 NORTH THIRTY-ONE DEGREES TWENTY-FOUR MINUTES FIFTY-EIGHT SECONDS WEST 200.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF MALLARD LANE; THENCE ALONG THE SOUTHEASTERLY LINE OF MALLARD LANE NORTH FIFTY-EIGHT DEGREES THIRTY-FIVE MINUTES TWO SECONDS EAST 75.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 15,000 SQUARE FEET, MORE OR LESS. BEING LOT NO. 737 ON THE ABOVE MENTIONED PLAN. PREPARED BY EDWARD C. HESS ASSOCIATES, INC. THE ABOVE DESCRIBED LOT OR PIECE OF LAND IS IMPROVED WITH A DWELLING.

NO. TWO BEGINNING AT A POINT ON THE

SOUTHEASTERLY LINE OF MALLARD LANE, A COMMON CORNER OF LOT NO. 736 AND LOT NO. 737, AS SHOWN ON A PLAN TITLED "SUBDIVISION OF LANDS OF BENJAMIN FOSTER, LEHMAN TOWNSHIP, PIKE COUNTY, PA., SECTION ONE", PREPARED BY EDWARD C. HESS ASSOCIATES, OCTOBER 17, 1969, AND RECORDED IN PLAT BOOK VOL. 7, PAGE 155, OCTOBER 17, 1969, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD, PENNSYLVANIA, FROM WHICH AN IRON PIN MARKING THE SOUTHWESTERLY CORNER OF PARCEL NO. 1 OF LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BY DEED DATED NOVEMBER 27, 1971, AND RECORDED IN THE AFOREMENTIONED OFFICE IN DEED BOOK VOL. 258, PAGE 824, BEARS SOUTH TWENTY-NINE DEGREES FIFTY-FIVE MINUTES TWENTY-TWO SECONDS EAST DISTANT 4364.74 FEET, ALSO FROM WHICH A STONE CORNER MARKING THE NORTHEASTERLY CORNER OF PARCEL NO.7 OF THE ABOVE MENTIONED LANDS CONVEYED BY BENJAMIN

FOSTER TO POCONO RANCH LANDS, LMTD., BEARS SOUTH EIGHT DEGREES FIVE MINUTES FORTY SECONDS WEST DISTANT 2975.03 FEET; THENCE BY LOT NO. 737 SOUTH THIRTY-ONE DEGREES TWENTY-FOUR MINUTES FIFTY-EIGHT SECONDS EAST 200.00 FEET TO A POINT; THENCE BY LANDS OF POCONO RANCH LANDS, LMTD., SOUTH FIFTY -EIGHT DEGREES THIRTY-FIVE MINUTES TWO SECONDS WEST 75.00 FEET TO A POINT; THENCE BY LOT NO. 735 NORTH THIRTY-ONE DEGREES TWENTY-FOUR MINUTES FIFTY-EIGHT SECONDS WEST 200.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF MALLARD LANE; THENCE ALONG THE SOUTHEASTERLY LINE OF MALLARD LANE NORTH FIFTY-EIGHT DEGREES THIRTY-FIVE MINUTES TWO SECONDS EAST 75.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 15,000 SQUARE FEET, MORE OR LESS. BEING LOT NO. 736 ON THE ABOVE MENTIONED PLAN. BEING KNOWN AS: 736 MALLARD LANE, BUSHKILL, PA 18324 PROPERTY ID NO.: 182.04-08-02 TITLE TO SAID PREMISES

IS VESTED IN DAVID
A. CULLEN BY DEED
FROM THORUNN
MATTHIASDOTTIR
FEGER, SINGLE DATED
02/10/2002 RECORDED
03/25/2002 IN DEED BOOK
1920 PAGE 1413.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO David A. Cullen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$91,419.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF David A.
Cullen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$91,419.88 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
312-2013r SUR JUDGEMENT
NO. 312-2013 AT THE SUIT
OF Deutsche Bank National
Trust Company, solely as
Trustee and not in its individual
capacity for the Home Equity
Mortgage Loan Asset-Backed
Trust, Series INABS 2006-B
under the Pooling and Servicing
Agreement dates March 1, 2006
vs Harry Rusby and Dorothy
Rusby 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
June 18, 2014 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL that certain lot or parcel of
land situate in the Township of
Delaware, County of Pike and
Commonwealth of Pennsylvania,
Being Lot No. 22, Block M-303,
Section 3, as shown on a map
or plan of Marcel Lake Estates
on file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book
Volume 8, page 173.

Parcel No. 02-0-100661

BEING the same premises
which Robert E. Plank, by Deed
dated 10/18/96 and recorded
in the Pike County Recorder
of Deeds Office on 10/18/96
in Deed Book 1266, page 347,
granted and conveyed unto
Harry Rusby and Dorothy
Rusby, husband and wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Harry Rusby and Dorothy Rusby
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$176,681.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Harry
Rusby and Dorothy Rusby
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$176,681.98 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive Ste. 150
King of Prussia, PA 19406
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE
June 18, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 499-2012r SUR
JUDGEMENT NO. 499-2012

AT THE SUIT OF U.S.
Bank National Association,
ND vs Michael C. John and
Amaryl John 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
U.S. BANK NATIONAL
ASSOCIATION, N.D.,
Plaintiff,

vs.
MICHAEL C. JOHN and
AMARYL JOHN,
Defendants.

CIVIL DIVISION
NO.: 499-2012-Civil
LONG FORM
DESCRIPTION

ALL that certain lot or lots,
parcel or piece of ground situate
in the Lehman Township, Pike
County, Pennsylvania, as is
more particularly bounded and
described as follows, to wit:
Lot No. 67, The Glen at
Tamiment Subdivision as set
forth on certain plat maps
prepared by R.K.R. Hess
Associates, and entitled "Final
Plan", Phase I, The Glen at
Tamiment, recorded in the
Office of the Recorder of
Deeds in and for Pike County,

Pennsylvania, in Plat Book No.
24, at page 74, Plat Book No.
24, at page 75, Plat Book No.
24, at page 76 and Plat Book No.
24, at page 77 and Revised Maps
of the Glen at Tamiment, Phase
I, recorded on March 9, 1987, in
Plat Book 24, at Pages 154, 155,
156 and 157.

BEING known parcel number:
06-0-104382.

BEING the same premises
which Daisy Wei known as
Daisy Bono and Langhous Song
by Deed dated November 30,
2004 and recorded in the Office
of the Recorder of Deeds of Pike
County on December 13, 2004
in Deed Book Volume 2085,
Page 43, granted and conveyed
unto Michael C. John and
Amaryl John.

