

## 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.*

---

### ADMINISTRATRIX'S NOTICE

Antonio, Dorothy J., dec'd.

Late of Bushkill, Pike County, PA.

Administratrix: Joy Antonio-Searcy, c/o Megan M. McDonald, Esquire, P.O. Box 1, Hellertown, PA 18055.

Attorney: Megan M. McDonald, Esquire, P.O. Box 1, Hellertown, PA 18055.

02/13/15 · 02/20/15 · **02/27/15**

---

### EXECUTOR'S NOTICE

Estate of Marija G. Stefansky, late of Matamoras Borough, Pike County, Pennsylvania, deceased.

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

301 Ave. H  
Matamoras, PA 18336  
Executor  
02/13/15 · 02/20/15 · **02/27/15**

---

### NOTICE OF ADMINISTRATION

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE of CHARLES R. TAPPEN, SR., late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Co-Executors, Charles R. Tappen Sr. of 73 Heulitt Road, Colts Neck, New Jersey 07722 or Holly Tappen of 208 Sherman Avenue, Jersey City, New Jersey 07307 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQ.  
02/20/15 · **02/27/15** · 03/06/15

---

### ADMINISTRATRIX NOTICE

ESTATE OF CHRISTOPHER J. BERTALAN, late of Dingman Township, 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 same, without delay to DONNA J. BERTALAN, of 4474 Conashaugh Lakes, Milford, PA 18337, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.  
02/20/15 • 02/27/15 • 03/06/15

---

**ADMINISTRATOR'S NOTICE**

Estate of Eleanor R. Rudolph, deceased, late of 225 Rock Hill Drive, Dingmans Ferry, PA 18328.

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:

Robert F. Rudolph, Sr.  
225 Rock Hill Drive  
Dingmans Ferry, PA 18328  
Administrator

or to his Attorney:

Christie E. Bower, Esq.  
6515 Route 209, Unit 2  
Stroudsburg, PA 18360

02/20/15 • 02/27/15 • 03/06/15

---

**ESTATE NOTICE**

ESTATE OF HAROLD DICKISON, late of Dingmans Ferry, Pike County, Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same

without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Sixtieth Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Charles Dickison,  
Co-Executor  
513 Thayer Ave.  
Silver Spring, MD 20910  
Stephen Dickison,  
Co-Executor  
415 Silver Springs Ave.  
Silver Spring, MD 20910  
Lori J. Cerato, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506

02/20/15 • 02/27/15 • 03/06/15

---

**EXECUTOR'S NOTICE**

ESTATE of Joseph R. Fortin, late of 3226 Hemlock Farms, Pike County, Pennsylvania, deceased.

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

John J. McManus  
25B Trent Ct.  
Ridge, NY 11961

02/20/15 • 02/27/15 • 03/06/15

---

**NOTICE OF ADMINISTRATION**

Notice is hereby given that Letters of Administration have

been granted in the ESTATE of JOSEPH E. MAHON, JR., late of Greene Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, John W. Mahon of 1534 Route 590, Canadensis, PA 18325 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQ.  
02/20/15 • 02/27/15 • 03/06/15

---

### LETTERS TESTAMENTARY

Estate of Barry C. Benner, Deceased, late of 223 Firetower Road, Milford, Pennsylvania 18337.

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

Trina M. Churchill  
710 Prospect Hill Road  
Huguenot, NY 12746  
and

Jason A. Benner  
3 Cresthaven Lane  
Clifton Park, NY 12065  
or to their attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

02/27/15 • 03/06/15 • 03/13/15

---

### EXECUTRIX'S NOTICE

Estate of Francis Xavier Carrozza, late of Lackawaxen,

Pike County, Pennsylvania and Staten Island, Richmond County, New York, 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 to having claims to present same without delay to June Murphy Carrozza, 102 Log Cabin Drive, Lackawaxen, Pennsylvania 18435, Executrix.  
02/27/15 • 03/06/15 • 03/13/15

---

### ESTATE NOTICE

Estate of Gerard Schultz, Late of Brooklyn, New York.

Letters of Administration on the above estate having been granted to Gerard K. Schultz, 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.

02/27/15 • 03/06/15 • 03/13/15

---

### LETTERS TESTAMENTARY

Estate of Lilliam P.

Harwood, Deceased, late of 312 Mountain Top Drive, Dingmans Ferry, PA 18328.

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

Arthur J. Kapetanakis

312 Mountain Top Drive  
Dingmans Ferry, PA 18328  
or to their attorney, Douglas J.  
Jacobs, Esq., 515 Broad Street,  
Milford, PA 18337.

02/27/15 • 03/06/15 • 03/13/15

---

**ESTATE NOTICE**

Estate of Marion B.

Almquist late of Milford,  
Pennsylvania.