GRENNEN & BIRSIC, P.C.
Kristine M. Anthou, Esquire
Attorneys for Plaintiff
One Gateway Center, Ninth
Floor
Pittsburgh, PA 15222
(412) 281-7650

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Michael C. John and Amaryl
John DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$340,172.01,

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
C. John and Amaryl John
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$340,172.01 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenen & Birsic
1 Gateway Center 9th Floor
Pittsburgh, PA 15222
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

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

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
538-2013r SUR JUDGEMENT
NO. 538-2013 AT THE
SUIT OF HSBC Bank, USA,
National Association, as Trustee
for Fremont Home Loan Trust
2006-B, Mortgage-Backed
Certificates, Series 2006-B vs
James R. Johnson and Paula
D. Webb 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

v.
JAMES R. JOHNSON
PAULA D. WEBB
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION

Pike County
MORTGAGE
FORECLOSURE
NO. 538-2013

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
DELAWARE, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 103

Laverne Dr, Dingmans Ferry,
PA 18328-3086

PARCEL NUMBER:
02-0-070927

IMPROVEMENTS:

Residential Property
UDREN LAW OFFICES,
P.C.

Attorney For Plaintiff
Amanda Rauer
307028

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
James R. Johnson and Paula
D. Webb DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$235,361.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF James R.
Johnson and Paula D. Webb
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$235,361.98 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 686-2013r
SUR JUDGEMENT NO.

686-2013 AT THE SUIT OF Nationstar Mortgage, LLC vs Steven Cohn 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 June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN parcel, piece of tract of land situate, lying and being in the Township of Blooming Grove, County of Pike and Commonwealth of Pennsylvania, said premises being more particularly laid out and plotted upon a certain map entitled "Map Showing Lands of David L. Winkelblech and Ida Augusta Frances Delling" dated October 1982, by Harry F. Schoenegal, PLS, and recorded in Pike County Plat Book 33, Page 50, and which remises is more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern line of the within described parcel 2R, in the center of PA L.R. 51032 and being a common corner of Parcel 1: thence along the common boundary of Parcel 1 the following three (3) courses and distances; South 1 degree 04 minutes 47 seconds West 160.00 feet; South 27 degrees 22 minutes 21 seconds West 256.93

feet; and South 22 degrees 47 minutes 47 seconds East 104.79 feet to a point for a corner in line of lands now of formerly of David Winkelblech (DV 886 page 8) ; thence along the common boundary of the within described Parcel 2R and lands of Winkelblech the following two courses and distances: North 87 degrees 08 minutes 51 seconds West 150.00 feet; and North 26 degrees 26 minutes 46 seconds West 195.22 feet to a point in the center of Little Egypt Creek; thence along the center of Little Egypt Creek the following three (3) courses and distance: North 67 degrees 54 minutes 43 seconds East 44.92 feet; South 87 degrees 11 minutes 14 seconds East 72.09 feet and North 58 degrees 14 minutes 54 seconds East 33.15 feet and North 58 degrees 14 minutes 54 seconds East 33.15 feet to a point; thence North 26 degrees 56 minutes 29 seconds West 17.27 feet to a point for a corner on the common boundary of Parcel 2R with lands n/f of Richard Martin, et ux; thence North 17 degrees 14 minutes 51 seconds West 166.23 feet to a point; thence North 07 degrees 27 seconds West 89.10 feet to a point in the center of PA L.R. 51032, thence along the center of PA L.R. 51032 the following two courses and distances: North 88 degrees 51 minutes 23 seconds East 129.76 feet and North 86 degrees 40 minutes 33 seconds East 115.18 feet to the point and place of BEGINNING.

COMPRISING within said boundaries Parcel 2R on the above reference map and CONTAIN 2.06 acres of land, be the same more or less.

SUBJECT TO those restrictions, reservations, and conditions set forth on Map Book 33 at page 60. SUBJECT TO the one half width of the public road bordering the northerly side of the premises.

TAX PARCEL #088.00-02-06 BEING KNOWN AS: 218 Egypt Road f/k/a HC 1, Box 1378, Tafton, PA 18464

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Steven Cohn DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$152,145.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven Cohn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,145.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 741-2012r SUR JUDGEMENT NO. 741-2012 AT THE SUIT OF HSBC Bank, NA as trustee for the Certificateholders of the ACE Securities Corp. Home Equity Loan Trust Series 2006-NC3 Asset-Backed Pass-Through Certificates vs Jeannette Garcia 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 741-2012-CIVIL
HSBC BANK USA, N.A.,
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
OF THE ACE SECURITIES
CORP. HOME EQUITY
LOAN TRUST, SERIES
2006-NC3 ASSETBACKED
PASS-THROUGH
CERTIFICATES

v.
JEANNETTE GARCIA
owner(s) of property situate in
the PIKE County, Pennsylvania,
being
1661 PINE RIDGE DRIVE
AKA. LOT 78 SECTION 6
PINE RIDGE DRIVE AKA
4284 PINE RIDGE DRIVE
BUSHKILL, PA 18324-9723
Parcel No. 189030126
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$179,715.76
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Jeannette Garcia
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,715.76,
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 Jeannette
Garcia DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$179,715.76 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan

1617 nJFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
911-2013r SUR JUDGEMENT
NO. 911-2013 AT THE SUIT
OF Federal National Mortgage
Association vs Nataliya
Dobrer 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Delaware, County of Pike and
State of Pennsylvania, bounded
and described as follows:
ALL THAT CERTAIN lot
or parcel or land situate in the
Township of Delaware, County
of Pike and Commonwealth of
Pennsylvania, BEING LOTS
56 & 57, Block No. 1104,
Section 11, as shown on a
map or plan of Wild Acres on

file in the Recorder Of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book
Volume 8, Page 171.
BOTH OF THE ABOVE
DESCRIBED LOTS, have
been combined into one lot by
virtue of a plat map recorded in
the Pike County Recorder of
Deeds Office in Plat Book 40 at
Page 26 and said properties are
know known as Lot 56A.; Block
No. 1104, Section 11 in the
Wild Acres Lakes Development.
Lot 561 Block No, 1104, Section
11, and Lot 57, Block No.
1104, Section 11, 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 Delaware
Township and Wild Acres Lakes
Property and Homeowners
Association. The lot joinder
described herein shall constitute
a covenant running with the
land.
Title to said premises is vested
in Nataliya Dobrer by deed from
Nataliya Dobrer dated May 7,
2004 and recorded June 2, 2004
in Deed Book 2049, Page 940.
TOGETHER WITH all rights,
rights of way and privileges, and
UNDER AND SUBJECT to
all the covenants, restrictions,
reservations, easements and
exceptions as may be found in
the chain of title of the promises
herein conveyed.
Being known as: 131
EASTLAKE VIEW DRIVE,
DINGMANS FERRY,
PENNSYLVANIA 18328.
TAX I.D. #: 02-0-175.02.06-50

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nataliya Dobrer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$174,210.73, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DA YS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nataliya Dobrer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$174,210.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 921-2013r SUR JUDGEMENT NO. 921-2013 AT THE SUIT OF Citimortgage, Inc., s/b/m to First Nationwide Mortgage Corporation vs Harry F. Braun, JR. and Sandra F Braun DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 921-2013 CITIMORTGAGE, INC., S/B/M TO FIRST NATIONWIDE MORTGAGE CORPORATION
v.