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

02/27/15 • 03/06/15 • 03/13/15

---

**ADMINISTRATOR'S  
NOTICE**

Estate of Vanessa J. Van  
Gorder, a/k/a Vanessa Joy  
Van Gorder, deceased, late  
of Palmyra Township, Pike  
County, Pennsylvania. Any  
person or persons having any  
claims against or indebted to  
said estate, present same to Scott  
R. Van Gorder, Administrator,  
117 Bennett Lane, Paupack, PA  
18451, or his attorneys, Bugaj/  
Fischer, PC, P.O. Box 390,  
308 Ninth Street, Honesdale,  
Pennsylvania 18431.  
BUGAJ/FISCHER, PC  
P.O. Box 390, 308 Ninth St.  
Honesdale, PA 18431  
(570) 253-3021

02/27/15 • 03/06/15 • 03/13/15

---

**NOTICE OF  
SHERIFF'S SALE  
IN THE COURT OF  
COMMON PLEAS  
OF PIKE COUNTY,  
PENNSYLVANIA**

NO. 388-2014

WELLS FARGO BANK, N.A.  
Vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER HAROLD A.  
DRESCH A/K/A HAROLD  
DRESCH, DECEASED

NOTICE TO: UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL  
PERSONS, FIRMS,  
OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER HAROLD A.  
DRESCH A/K/A HAROLD  
DRESCH, DECEASED  
NOTICE OF SHERIFF'S  
SALE OF REAL PROPERTY

Being Premises: 190  
WOODLOCH DRIVE,  
HAWLEY, PA 18428  
Being in LACKAWAXEN  
TOWNSHIP, County of PIKE,  
Commonwealth of Pennsylvania,  
016.02-03-01.190

Improvements consist of  
residential property.  
Sold as the property of  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS

CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER HAROLD A.  
DRESCH A/K/A HAROLD  
DRESCH, DECEASED

Your house (real estate) at  
190 WOODLOCH DRIVE,  
HAWLEY, PA 18428 is  
scheduled to be sold at the  
Sheriff's Sale on 07/22/2015  
at 11:00 AM, at the PIKE  
County Courthouse, 500 Broad  
Street, Milford, PA 18337, to  
enforce the Court Judgment  
of \$216,253.56 obtained by,  
WELLS FARGO BANK, N.A.  
(the mortgagee), against the  
above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

---

**IN THE COURT OF  
COMMON PLEAS  
COMMONWEALTH OF  
PENNSYLVANIA, PIKE  
COUNTY**

David Dietz and Sheryl Dietz,  
Husband and Wife

vs.

Woodmont Builders, Inc. and  
any and all persons claiming  
under and through them  
including successors and assigns  
ACTION TO QUIET TITLE  
NO.004-2015-CIVIL

**NOTICE**

You have been sued in Court. If  
you wish to defend against the  
claims Set forth in the following  
pages, you must take action  
within twenty (20) days after  
this complaint has been served  
by entering a written appearance

personally or by attorney and  
filing in writing with the Court  
your defenses or objections to the  
claims set forth against you. You  
are warned that, if you fail to do  
so, the case may proceed without  
you, and a judgment may be  
entered against you by the Court  
without further notice for any  
money claimed in the complaint  
or for any other claim or relief  
requested by the Defendant. You  
may lose money or property or  
other rights important to you.  
YOU SHOULD TAKE THIS  
PAPER TO YOUR LAWYER  
AT ONCE. IF YOU DO  
NOT HAVE A LAWYER OR  
CANNOT AFFORD ONE,  
GO TO OR TELEPHONE  
THE OFFICE SET FORTH  
BELOW TO FIND OUT  
WHERE YOU CAN GET  
LEGAL HELP.

NORTH PENN LEGAL  
SERVICES

10 North Tenth Street  
Stroudsburg, PA 18360

Telephone: 1-800-532-8282  
PA LAWYERS REFERRAL  
SERVICE

P.O. Box 1086, 100 South St.  
Harrisburg, PA 17108

Telephone: 1-800-692-7375

IN THE COURT OF  
COMMON PLEAS  
COMMONWEALTH OF  
PENNSYLVANIA, PIKE  
COUNTY

David Dietz and Sheryl Dietz  
Husband and Wife

vs,

Woodmont Builders, Inc, and  
any and all persons claiming  
under and through them  
including successors and assigns

ACTION TO QUIET TITLE  
NO.004-2015-CIVIL

**COMPLAINT**

AND NOW COMES the  
Plaintiffs, David Dietz and  
Sheryl Dietz, husband and wife,  
by and through their attorney,  
Anthony 1. Magnotta, Esquire,  
and file this Action to Quiet  
Title pursuant to Pennsylvania  
Rules of Civil Procedure 1061 et  
seq, as follows:

1. Plaintiffs, David Dietz  
and Sheryl Dietz, husband and  
wife, are adult individuals and  
residents of the State of New  
Jersey having their principal  
address at 6 Old Four Bridges  
Road, Chester, New Jersey  
07930.

2. Defendant, Woodmont  
Builders, Inc, is a Pennsylvania  
corporation with its registered  
corporate address listed as  
HCR 2, Box 413A, Hawley,  
Pennsylvania, 18428 and a  
previous owner of property as set  
forth herein.

3. That the Plaintiffs, David  
Dietz and Sheryl Dietz, husband  
and wife, are the owners of  
real property located in Greene  
Township, Pike County,  
Pennsylvania more particularly  
described in Book Volume 2436  
at Page 2202 by virtue of a Deed  
from the Pike County Tax Claim  
Bureau of Milford, Pennsylvania.

4. That the aforesaid  
property was purchased by the  
Plaintiffs at the November  
11, 2013 Tax Upset Sale held  
in Milford, Pike County,  
Pennsylvania.

5. That the Defendant,  
Woodmont Builders, Inc, was

a prior owner of record of said  
property on May 9, 2007 during  
the previous upset sale where the  
property was previously conveyed  
in Book 2234 at Page 262.

6. That a check of the Pike  
County, Pennsylvania tax records  
does not list any other properties  
owned by Woodmont Builders,  
Inc. at this time.

7. That Plaintiffs are the  
owners in fee simple of the  
aforesaid real property and are  
currently in possession of said  
real property.

WHEREFORE, Plaintiffs,  
David Dietz and Sheryl Dietz,  
husband and wife, respectfully  
request this Honorable Court to:

a) Enter a judgment  
decreeing that the Plaintiffs  
are the owners of real property  
located in Greene Township,  
Pike County, Pennsylvania, more  
particularly described in Book  
Volume 2436 Page 2202;

b) That Plaintiffs are the  
owners of said real property in  
fee simple and are entitled to the  
quiet and peaceful possession of  
said real property and that the  
Defendant, Woodmont Builders,  
Inc. and all persons claiming  
under them are not a successor,  
assignee, or have right, title, lien  
or interest in or to the said real  
property or any part thereof;

c) That title to the property  
be quieted unto the Plaintiffs,  
David Dietz and Sheryl Dietz,  
husband and wife;

d) Further, requesting  
that the Court decree that the  
Defendant, Woodmont Builders,  
Inc. and any and all persons  
claiming under it be permanently

enjoined from asserting any Estate, right, title, lien or interest in and to said property which may be adverse to the Plaintiffs, David Dietz and Sheryl Dietz, husband and wife, their heirs, successors and/or assigns;

e) For such other and further relief that this Honorable Court deems just and appropriate under the circumstances.

Anthony J. Magnotta, Esq.  
1307 Purdy Town Turnpike,  
Suite A  
Lakeville, PA 18438  
Attorney for Plaintiffs

---

**FOR PIKE COUNTY USE:**

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

**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 290-2014  
NOTICE OF SHERIFF  
SALE OF REAL ESTATE  
PURSUANT TO  
Pa.R.C.P. 3129**

Nationstar Mortgage LLC DBA  
Champion Mortgage Company,  
Plaintiff  
vs.

Unknown Heirs and/or  
Administrators for the Estate  
of Antoinette Marie Rybak  
a/k/a Antoinette Ryback; Nick  
Ryback as Believed Heir and/

or Administrator of the Estate  
of Antoinette Marie Ryback  
a/k/a Antoinette Ryback; Anna  
Fortino as Believed Heir and/  
or Administrator of the Estate  
of Antoinette Marie Ryback  
a/k/a Antoinette Ryback;,  
Defendant(s)

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

That the Sheriff's Sale of  
Real Property (Real Estate)  
will be held at Pike County  
Administration Building,  
Commissioner's Meeting Room,  
506 Broad Street, Milford,  
PA 18337 on 08/19/2015 at  
11:00am prevailing local time.

THE PROPERTY TO BE  
SOLD is delineated in detail  
in a legal description consisting  
of a statement of the measured  
boundaries of the property,  
together with a brief mention  
of the buildings and any other  
major improvements erected on  
the land.

The LOCATION of your  
property to be sold is:

408 Avenue L., Matamoras,  
PA, 18336

The JUDGMENT under or  
pursuant to which your property  
is being sold is docketed to:

No.: 290-2014

A complete copy of the  
Notice of Sheriff Sale will be

sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, Zucker, Goldberg & Ackerman, LLC, 200 Sheffield Street, Mountainside, NJ 07092, 908-233-8500

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

**IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGMENT AGAINST YOU.**

**IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.**

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, **YOU MUST ACT PROMPTLY.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:**

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

---

**Pike County  
Court of Common Pleas  
Number: 522-2014  
Notice of Action in Mortgage  
Foreclosure**

Wells Fargo Bank, N.A.,  
Plaintiff v. Unknown Surviving  
Heirs of Karen L. Dolcimascolo,  
Deceased Mortgagor and Real  
Owner, Defendants  
TO: Unknown Surviving Heirs  
of Karen L. Dolcimascolo,  
Deceased Mortgagor and Real  
Owner Premises subject to  
foreclosure: 2418 Gold Key  
Estate, Milford, Pennsylvania  
18337. NOTICE: If you wish to  
defend, you must enter a written  
appearance personally or by  
attorney and file your defenses  
or objections in writing with the  
court. You are warned that if you  
fail to do so the case may proceed  
without you and a judgment may  
be entered against you without  
further notice for the relief  
requested by the Plaintiff. You  
may lose money or property or  
other rights important to you.  
You should take this notice  
to your lawyer at once. If you  
do not have a lawyer, go to or  
telephone the office set forth  
below. This office can provide  
you with information about  
hiring a lawyer. If you cannot  
afford to hire a lawyer, this office  
may be able to provide you with  
information about agencies  
that may offer legal services to  
eligible persons at a reduced fee  
or no fee. Commissioners Office,  
Pike County Administration  
Building, 506 Broad Street,  
Milford, Pennsylvania 18337,  
(570) 296-7613. McCabe,