HARRY F. BRAUN, JR
SANDRA F. BRAUN
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
940 CANTERBURY DRIVE,
BUSHKILL, PA 18324
Parcel No. 192.04-04-33 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$33,081.39
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Harry F. Braun,
JR. and Sandra F Braun
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$33,081.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Harry F.
Braun, JR. and Sandra F Braun
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$33,081.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan LLP
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
994-2012r SUR JUDGEMENT
NO. 994-2012 AT THE
SUIT OF M & T Bank
s/b/m/t Manufacturers and
Traders Trust Company vs
Robert D. Hahn and Denise
M. Hahn 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot/
lots, parcel, or piece of ground
situate in the Township of
Delaware, County of Pike, and
State of Pennsylvania, being
Lot/Lots No. 578, Section No.
5, as shown on map entitled
subdivision of Section 5,
Pocono Mountain Lake Forest
Corporation, on file in the
Recorder's Office at Milford,
Pennsylvania in Plot Book No.
9, Page 228.

Being known as: 119 ROBIN
LANE, DINGMANS FERRY,
PENNSYLVANIA 18328.

Title to said premises is vested in
Robert D. Hahn and Denise M.
Hahn by deed from Denise M.
Hahn, Executrix of the Will of
Dolores R. Pagliano, Late dated
February 10, 2009 and recorded
February 11, 2009 in Deed Book
2299, Page 2087.

Parcel No. 161-03-02-44
Tax I.D. 02-0-029908

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert D. Hahn and Denise
M. Hahn DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE

AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,068.71,
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 Robert D.
Hahn and Denise M. Hahn
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$103,068.71 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1000-2013r
SUR JUDGEMENT NO.
1000-2013 AT THE SUIT
OF The Bank of New York
Mellon f/k/a The Bank of
New York, as Trustee for the
Holders of the GE-WMC
Asset-Backed pass-Through
Certificates, Series 2006-1 by
its attorney-in-fact, Ocwen
Loan Servicing, LLC vs Donna
M. Henry and Christopher
J. Henry 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain parcel of
land situate in Township of
Palmyra, County of Pike and
Commonwealth of Pennsylvania,
being known and designated as
being more particularly laid out
and plotted upon "Lynndale,
Section 2, Gumble Brothers,
consisting of lots with suffix
RG" and also entitled, "Map
showing part of Michael Lynn
Estate", redrawn January 1962 by

Harry Schoenagel, Revised Roth
Lots 11 and 12, August 1968,
added Lynndale Lots 19G-25F,
August 1968" more particularly
bounded and described as
follows: Beginning at a point for
a corner, said point of beginning
being in the center of a 33 foot
wide private road and being the
common corner of Lots No.
10G, 11G, 17G and 16G, with
reference to the aforementioned
map; thence along the center
of the aforesaid 33 foot wide
private road North 57° 13' East
75.0 feet to a point for a corner;
thence along the common
dividing line separating Lots
No. 17G and 18G South 23° 29'
East 162.6 feet to a point for a
corner in the line of lands now
or formerly of William Lynn;
thence along the line of lands
now or formerly of William
Lynn South 57° 13' West 75 feet
to a point for a corner; thence
along the common dividing
separating Lots No. 16G and
No. 17G North 23° 29' West
162.6 feet to the point and place
of beginning. Comprising within
said boundaries Lot No. 17G
and consisting of 0.28 acre more
or less.

Premises being: 109 Sunrise
Drive a/k/a 17G Sunrise Drive,
Tafton, PA 18464
Parcel no. 042.02-02-19
Excepting and reserving thereout
and therefrom, to the grantor,
its successors and assigns, in
common, however with the
Grantees, their heirs and assigns,
from the Northwesterly side of
the lot herein conveyed, a strip of
land 16 Y2 feet in width for right

of way, utility installation and maintenance purposes.
BEING THE SAME PREMISES which Donna M. Henry and Christopher J. Henry, by Deed Date December 17, 2010 and recorded July 20, 2011 in Book 2367, Page 977 in the Office for the Recording of Deeds of Pike County conveyed unto Donna M. Henry, as Sole Owner
Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Donna M. Henry and Christopher J. Henry DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,902.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Donna M. Henry and Christopher J. Henry DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,902.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE
June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1098-2013r SUR JUDGEMENT NO. 1098-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Nancy Eugenio and Ricardo Eugenio 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 June 18, 2014 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1098-2013
WELLS FARGO BANK, N.A.

v.

NANCY EUGENIO

RICARDO EUGENIO

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

3478 KENSINGTON DRIVE,
BUSHKILL, PA 18324

Parcel No. 197.01-02-83

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$190,393.02

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Nancy Eugenio

and Ricardo Eugenio

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$190,393.02,

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 Nancy
Eugenio and Ricardo Eugenio
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$190,393.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan & Hallinan LLP

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT

OF EXECUTION ISSUED

OUT OF THE COURT

OF COMMON PLEAS,

PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION

NO 1112-2012r SUR

JUDGEMENT NO. 1112-2012

AT THE SUIT OF HSBC

Bank USA as Trustee in trust

for Citigroup Mortgage Loan

Trust, Inc., Asset Backed

Pass-Through Certificates vs Ernest Roundtree and Laurica Roundtree 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 June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL CERTAIN LOT, PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE, AND STATE OF PENNSYLVANIA BEING LOT NO. 223, SECTION NO. 4B, AS SHOWN ON MAP OF POCONO MOUNTAIN LAKE ESTATES, INC., ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA, IN PLOT BOOK VOLUME NO. 9, PAGE 125. SUBJECT TO RESTRICTIONS, COVENANTS, EASEMENTS, ETC. AS SET FORTH IN THE CHAIN OF TITLE. PARCEL No. 06-0-039994 BEING known and numbered as 223 Quail Court, Bushkill, PA, 18324. BEING the same premises which SOVEREIGN BANK, by Deed dated May 21, 1999 and recorded June 11, 1999 in and

for Pike County, Pennsylvania, in Deed Book Volume 1777, Page 113, granted and conveyed unto Ernest Roundtree and Laurica Roundtree

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ernest Roundtree and Laurica Roundtree DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$90,145.39, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Roundtree and Laurica
Roundtree DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$90,145.39 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1232-2013r SUR
JUDGEMENT NO. 1232-2013
AT THE SUIT OF PNC Bank,
National Association vs Michael
E. Bowen 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,

SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
PNC Bank, National
Association
Plaintiff
v.
MICHAEL E. BOWEN
Defendant(s)
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 1232-2013