Weisberg & Conway, P.C.,  
Attorneys for Plaintiff, 123 S.  
Broad St., Ste. 1400, Phila., PA  
19109, 215-790-1010

---

### **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**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
93-2013r SUR JUDGEMENT  
NO. 93-2013 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank  
of New York, as Trustee  
for the Certificateholders,  
CWABS, Inc., Asset-Backed  
Certificates, Series 2007-5 vs  
Joseph F. Stallone and Joanne  
E. Stallone 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  
March 18, 2015 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 Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described  
as Lot 12, Block LXXXV,  
Hemlock Farms Community,  
Stage XIV, as shown on plat of  
Hemlock Farms Community,  
Laurel Ridge, Stage XIV,  
recorded in the Office of the  
Recorder of Deeds, Pike County,  
in Plat Book 6, Page 194, on the  
15th day of August, 1968.

ALSO, 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  
11, Block LXXXV, Hemlock  
Farms Community, Stage XIV,  
as shown on plat of Hemlock  
Farms Community, Laurel  
Ridge, Stage XIV, recorded in  
the Office of the Recorder of  
Deeds, Pike County, in Plat  
Book 6, Page 194, on the 15th  
day of August, 1968.

PARCEL No. 107020212  
BEING known as 123 Basswood  
Drive, Hawley, PA 18428  
BEING the same premises  
which Joseph F. Stallone a/k/a  
Joseph Stallone and Joanne E.  
Stallone a/k/a Joanne Stallone,  
by Indenture dated September  
28, 2004 and recorded in the  
Office of the Recorder of Deeds  
in and for Pike County, in Book  
2072, Page 565, as Instrument  
No. 200400019414, granted and  
conveyed unto Joseph f. Stallone  
and Joanne E. Stallone, his wife.  
THE IMPROVEMENTS

THEREON ARE: Residential Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph F. Stallone and Joanne E. Stallone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$309,998.27, 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 F. Stallone and Joanne E. Stallone DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$309,998.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Federman & Assoc.  
305 York Road, Ste. 300  
Jenkintown, PA 19046  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 110-2014r SUR JUDGEMENT NO. 110-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Liliane Reynolds, Individually and in Her Capacity as Executrix of the Estate of Nicholas Petkoff, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain tract or parcel of land situate, lying and being in the Township of Dingman, County of Pike, and Commonwealth of Pennsylvania, more particularly described

as Lot No. 1, Block No. 40,  
Section No. 3, Gold Key Estate,  
as shown on plat or map of  
Gold Key Estates, subdivisions  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 7 at Page  
150.

TAX PARCEL #03-0-019685  
BEING KNOWN AS: 1 Daisy  
Place, Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Liliane Reynolds, Individually  
and in Her Capacity as  
Executrix of the Estate of  
Nicholas Petkoff, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$41,454.00,  
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 Liliane  
Reynolds, Individually and in  
Her Capacity as Executrix of  
the Estate of Nicholas Petkoff,  
Deceased DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$41,454.00 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
121-2014r SUR JUDGEMENT  
NO. 121-2014 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Ronald L. Mozzone and Arlene  
E. Mozzone 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 121-2014-CV  
Wells Fargo Bank, N.A.  
v.

Ronald L. Mozzone  
Arlene E. Mozzone  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
109 Weasel Road, Dingmans  
Ferry, PA 18328-3098  
Parcel No. 161.03-01-23-  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$126,727.09  
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 Ronald L. Mozzone  
and Arlene E. Mozzone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$126,727.09,  
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 Ronald  
L. Mozzone and Arlene E.  
Mozzone DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$126,727.09 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
213-2014r SUR JUDGEMENT

NO. 213-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Clare Murphy aka Clare M.  
Murphy DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
TOGETHER WITH all  
rights of way and UNDER  
AND SUBJECT all covenants,  
reservations, restrictions, and  
conditions of record, as found in  
the Chain of Title.  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:  
BEING lot 42, Block XXXIV,  
Hemlock Farms Community,  
Stage XIX, as shown on Plat of  
Hemlock Farms Community,  
Hemlock Hills, Stage XIX  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 6 Page 140  
on the 26th day of April 1968.  
EXCEPTING AND  
RESERVING unto the Grantor,  
its successors and assigns, the  
oil, minerals and gases therein  
which reservation does not  
include the right of entry by the

Grantor upon the premises for  
the purpose of removing the  
aforementioned oils, minerals  
and gases in the Lot.  
Title to said premises is vested  
unto Clare Murphy, a/k/a  
Clare M. Murphy by deed from  
Pierre B. Johnson and Olga  
M. Johnson, Married dated  
October 25, 2006 and recorded  
November 3, 2006 in Deed Book  
2202, Page 2596.  
Being known as: 102  
GRANITE DRIVE,  
HAWLEY, PENNSYLVANIA  
18428  
Map Number: 107.03-07-91  
Control Number: 01-0-034771

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Clare Murphy aka Clare M.  
Murphy DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$178,755.22,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Clare Murphy aka Clare M. Murphy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,755.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 235-2011r SUR JUDGEMENT NO. 235-2011 AT THE SUIT OF U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass0Through Certificates, Series 2005-10 vs Tani K. Sylvester 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 235-2011 U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-10

v.