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
DELAWARE, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 120 View
Court, (Township of Delaware),
Dingmans Ferry, PA 18328
PARCEL NUMBER:
02-0-028421
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael E. Bowen
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,154.70,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael
E. Bowen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$83,154.70 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1284-2013r SUR
JUDGEMENT NO.1284-2013
AT THE SUIT OF Green
Tree Servicing, LLC vs Heather
M. Santiago and Paul P.
Santiago 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,
June 18, 2014 at 11:00AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot No. 100, Stage VIII,
Pine Ridge, 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/Page 10/27.
TAX PARCEL #
06-0-040938/188.04-04-33
BEING KNOWN AS: 100
Chestnut Drive, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Heather M. Santiago
and Paul P. Santiago
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$236,552.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Heather M.
Santiago and Paul P. Santiago
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$236,552.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1329-2013r SUR
JUDGEMENT NO. 1329-2013
AT THE SUIT OF US Bank
National Association, as Trustee
for the Pennsylvania Housing
Finance Agency vs Cleon
Deputron
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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT LEGAL FOR
ADVERTISING:**

ALL THAT CERTAIN tract
of land situate in the Township
of Delaware, Pike County,
Pennsylvania, being Lot 7ABC,
Block B-27, Plan of Lots,
Birchwood Lakes, Section
4, Delaware Township, Pike
County, PA, dated November

1963 by John B. Aicher, Monroe Engineering Inc., Stroudsburg, PA, recorded January 28, 1963 in Pike County Plat Book 4, Page 40 and having thereon erected a dwelling house known as 117 West Shore Drive, Birchwood Lakes Estate, Dingmans Ferry, PA 18328.

MAP # 162.02-03-38

CONTROL # 02-0-029423

Reference Pike County Record Book 2282, Page 1681.

TO BE SOLD AS THE PROPERTY OF CLEON DEPUTRON UNDER PIKE COUNTY JUDGMENT NO. 1329-2013-CV

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cleon Deputron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,077.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cleon Deputron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,077.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17102
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1351-2013r SUR JUDGEMENT NO. 1351-2013 AT THE SUIT OF Deutsche Bank National Trust Company as Trustee for the Certificateholders of the Morgan Stanley ABS Capital I, Inc. Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2 vs Matthew P. Wasileski

aka Matthew Wasileski and Susan M. Wasileski aka Susan Wasileski 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 June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1351-2013
ALL THAT CERTAIN lot or piece of ground situate in Dingman Township, County of Pike, and Commonwealth of Pennsylvania
PARCEL IDENTIFICATION NO: 110-040369
TAX ID NO: 030017408
PROPERTY ADDRESS 210 Arbutus Lane
Milford, PA 18337
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Matthew P. Wasileski a/k/a Matthew Wasileski
Susan M. Wasileski a/k/a Susan Wasileski
ATTORNEY'S NAME: Robert W. Williams, Esquire
SHERIFF'S NAME: Phil Bueki

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

TO Matthew P. Wasileski aka Matthew Wasileski and Susan M. Wasileski aka Susan Wasileski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$279,376.17, 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 P. Wasileski aka Matthew Wasileski and Susan M. Wasileski aka Susan Wasileski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$279,376.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Milstead & Associates, LLC
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1354-2013r SUR
JUDGEMENT NO. 1354-2013
AT THE SUIT OF Trudy
Stanton vs Alex Radetsky,
Deceased and Inta Radetsky,
as Guradian of Alex Radetsky,
a minor, known heir of Alex
Radetsky 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Lot 20R BLK 1, Stage 38, Tax
Map #120.01-05-69, more
commonly known as 117 Cliff
Drive, Hawley, Pennsylvania,
18428

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

THE COMMONWEALTH
OF PENNSYLVANIA TO
Alex Radetsky, deceased and
Inta Radetsky, as Guradian
of Alex Radetsky, a minor,
known heir of Alex Radetsky
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$202,534.00,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Alex
Radetsky, deceased and Inta
Radetsky, as Guradian of Alex
Radetsky, a minor, known heir
of Alex Radetsky
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$202,534.00 PLUS
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Galasso, Kimler & Muir
308 W. Harford St.
Milford, PA 18337
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1368-2012r
SUR JUDGEMENT NO.
1368-2012 AT THE SUIT
OF Bank of America, NA
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home
Loans Servicing, LP vs Joseph
Feehan 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT PARCEL OF
LAND IN THE TOWNSHIP
OF LEHMAN TOWNSHIP,
PIKE COUNTY AND
COMMONWEALTH
OF PENNSYLVANIA,

BEING KNOWN AND
DESIGNATED AS
FOLLOWS:
Lot 345, PHASE 2, SECTION
2A, THE FALLS AT SAW
CREEK, FILED IN PLAT
BOOK 23, PAGE 67.
DEED FROM PAUL N.
HOULE, SINGLE AS
SET FORTH IN DEED
BOOK 2265, PAGE 766
DATED 01/28/2008 AND
RECORDED 01/31/2008.
PIKE COUNTY RECORDS,
COMMONWEALTH OF
PENNSYLVANIA.

TAX PARCEL # 196.02-07-41
BEING KNOWN AS: 345
Crewe Court, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph Feehan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$134,184.54,
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 Feehan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,184.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1403-2013r SUR JUDGEMENT NO. 1403-2013 AT THE SUIT OF Deutsche Bank National Trust Company as Trustee of the Residential Asset Securitization Trust 2005-A15, Mortgage Pass-Through Certificates, Series 2005-0 under the Pooling and

Servicing Agreement dated December 1, 2005 vs Luisa Rosario and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel, or piece of ground situated in Lehman Township, Pike County, Pennsylvania, BEING Lot Number 3602, Section 37, on plan of lots of development known as Saw Creek Estates, recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania, in Plot Book Volume 34, Pages 112, 113, 114, 115, 116, and 117 and Plot Book 36, Page 12.

BEING the same premises which Kalian at Poconos, LLC by Deed dated November 15, 2005 and recorded in the Pike County Recorder of Deeds Office on November 28, 2005 in Deed Book 2146, Page 1704, granted and conveyed unto Luisa Rosario.

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

OF PENNSYLVANIA
TO Luisa Rosario and
United States of America
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$273,814.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Luisa Rosario
and United States of America
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$273,814.20 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo

3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1447-2012r SUR
JUDGEMENT NO. 1447-2012
AT THE SUIT OF The
Bank of New York Mellon
fka The Bank of New York,
as Trustee for the Benefit of
the Certificateholders of the
CWABS, Inc. Asset-Backed
Certificates, Series 2004-6 vs
James S. Dixon and Jolyn Dixon
aka Jolyn L. Colavito
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
June 11, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and State of Pennsylvania,
more particularly described as
Lot 35, Block IX, Hemlock
Farms Community, stage

XXVIII, as shown on plat of Hemlock Farms Community, Elm Ridge, stage XXVIII, recorded in the Office of the Recorder of Deeds, Pike County In Plat Book 8, Page 232, on the 6th day of July, 1971.
Tax Identification No. 01-035981.

Being known as: 3061 HEMLOCK FARMS, HAWLEY, PENNSYLVANIA 18428.

Title to said premises is vested in James S. Dixon and Jolyn Dixon a/k/a Jolyn Colavito by deed from Norma I. Kirschen and Robert Kirschen, Husband and Wife dated March 5, 1999 and recorded March 8, 1999 in Deed Book 1714, Page 136.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James S. Dixon and Jolyn Dixon aka Jolyn L. Colavito DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,893.80, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE; SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James S. Dixon and Jolyn Dixon aka Jolyn L. Colavito DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,893.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1576-2013r SUR JUDGEMENT NO. 1576-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Daniel

E. Sykes, Administrator of the Estate of Charles Hayes III a/k/a Charles E. Hayes III, deceased Mortgagor and Real Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot or lots, parcel of piece of ground situate in Lehman Township, Pike County, Pennsylvania being lot of lots No. 152, Section No. 23 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 13, Page 40.

Being known as: 25 WICKES ROAD, BUSHKILL, PENNSYLVANIA 18324.
Title to said premises is vested in Charles Hayes III from Patricia Hannisch, Single dated May 26, 1992 and recorded May 28, 1992 in the Office for the Recording of Deeds, in and for Pike County in Deed Book 249, Page 254.

On March 16, 2012, Charles

Hayes III a/k/a Charles E. Hayes III departed this life. Letters of Administration were granted unto Daniels E. Sykes. Whereupon, title to said premises is solely vested unto Daniels E. Sykes, by Operation of Law.
TAX I.D. #: 192-03-04-17

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel E. Sykes, Administrator of the Estate of Charles Hayes III a/k/a Charles E. Hayes III, deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$70,506.36, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel E. Sykes, Administrator of the Estate of Charles Hayes III, deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$70,506.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 1400
Philadelphia, PA 19109
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1604-2013r SUR JUDGEMENT NO. 1604-2013 AT THE SUIT OF PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, In., fka National City Mortgage Co. vs Michael Smith and Christine A. 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 June 18, 2014 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Dingman, Pike County, Pennsylvania, more particularly described as follows: Lot 1706, Section K of the Pocono Mountain Woodland Lakes Development, a subdivision situated in the Township of Dingman, Pike County, Pennsylvania; as the same appears on the plat of the subdivision recorded and filed in the Recorder of Deeds Office of Pike County, Pennsylvania, in Plat Bock 12, Page 34.

TAX PARCEL # 111.01-02-20 BEING KNOWN AS: 111 Birch Leaf 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 Michael Smith and Christine A. Smith DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,649.00, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF 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 Smith and Christine A. Smith DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,649.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1654-2012r SUR JUDGEMENT NO. 1654-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2007-BC1 vs Brian D. Smith and Tina 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 June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Township of Blooming Grove, County of Pike and State of Pennsylvania, more particularly described as Lot 34, Block VIII, Hemlock Farms Community, Stage LXXXIX, as shown (In Plat of Hemlock Farms Community, Elm Ridge, Stage LXXXIX, as shown on Plat of Hemlock Farms Community, Elm Ridge, Stage LXXXIX recorded in the

Office of the Recorder of Deeds,
of Pike County in Plat Book 8,
Page 189, on the 17th day of
June, 1971.

UNDER AND SUBJECT to
restrictions as of record.
Being known as: 311 SURREY
DRIVE, HAWLEY,
PENNSYLVANIA 18428.

Title to said premises is vested
in Brian D. Smith and Tina
Smith by deed from Vincent F.
Tuzzolo and Denise Tuzzolo,
Husband and Wife dated May
12, 2006 and recorded May 15,
2006 in Deed Book 2173, Page
1940.

TAX I.D. #: 01-0-107.03-01-36
CONTROL #: 01-0-033108

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Brian D. Smith and Tina Smith
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$226,848.51,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Brian
D. Smith and Tina Smith
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$226,848.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, Pa 19109
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1676-2013r SUR
JUDGEMENT NO. 1676-2013
AT THE SUIT OF The Bank
of New York Mellon Trust
Company, NA as Trustee on
behalf of CWABS Asset Backed
Certificates Trust 2005-AB4
vs Darrel Hunter and Leigh
Ann Hunter 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania,
being Lot or Lots No. 43,
Section No. 26 as is more
particularly set forth on the
Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot Book Volume 12, Page 130.
BEING the same premises
which Lynn Biondo, single,
by Deed dated June 27, 2005
recorded July 8, 2005, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 2119, Page 2207,
conveyed unto Darrel Hunter
and Leigh Ann Hunter, his wife.
BEING known as 3187 Cherry
Ridge Road a/k/a Lot 43 Cherry
Ridge Road, Bushkill, PA 18324
TAX PARCEL: #192.03-02-22
IMPROVEMENTS:
Residential property.

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Darrel Hunter and
Leigh Ann Hunter
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,449.65,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Darrel
Hunter and Leigh Ann Hunter
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$109,449.65 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Gregory Javardian, Esq.
1310 Industrial Blvd
1st Floor, Ste. 101
Southampton, PA 18966
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1749-2013r SUR
JUDGEMENT NO. 1749-2013
AT THE SUIT OF First
Horizon Home Loans a division
of First Tennessee Bank
National Association vs Nancy
Donegan
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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
Lot, Parcel Or Piece Of Land
Situate In The Township Of
Lehman, County Of Pike,
And Commonwealth Of
Pennsylvania, Being Lot 35,
Stage 2 (Erroneously Stated As
Section 2 In Previous Deeds),
Pine Ridge 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 6,
Page 173.

Subject To Restrictions,
Reservations, Easements,
Covenants, Oil, Gas Or Mineral
Rights Of Record, If Any.
TAX PARCEL # 06-0-042529
194.03-02-13
BEING KNOWN AS: 176
Suter Dr, Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Nancy Donegan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$137,602.74,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nancy Donegan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$137,602.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE
June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1758-2013r SUR JUDGEMENT NO. 1758-2013 AT THE SUIT OF Wells Fargo Bank, NA successor by merger to Wells Fargo Bank Minnesota, NA, as Trustee fka Norwest Bank Minnesota, NA, as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-2, by its servicer, Ocwen Loan Servicing, LLC vs Joseph Mecus and Elaine A. Mecus DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY ADMINISTRATOIN BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY, June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot, piece or parcel of land situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: Lot Number 171, Stage 4, Pine Ridge, as shown on plat of Pine Ridge, Inc., Stage 4, recorded in the Office of the recorder of Deeds of Pike County in plat Book Vol. 7 at Page 107 on July 19, 1969

Parcel #06-0-040092
Premises Being: 171 Mayflower Court, Bushkill, PA 18324 BEING THE SAME PREMISES which Krystna Tyndorf and Charles P. Tyndor, her husband, by Deed Date October 31, 1997 and recorded November 9, 1997 in Book 1433 Page 010 in the Office for the Recording of Deeds of Pike County conveyed unto Joseph Mecus and Elaine A. Mecus, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph Mecus and Elaine A. Mecus DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$184,364.19, 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 Joseph Mecus and Elaine A. Mecus DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$184,364.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1763-2013r SUR JUDGEMENT NO. 1763-2013 AT THE SUIT OF Green Tree Servicing, LLC vs Maribel Alonso and Pedro G. Alonso 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, June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All That Certain Property Situated In Lehman In The County Of Pike And Commonwealth Of Pennsylvania, Being Described As Follows: Los No. 964 Section No. 14 As Is More Particularly Set Forth On The Plot Map Of Lehman-Pike Development Corporation, Saw Creek Estates Recorded In Plot Book Volume 17, Page 86. Being More Fully Described In A Fee Sample Deed Dated 02/27/2003 And Recorded 03/03/2003, Among The Land Records Of The County And State Set Forth Above, In Volume 1969 Page 1565.