Tani K. Sylvester owner(s) of property situate in the PIKE County, Pennsylvania, being 3429 Lancaster Drive, Bushkill, PA 18324

Parcel No. 197.03-06-61- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: \$193,379.54

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 Tani K. Sylvester DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$193,379.54, 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 Tani K. Sylvester DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$193,379.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 272-2014r SUR JUDGEMENT NO. 272-2014 AT THE SUIT OF HSBC Bank USA, NA vs Anne Marie Allen and Glenn A. Allen 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT 14ABCD, BLOCK W-603, as set forth on a Plan of Lots - WILD ACRES, SECTION 6, Delaware Township, Pike County, Pennsylvania, dated March 1988, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording

of Deeds for Pike County, Pennsylvania, in Plat Book 6, Page 197, on August 16, 1968. BEING KNOWN AS: Lot 14 Block W603 Section 6 n/k/a 212 Wild Acres Drive, Dingman's Ferry, PA 18328  
PROPERTY ID NO.:  
02-0-030857  
TITLE TO SAID PREMISES IS VESTED IN GLENN A. ALLEN AND ANNE MARIE ALLEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES BY DEED FROM HELMUT R. PETZOLD AND FRANCES PETZOLD DATED 08/23/2002 RECORDED 08/26/2002 IN DEED BOOK 1941 PAGE 286.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anne Marie Allen and Glenn A. Allen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$57,083.76, 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 Anne Marie Allen and Glenn A. Allen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$57,083.76 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  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 298-2014r SUR JUDGEMENT NO. 298-2014 AT THE SUIT OF Green Tree Servicing, LLC vs Cheryl H. Alford, individually and in her capacity as Executrix of the Estate of Brad A. Alford, Deceased DEFENDANTS,



I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot or lots of land in Palmyra  
Township, Pike County,  
Pennsylvania, Known and  
designated as Lot Number  
264 on Map 4 of Plan of Lots  
prepared for Tanglwood Lakes,  
Inc., by Harry F. Schoenagel,  
Registered Surveyor, dated  
December 18, 1969 and recorded  
in the Office of the Recorder of  
Deeds for Pike County in Plat  
Book Number 7, at Page 185.  
TOGETHER with all rights  
of way and UNDER AND  
SUBJECT to all covenants,  
reservations, restrictions and  
conditions of record, as found in  
the Chain of Title.  
TAX PARCEL #087-01-04-13  
BEING KNOWN AS: 114  
Beartrap Mountain Road,  
Greentown, PA 18426

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Cheryl H. Alford,  
individually and in her capacity  
as Executrix of the Estate of

Brad A. Alford, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$387,943.18,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Cheryl H.  
Alford, individually and in  
her capacity as Executrix of  
the Estate of Brad A. Alford,  
Deceased DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$387,943.18 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
326-2014r SUR JUDGEMENT  
NO. 326-2014 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Joshua Smith, in his Capacity  
as Heir of Blake S. Smith,  
Deceased, unknown Heirs,  
Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Blake S. Smith,  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 326-2014  
Wells Fargo Bank, N.A.  
v.  
Joshua Smith, in His Capacity  
as Heir of Blake S. Smith,  
Deceased  
Unknown Heirs, Successors,

Assigns, and All Persons, Firms,  
or Association Claiming Right,  
Title or Interest From or Under  
Blake S. Smith, Deceased  
owner(s) of property situate in  
MATAMORAS BOROUGH,  
PIKE County, Pennsylvania  
being  
310 Avenue F, Matamoras, PA  
18336-1114  
Parcel No. 083.10-01-61  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$100,975.66  
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 Joshua Smith, in his  
Capacity as Heir of Blake S.  
Smith, Deceased, unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or Under  
Blake S. Smith, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$100,975.66,  
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 Joshua Smith, in his Capacity as Heir of Blake S. Smith, Deceased, unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Blake S. Smith, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,975.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**  
**March 18, 2015**

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

TO EXECUTION NO 359-2014r SUR JUDGEMENT NO. 359-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Margaret A. Marks and Neal A. Marks 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in Pennsylvania Highway #507, in the Town of Greentown; THENCE alone lands of McLain, North eighty-nine degrees, fifty-five minutes, sixteen seconds West (N. 89 degrees 55 minutes 16 seconds W.), six hundred twenty-nine and forty-four one-hundredths (629.44) feet to an iron bar. THENCE along lands of Keeler, South fifty-five degrees, fifty-eight minutes, fifty-four seconds East (S. 55 degrees 58 minutes 54 seconds E.), three hundred eleven and seventy-five one hundredths (311.75) feet to an iron bar. Thence along lands of Keeler,

ands also lands of Butts, South eighty-nine degrees, fifty-five minutes, sixteen seconds East (S. 89 degrees 55 minutes 16 seconds E.) three hundred seventy-eight and ninety-eight one hundredths (378.98) feet (crossing Pennsylvania Highway #507); to a point in the public road Legislative Route 51022 leading to Hemlock Grove. THENCE along Legislative Routs 51022 (as it merges with Pennsylvania Highway #507 the following three (3) courses and distances; North five degrees, forty minutes, sixteen seconds West (N. 5 degrees 40 minutes 16 seconds W.), one hundred seventeen (117) feet; North zero degrees, four minutes, forty-four seconds East (N. 0 degrees 4 minutes 44 seconds E.), thirty-five minutes 59 seconds E.), twenty-four and seventy one-hundredths (24.70) feet to the point and place of beginning. INCLUDING a twenty-five (25) foot right-of-way on the Southern most line for the entrance to other lands of Keeler, Shown on map made by Colen Enterprises, Inc. on Drawing #85-11-25. Said map to be recorded in the County Seat of Milford, Pike County, Pennsylvania. EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, the right to use a twenty five (25) foot wide right-of-way along the Southern boundary of the property herein described leading from Legislative Route 51022 to a parcel of land of the Grantors

herein described leading from Legislative Route 51022 to a parcel of land of the Grantors herein known as Parcel A as shown on the aforesaid map as a means of ingress, egress and regress to the said parcel. Parcel ID # 114.02-01-10.001 BEING KNOWN AS: 1575 Route 507 Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret A. Marks and Neal A. Marks DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,172.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Margaret A. Marks and Neal A. Marks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,172.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 427-2014r SUR JUDGEMENT NO. 427-2014 AT THE SUIT OF Wayne Bank vs Charles R. Dabb, JR. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DESCRIPTION

“As evidenced in Delaware Township, Pike County. Deed/ Record Book 1004, Page 14R. Tax ID No. 148.02-01-66 ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

Lot 22, Block No. M-402, as shown on a map entitled “Section 4, Martel Lake Estates, Delaware Township, Pike County, Pennsylvania,” which map was duly recorded on June 29, 1983 with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 10, Page 133.

BEING the same premises which Thomas J. Russo and Noreen A. Russo by their deed dated July 20, 1993 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book 1004 page 14R, granted and conveyed unto Charles R. Dabb, Jr., the Mortgagor herein.

UNDER AND SUBJECT to easements, conditions and restrictions, rights of way and covenants of record, including but not limited to, those found at Deed Book 510, page 153.

The Real Property or its address is commonly known as 12308 Marcel Lake Estates, 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 Charles R. Dabb, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$37,916.34,  
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 R.  
Dabb, JR. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$37,916.34 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Jeffrey S. Treat  
916 Court Street  
Honesdale, PA 18431  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
468-2012r SUR JUDGEMENT  
NO. 468-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association s/b/m  
Chase Home Finance, LLC  
s/b/m to Chase Manhattan  
Mortgage Corporation vs  
Jack J. Shen and Ming-chih  
Shen 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2012-00468  
Jpmorgan Chase Bank, National  
Association s/b/m Chase  
Home Finance, LLC s/b/m to  
Chase Manhattan Mortgage  
Corporation  
v.  
Jack J. Shen  
Ming-chih Shen

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being  
353 Saunders Drive, Bushkill, PA 18324-8595  
Parcel No. 192.02-01-35-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$103,258.17  
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 Jack J. Shen and Ming-chih Shen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,258.17, 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 Jack J. Shen and Ming-chih Shen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,258.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 502-2014r SUR JUDGEMENT NO. 502-2014 AT THE SUIT OF JPMorgan Chase Bank, NA vs Scott A. Frable 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 March 18, 2015 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 502-2014

Jpmorgan Chase Bank, N.A.  
v.

Scott A. Frable  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being

147 Rabbit Run Circle, Milford,  
PA 18337-4440

Parcel No. 109.03-01-24-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$223,342.82

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 Scott A. Frable  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,342.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Scott A.  
Frable DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$223,342.82 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
503-2014r SUR JUDGEMENT  
NO. 503-2014 AT THE  
SUIT OF US Bank National  
Association, as Trustee for Asset  
Backed Securities Corporation



Home Equity Loan Trust,  
Series OOMC-HE5.  
Asset Backed Pass-Through  
Certificates, Series OOMC  
2006-HE5, vs Carmen  
Darwich a/k/a Carmen Maria  
Darwich 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  
March 18, 2015 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. 1052, Section  
No. 15 as is more particularly  
set forth on the Plot Map of  
Lehman-Pike Development  
Corporation, Saw Creek Estates,  
as same is duly recorded in the  
Office for the Recording of  
Deeds, Milford, Pike County,  
Pennsylvania in Plot Book  
Volume 15, Page 14.  
BEING KNOWN AS: 1052  
Decker Road n/k/a 4125  
Winchester Way, (Lehman  
Township), Bushkill, PA 18324  
PROPERTY ID NO.:  
192.02-02-81  
TITLE TO SAID PREMISES  
IS VESTED IN Carmen  
Maria Darwich, a married  
person BY DEED FROM  
John Daniel Englese, a single  
person DATED 11/14/2008