Tax Parcel Id: 192-04-04-46
Address: 551 Saw Creek Estates
(Mailing)
Lot 964 Section 14 (Physical)
Bushkill, Pa 18324
BEING KNOWN AS: Lot
964 a/k/a 551 Sawck Estate,
Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Maribel Alonso
and Pedro G. Alonso
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$212,415.53,
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 Maribel
Alonso and Pedro G. Alonso
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$212,415.53 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1773-2013r SUR
JUDGEMENT NO. 1773-2013
AT THE SUIT OF The
Bank of New York Mellon
f/k/a The Bank of New York,
as Trustee for the Benefit of
the Certificateholders of the
CWABS, Inc. Asset-Backed
Certificates, Series 2003-SD3
vs Charles Brown and Keisha
Brown
DEFENDANTS, I WILL
EXPOSE TO SALE OF
PUBLIC VENDUE OR
OUTCRY IN THE PIKE
COUNTY ADMINISTION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY,
June 18, 2014 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, piece or parcel of land, situate, lying and being the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows:
Lot Number 258, Stage VI, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VI, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 10 at Page 73, previously incorrectly recorded as Plat Book Vol. 10, Page 74, on March 28, 1973.

BEING the same premises which Pilarita L. Aquino, unmarried, by Deed Dated August 18, 2000 and recorded in the Pike County Recorder of Deeds Office on August 23, 2000 in Deed Book 1861, Page 1717, granted and conveyed unto Charles Brown and Keisha Brown, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles Brown and Keisha Brown DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$169,545.34, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles Brown and Keisha Brown DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$169,545.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE
June 18, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1790-2013r SUR
JUDGEMENT NO. 1790-2013
AT THE SUIT OF Caliber
Home Loans, Inc. f/k/a
Vericrest Financial, Inc. vs
Julio Suarez 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,
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lackawaxen,
County of Pike, and State of
Pennsylvania, bounded and
described as follows:
BEING shown and designated
as Lot No. 959 on a certain
map or plan of lots entitled
"Subdivision of Masthope
Rapids, Section Nine, Colonial
Terrace, Masthope Rapids,
Inc., Owner and Developer,
Lackawaxen Township, Pike
County, Pennsylvania, dated
April 2, 1974, prepared by
Edward C. Hess Associates,
Inc. Stroudsburg, Pennsylvania,
Scale being 1'=100", recorded
July 9, 1976 in the Recorder's
Office, Milford, Pike County,
Pennsylvania in Plat Book Vol.
13, Page 101.

Known as HC1 Box 1A171

aka 959 Lower Independence,
Lackawaxen, PA 18435
Map No. 014.01-02-89 Parcel
No. 05-0-025886
Improvements: Residential
Dwelling
Being the same premises which
Edward May granted and
conveyed unto Julio Suarez by
Deed dated June 26, 2000 and
recorded July 6, 2000 in the
Office of the Recorder of Deeds
of Pike County, Pennsylvania in
Deed Book 1857, Page 1396.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Julio Suarez DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$47,873.21,
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 Julio Suarez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$47,873.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1821-2013r SUR JUDGEMENT NO. 1821-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Stella Aleksanova 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

June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 2001, Section No. 3 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 49. TAX PARCEL # 196.04-07-48 BEING KNOWN AS: 207 Manchester Drive a/k/a 2001 Manchester Drive, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stella Aleksanova DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,906.19, 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 Stella Aleksanova DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,906.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1836-2013r SUR JUDGEMENT NO. 1836-2013 AT THE SUIT OF Federal National Mortgage Association vs Laurie A. 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, June 18, at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT PROPERTY DESCRIPTION BY VIRTUE OF A WRIT OF EXECUTION TO CASE NO. Civil 1836-2013

ISSUED TO PLAINTIFF: Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America PROPERTY BEING KNOWN AS:

ALL THAT CERTAIN piece, parcel and tract of land, situate, lying and being in the Township of Delaware, County of Pike and state of Pennsylvania, more particularly described as follows, to wit:
BEING LOT NO. 38 ABC, Block No. 1, as set forth on a plan of lots - Birchwood Lakes, Section No. 2, Delaware Township, Pike County, Pennsylvania, dated March 1963, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plot Book 3, page 238, on March 27, 1983.

BEING KNOWN AS: 118
Beech Lane Birchwood Lakes
Dingmans Ferry, PA 18328
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Laurie A.
Schmidt
PARCEL IDENTIFICATION
NO: 162.02-02-37, CONTROL
#: 02-0-032404
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Laurie A. Schmidt
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$75,980.17,
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 Laurie A.
Schmidt DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$75,980.17 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
649 South Avenue, Ste. 7
Secane, PA 19018
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1863-2012r SUR
JUDGEMENT NO. 1863-2012
AT THE SUIT OF U.S. Bank,
National Association, as Trustee
for C-BASS 2006-CB7 Trust,
Mortgage Loan Asset-Backed
Certificates, Series 2006-CB7
vs Michael Mongioi and Stacey
Mongioi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY

ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Dingman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot 1324, Section G,
Pocono Mountain Woodland
Lakes, 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 12, Page 3. Parcel No.
124.02-01-49.

BEING KNOWN AS: 107
HOBBLEBUSH COURT,
MILFORD, PA 18337
PROPERTY ID NO.:
124.02-01-49
CONTROL NO. 03-0-019556
TITLE TO SAID PREMISES
IS VESTED IN MICHAEL
MONGIOI AND STACY
MONGIOI, HUSBAND AND
WIFE BY DEED FROM
MICHAEL MONGIOI
AND STACY MONGIOI,
HUSBAND AND WIFE
DATED 12/30/2005
RECORDED 01/13/2006 IN
DEED BOOK 2154 PAGE
2308.

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

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael
Mongioi and Stacey Mongioi
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$369,784.97 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION^{1ssUE1})
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1949-2013r SUR
JUDGEMENT NO. 1949-2013
AT THE SUIT OF PNC
Bank, National Association
vs Tracey Brandon aka Tracy
Brandon aka Tracey Y. Brandon
and Betty Scarlett aka Betty
Scarlet 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
of piece of land situate in the
Township of Lehman, County of
Pike and State of Pennsylvania,
bounded and described as
follows:
BEGINNING at a point on
at a point on the northwesterly
line of Gold Finch Road, a
common corner of Lot No. 497
and Lot No. 498 as shown on
plan titled "Subdivision of Lands

of Benjamin Foster, Lehman
Township, Pike County, Section
One" prepared by Edward C.
Hess Association, October 17,
1969 and recorded in Plat Book
Volume 7, Page 155, October
17, 1969 on file in the Office of
the Recorder of Deeds, Milford,
Pennsylvania, thence by Lot
No. 498 North 82 degrees 18
minutes 16 seconds East 190.00
feet to a point, thence by land
of Pocono Ranch Lands Lmtd.,
South 19 degrees 53 minutes
23 seconds East 60.47 feet to
a point; thence by Lot 495
South 69 degrees 52 minutes 46
seconds West 200.00 feet to a
point on the northwesterly line
of Gold Finch Road; thence
along the northwesterly line of
Gold Finch Road on a curve
to the right having a radius of
703.23 feet for an arc length
of 102.50 feet (chord bearing
and distance being North 11
degrees 2 minutes 16 seconds
west 202,41 feet) to the place of
BEGINNING.

BEING KNOWN AS: LOT
497 SEC 1 POCONO RANCH
LANDS A/K/A LOT 497
POCONO RANCH LANDS
A/K/A 286 GOLDFINCH
ROAD, BUSHKILL, PA 18324
PROPERTY ID NO.:
06-0-043168 MAP NO.
182.04-07-63
TITLE TO SAID PREMISES
IS VESTED IN TRACY
BRANDON AND BETTY
SCARLETT (TENANTS
IN COMMON) BY DEED
FROM ROMEC, INC., A
CORPORATION DATED

09/13/2000 RECORDED
04/26/2001 IN DEED BOOK
1881 PAGE 503.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Tracey Brandon aka
Tracy Brandon aka Tracey
Y. Brandon and Betty
Scarlett aka Betty Scarlet
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$119,915.35,
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 Tracey

Brandon aka Tracy Brandon
aka Tracey Y. Brandon and
Betty Scarlett aka Betty Scarlet
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$119,915.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2007-2013r SUR
JUDGEMENT NO. 2007-2013
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Alexander
Cherner 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of ground

situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, being Lot No. 33, Block No. 1201, Section 12, as shown on map entitled subdivision of Section No. 12, Wild Acres as shown in Plat Book No. 8 at Page 172, filed in the Pike County Clerk's Office.

Known as Lot 33, Block 1201, Section 12 Wild Acres, Dingmans Ferry, PA 18328.

NOTE: Being Lot(s) 33, Tax Map of the Township of Delaware, County of Pike.
NOTE: Lot and Block shown for informational purposes only.

TAX PARCEL #

175-02-07-28.001

BEING KNOWN AS: 166 Westwood Drive, Dingmans Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alexander Cherner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$242,594.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alexander Cherner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$242,594.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2020-2010r SUR JUDGEMENT NO.2020-2010 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, NA vs Elizabeth Dessalines Anselme and Jena

J. Anselme 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

v.
ELIZABETH DESSALINES
ANSELME
JEAN J ANSELME
Defendant(s)
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 2020-2010-Civil

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

PENNSYLVANIA:
BEING KNOWN AS 1519
Woodbridge Drive A/K/A 125
Durham Drive, Bushkill, PA
18324
PARCEL NUMBER:
06-0-074961
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
David Neeran, Esquire
PA ID 204252

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Elizabeth Dessalines
Anselme and Jena J. Anselme
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,763.42,
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 Elizabeth Dessalines Anselme and Jena J. Anselme DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,763.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2052-2007r SUR JUDGEMENT NO. 2052-2007 AT THE SUIT OF Washington Mutual Bank vs Robert H. Murray, JR., a married man 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 June 18, 2014 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT(S) 70 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 VOL. 10 AT PAGE 26 ON JUNE 20, 1973 UNDER AND SUBJECT TO ALL THE RIGHTS, PRIVILEGES, BENEFITS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, TERMS AND PROVISIONS AS MORE PARTICULARLY SET FORTH IN THE ABOVE RECITED DEED PARCEL NO. 06-0-040051 BEING KNOWN AND NUMBERED AS 207 PINE RIDGE, BUSHKILL, PA, 18324. BEING THE SAME PREMISES WHICH HARMON HOMES, INC., BY DEED DATED JULY 14, 2003 AND RECORDED JULY 16, 2003 IN AND FOR PIKE COUNTY,

PENNSYLVANIA, IN DEED
BOOK VOLUME 1993,
PAGE 2300, GRANTED
AND CONVEYED UNTO
ROBERT H. MURRAY, JR.,
A MARRIED MAN

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert H. Murray, JR., a
married man DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$285,786.35,
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 Robert H.
Murray, JR., a married man
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$285,786.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 301
Mountainside, NJ 07092
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2110-2012r SUR
JUDGEMENT NO. 2110-2012
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 2007-9 vs
Christopher Fazio and Nadine
Fazio 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
June 18, 2014 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
EXHIBIT "A"
ALL THAT CERTAIN
LOT. PARCEL OR PIECE
OF LAND SITUATED
IN THE TOWNSHIP
OF DELAWARE,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
LOT 18, BLOCK M-504,
SECTION 5, MARCEL
LAKE 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 9, PAGE 144.
Tax Parcel No.: 02-0-101633
Commonly known as 108
Laverne Drive,
Dingmans Ferry, PA 18328
TITLE TO SAID PREMISES
IS VESTED IN Christopher
Fazio and Nadine Fazio, by deed
from Richard J. Panassidi and
Michele P. Panassidi, his wife,
dated 5/30/2003 and recorded
6/12/2006 as Instrument No.:
200300011187.
EXHIBIT "A"

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

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$318,872.48,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
Fazio and Nadine Fazio
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$318,872.48 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2133-2010 SUR JUDGEMENT NO. 2133-2010 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as successor in interest to JPMorgan Chase Bank. NA as Trustee for First NLC Trust 2005-2 Mortgage-Backed Certificates, Series 2005-2 vs Concetta Sicolia and Marlo Sicoli 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, June 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania being Lot No. 56, Section 24 as is more particularly set forth on the Plot Map of Lehman Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot book Volume 12, Page 128.

MAP NO. 192.03-02-38;
CONTROL NO. 06-0-043255

Being the same premises which JP Morgan Chase Bank as Trust Administrator on Behalf of the Holders of the Mortgage-Backed Pass Through Certificates Series 2002-5, by Indenture dated 03-10-05 and recorded 04-08-05 in the office of the Recorder of Deeds in and for the County of Pike in Record Book 2102 Page 2429, granted and conveyed unto John Tuminaro and Leo Dour.

BEING KNOWN AS:
24 PORTER DRIVE,
BUSHKILL, PA 18324
PROPERTY ID NO.:
192.03-02-38
TITLE TO SAID PREMISES IS VESTED IN MARLO SICOLI AND CONCETTA SICOLI, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM JOHN TUMINARO AND LEO DOUR, BY HIS AGENT JOHN TUMINARO DATED 05/25/2005 RECORDED 06/03/2005 IN DEED BOOK 2113 PAGE 1.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Concetta Sicolia and Marlo Sicoli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$195,903.86, 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 Concetta Sicolia and Marlo Sicoli DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$195,903.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 1014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2197-2012r SUR JUDGEMENT NO. 2197-2012 AT THE SUIT OF Wayne Bank vs Barry R. Hampe and Margaret A. Hampe 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 JUNE 18, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DESCRIPTION

ALL THAT CERTAIN lot, or parcel of land being situate in the Township of Shohola, county of Pike and Commonwealth of Pennsylvania and being more particularly described as follows: BEGINNING at a point on the centerline of Township Road T-448, said point also being the northernmost point of the premises herein described and being a point on the dividing line between the premises herein described and lands now or formerly of William Wilckens thence along said dividing line South 44 degrees 13 minutes 32 seconds East a distance of

703.91 feet to a point for a corner; thence along the dividing line between the premises herein described and lands now or formerly of the Eberlin Estate, South 61 degrees 31 minutes 59 seconds West a distance of 340.80 feet to a point for a corner thence along the dividing line between the premises herein described and lands now or formerly of Kos, North 51 degrees 11 minutes 58 seconds West a distance of 431.23 feet to a point for a corner, said point also being on the centerline of Township Road T-448 thence along said dividing line North 20 degrees 3 minutes 4 seconds East a distance of 422.20 feet to the point at place of BEGINNING. CONTAINING 4.63 acres, more or less.

BEING the same premises which Emma Margaret Kuhn and Patricia Lee Kuhn, by a certain deed dated December 3, 1986 and recorded in the Office of the Recorder of Deeds in and for Pike County, in Deed Book Volume 1090, at page 141 granted and conveyed unto Barry R. Hampe and Margaret A. Hampe, his wife.

TOGETHER WITH all rights-of-way and UNDER AND SUBJECT to all conditions, restrictions, reservations and the like as set forth in the above-referenced deed or the record thereof.

Address: 256 German Hill Road, Shohola, Pike County and being known as Pike County Tax Parcel Number: 035.00-02-08.002 and PIN 12-0-102777

The real estate is IMPROVED

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Barry R. Hampe and Margaret A. Hampe DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,401.57, 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 Barry R. Hampe and Margaret A. Hampe DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,401.57 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
John J. Martin, Esq.
102 Court Street
Honesdale, PA 18431
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2385-2010r SUR
JUDGEMENT NO. 2385-2010
AT THE SUIT OF One
West Bank, FSB vs Clifton
Desilva 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
June 18, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN LOT,
PARCEL OR PIECE OF
LAND SITUATE IN THE
TOWNSHIP OF LEHMAN,
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
LOT NO. 19 SECTION 15
WINONA LAKES, STONY

HOLLOW VILLAGE, 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 NO. 11 AT PAGE
NO. 29 AND IN MONROE
COUNTY IN PLOT BOOK
VOLUME NO. 19 AT
PAGE 49. CONTAINING
75,291 SQUARE FEET,
MORE OR LESS. BEING
LOT NO. 19 ON THE
ABOVE-MENTIONED
PLAN.
EXCEPTING AND
RESERVING, HOWEVER,
OUT OF AND FROM THE
ABOVE DESCRIBED
PREMISES IN AN
EASEMENT FOR PUBLIC
PURPOSES OVER
THE HEREINAFTER
DESCRIBED PARCEL,
BOUNDED AND
DESCRIBED AS FOLLOWS,
TO WIT:
BEGINNING AT A POINT
IN LINE OF LANDS
OF THE TOWNSHIP
OF LEHMAN, ON THE
WESTERLY REQUIRED
RIGHT OUT WAY LINE
OF RELOCATED ROUTE
T-301, SAID POINT BEING
25.00 FEET WESTERLY
OF CONSTRUCTION
CENTERLINE STATION
16 + 55 AS SHOWN ON
"SHEET 1 OF 1, ROUTE
T-301 SECTION 1
R/W"; THENCE ALONG
THE REQUIRED RIGHT
OF WAY LINE AS SHOWN

ON SAID MAP, IN A NORTHERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 275.56 FEET TO AN ARC LENGTH OF 18.10 FEET TO A POINT IN LINE OF LANDS OF MAX NORMAN, SAID POINT BEING 25.00 FEET WESTERLY OF CONSTRUCTION CENTERLINE STATION 16 + 73; THENCE ALONG SAID LANDS OF MAX NORMAN, NORTH FORTY-SEVEN DEGREES THIRTEEN MINUTES THIRTY-TWO SECONDS EAST 14.37 FEET TO AN IRON, A CORNER OF MAX NORMAN; THENCE NORTH SIXTY-NINE DEGREES THIRTEEN MINUTES THIRTY-TWO SECONDS EAST 20.00 FEET TO A POINT, A CORNER OF LANDS OF THE TOWNSHIP OF LEHMAN; THENCE ALONG SAID LANDS OF THE TOWNSHIP OF LEHMAN, SOUTH THIRTY-SEVEN DEGREES NINETEEN MINUTES ONE SECOND WEST 43.67 FEET FROM THE PLACE OF BEGINNING. EXCEPTING AND RESERVING, HOWEVER, OUT OF AND FROM THE ABOVE DESCRIPTION PREMISES THE RIGHT OF SLOP EASEMENT OVER THE CONTIGUOUS AREA LOCATED WESTERLY OF THE ABOVE-DESCRIBED

PARCEL AS SHOWN ON THE AFORESAID MAP. PARCEL NO. 199.02-01-72 BEING KNOWN AS: 19 NORMAN COURT, BUSHKILL, PA 18324 PROPERTY ID NO.: 06-0-037868 TITLE TO SAID PREMISES IS VESTED IN CLIFTON DESILVA, A MARRIED MAN, AS SOLE OWNER BY DEED FROM TZVETAN PETROV AND SILVIYA DONCHEVA DATED 12/26/2007 RECORDED 01/30/2008 BOOK 2265 PAGE 505.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Clifton Desilva DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,863.99, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Clifton
Desilva DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$252,863.99 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14

SHERIFF SALE

June 18, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2472-2010r SUR
JUDGEMENT NO. 2472-2010
AT THE SUIT OF U. S. Bank,
NA in its capacity as Trustee for
the registered holders of Home
Equity Asset Trust 2005-3,
Home Equity Pass-Through
Certificates, Series 2005-3 vs
Francisca M. Miranda and John
A. Savino 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
June 18, 2014 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620

856-669-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF

U.S. Bank N.A., in its capacity
as Trustee for the registered
holders of Home Equity Asset
Trust 2005-3, Home Equity
Pass-Through Certificates, Series
2005-3
Plaintiff

v.
FRANCISCA M. MIRANDA
JOHN A. SAVINO
Defendant(s)
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 2472 2010

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

PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 2444
South Port Drive, Bushkill, PA
18324
PARCEL NUMBER:
196.02-01-03
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff
David Neeren, Esquire
PA ID 204252

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Francisca M. Miranda
and John A. Savino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$204,314.10,
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 Francisca M.
Miranda and John A. Savino
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$204,314.10 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
05/23/14 · 05/30/14 · 06/06/14