RECORDED 11/18/2008 IN  
DEED BOOK 2294 PAGE  
246.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Carmen Darwich a/k/a  
Carmen Maria Darwich  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$306,405.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS REPUTED  
OWNERS TO COLLECT  
\$306,405.94 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  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
517-2014r SUR JUDGEMENT  
NO. 517-2014 AT THE SUIT  
OF M&T Bank vs Angela  
Cooper 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  
March 18, 2015 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:-  
BEGINNING at a point on

the Southwesterly line of Deer  
Run, a common corner of Lot  
No. 209 and lot 210 as shown  
on a Plan titled "Subdivision  
of Land of Benjamin Foster,  
Lehman Township, Pike  
County, Section Three" prepared  
by Edward C. Hess Associates,  
October 17, 1968 and recorded  
in Plat Book Vol. 7 page 157,  
October 17, 1989 on File in the  
office of the Recorder of Deeds,  
Milford, Pennsylvania, from  
which a stone corner marking  
the Southwesterly corner of  
Parcel No. 2, of lands conveyed  
by Benjamin Foster to Pocono  
Ranch Lands Lmted., by deed  
dated November 27, 1971 and  
recorded in the aforementioned  
Office, in Deed Book Vol. 258  
page 824 bears North 77 degrees  
13 minutes 00 seconds East  
distant 8528.24 feet, also from  
which a stone corner marking  
the Westerly corner of Parcel  
No. 6. of the above mentioned  
lands conveyed by Benjamin  
Foster to Pocono Ranch Lands,  
Lmted., bears South 56 degrees  
12 minutes 42 seconds West  
distant 749.80 feet; thence by  
Lot No., 208, South 88 degrees  
41 minutes 13 seconds West  
300.00 feet to a point; thence  
by lands of Pocono Ranch  
Lands, Lmted., North 3 degrees  
44 minutes 28 seconds West  
182.44 feet to a point; thence by  
Lot No. 211 North 88 degrees  
41 minutes 13 seconds East  
295.00 feet to a point on the  
Southwesterly line of Deer Run;  
thence along the Southwesterly  
line of Deer Run on a curve to  
the left having a radius of 240.76

feet or an arc length of 76.00 feet (chart bearing and distance being South 2 degrees 46 minutes 13 seconds West 74.71 feet) the piece of beginning.

CONTAINING 38,951 square feet, more or less.

BEING Lot No. 210 on the above mentioned Plan.

BEING COUNTY PARCEL #182.1-1-21

Title to said premises is vested in Angela Cooper by deed from Gita Srinivasan dated October 22, 2003 and recorded November 17, 2003 in Deed Book 2018, Page 1483.

Being known as: 1490 DEER RUN, F/K/A 210 DEER RUN ROAD, F/K/A 107 RANGLANDS, BUSHKILL, PENNSYLVANIA 18324.

Map Number: 182.01-01-21

Control Number: 06-0-042344

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Angela Cooper DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,715.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Angela Cooper DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$94,715.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 557-2014r SUR JUDGEMENT NO. 557-2014 AT THE SUIT OF PNC Bank, National Association vs Kenneth Boss aka Kenneth E. Boss and Traceyann

Boss 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

Legal Description of the land:  
ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Delaware, County of Pike  
and State of Pennsylvania, more  
particularly described as follows,  
to wit:  
Lot 12ABC, Block W-108, as  
set forth on a Plat of Lots - Wild  
Acres, Section 2, Delaware  
Township, Pike County,  
Pennsylvania, and filed in the  
Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania in Plat Book  
Volume 10 page 13, re-recorded  
October 17, 1972.  
BEING THE SAME premises  
which Nicholas Castronova aka  
Nicholas Castronova and Susan  
Castronova, his wife, by their  
deed dated September 8, 1999  
and recorded in Pike County  
Deed Book Volume 1806 Page  
951 granted and conveyed unto  
Ollis Jason and Kelly Jason  
BEING KNOWN AS: 125  
Doe Drive, Dingmans Ferry, PA  
18328  
PROPERTY ID NO.:

02-0-028677  
TITLE TO SAID  
PREMISES IS VESTED IN  
TRACEYANN BOSS BY  
DEED FROM KENNETH E.  
BOSS AND TRACEYANN  
BOSS DATED 03/15/2010  
RECORDED 03/26/2010 IN  
DEED BOOK 2332 PAGE  
2625.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kenneth E. Boss  
and Traceyann Boss  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$109,137.00,  
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 Kenneth E. Boss and Traceyann Boss DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$109,137.00 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  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 573-2013r SUR JUDGEMENT NO.573-2013 AT THE SUIT OF Well Fargo Bank, NA vs Iris Albarron and Michael Albarron 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 March 18, 2015 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. 573-2013-CV ISSUED TO PLAINTIFF: WELLS FARGO BANK, N.A. PROPERTY BEING KNOWN AS:

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 91, Stage 4, Pine Ridge, as shown on Plat of Pine Ridge, Inc. Stage 4, recorded in the Office for the Recorder of Deeds of Pike County in Plat Book Volume 7, at Page 107, on July 19, 1969.

TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. BEING KNOWN AS: 1789 Pine Ridge Bushkill, PA 18324 IMPROVEMENTS THEREON CONSIST OF: Residential Dwelling SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Iris Albarron and Michael Albarron PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT: 193.02-01-44 CONTROL #: 06-0-041366 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 Iris Albarron and Michael Albarron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,313.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Iris Albarron and Michael Albarron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,313.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 656-2014r SUR JUDGEMENT NO. 656-2014 AT THE SUIT OF The Dime Bank vs Gregory Cannon 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Lackawaxen, County of Pike and State of Pennsylvania, described as follows:

BEGINNING at a corner in middle of Public Road from Greeley to Lackawaxen being also the corner of land conveyed to grantors by deed from Edward Faust and wife, Mary 12, 1923; thence along line of said

property, south 88 1/2 degrees East thirty-six hundred fifty (3650) feet to a stone corner on original line of the Abraham Lukens warrantee; thence along said original line, South 43 1/2 degrees East about forty (40) rods to corner of land now or late of John M. Rickert; thence along line of same, North 87 1/2 degrees West thirty-four hundred seventy-one (3471) feet to a corner of land conveyed to said John M. Rickert by said Edward Faust and wife; thence along the same the two following courses: North 7 3/4 degrees East one hundred ten (110) feet to corner; thence North 87 1/4 degrees West six hundred ninety seven (697) feet to corner in middle of said road; thence along middle of said road about seventeen and one-fourth 17 1/4 rods to the place of BEGINNING. CONTAINING thirty-six acres (36 As.) more or less. The above courses and distances are partly as per draft made by John C. Westbrook, County Surveyor, in May, 1923. Property is improved.

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

JUDGMENT ON THE AMOUNT OF \$163,701.00, 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 Gregory Cannon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,701.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kimberly D. Martin  
1022 Court Street  
Honesdale, PA 18431  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 700-2014r SUR JUDGEMENT NO. 700-2014 AT THE SUIT OF Nationstar Mortgage LLC vs Juan Avila 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
DOCKET NO:  
700-2014-CIVIL  
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania  
TAX PARCEL NO:  
189.01-03-78  
PROPERTY ADDRESS 6  
Cardinal Drive, a/k/a 2151  
Cardinal Drive, Bushkill, PA 18324  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY OF: Juan Avila  
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 Juan Avila DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,598.86, 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 Juan Avila DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,598.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.



1 E. Stow Road  
Marlton, NJ 08053  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
705-2014r SUR JUDGEMENT  
NO. 705-2014 AT THE SUIT  
OF Wells Fargo Bank, NA as  
Trustee for the Pooling and  
Servicing Agreement Dated as  
of October 1, 2004 Park Place  
Securities Inc. Asset-Backed  
Pass-Through Certificates Series  
2004-MHQ1, by its services  
Ocwen Loan Servicing LLC  
vs David Boccio and Margaret  
Boccio 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL that certain Lot, piece  
or parcel of land situate, lying  
and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
follows:  
Tract No. 1401, Section V,  
Conashaugh Lakes, as shown on

plat or map recorded in the office  
of the Recorder of Deeds of Pike  
County in Plat Book 8 Page 157.  
Premises being 100 Oneida  
Way, Milford, PA 18337  
Parcel no. 121-02-04-27  
BEING the same premises  
Richard J. Arrabito and Dawn R.  
Arrabito, husband and wife, by  
Deed dated November 7, 2003  
and recorded November 7, 2003  
in the Office of the Recorder of  
Deeds in and for Pike County  
in Deed Book: 2017 Page 929,  
granted and conveyed unto  
David Boccio and Margaret  
Boccio, husband and wife, as  
tenants by the entirety, in fee.  
Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
David Boccio and Margaret  
Boccio DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$304,549.10,  
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 David Boccio and Margaret Boccio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,549.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 775-2014r SUR JUDGEMENT NO. 775-2014 AT THE SUIT OF Volt Asset holdings Trust XVI vs Michael J. Flanagan 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel or land situate, lying and being in the Township of Dingman, County of Pike, and State of Pennsylvania, More particularly described as Lot Number 4, Block Number 7, Section Number 2 of Sunrise Lake, as shown on the map of said section recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, Page 30.

TOGETHER WITH unto the grantee herein, his hers and assigns, all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exception as set forth in the a foregoing recited deed. Reference may be had to said deed or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein. TAX PARCEL # 122.01-05-95 BEING KNOWN AS: 121 Sunfish Road, 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 J. Flanagan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$107,376.88,  
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 Michael J.  
Flanagan DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$107,376.88 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group

701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
781-2014r SUR JUDGEMENT  
NO. 781-2014 AT THE  
SUIT OF The Bank of New  
York Mellon Trust Company,  
NA as Trustee on Behalf  
of CWABS Asset-Back  
Certificates Trust 2005-4 vs  
James Monaghan and Linda  
Monaghan 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land, lying  
and being in the Township of  
Lackawaxen, County of Pike and  
State of Pennsylvania, bounded  
and described as follows, to wit:  
BEGINNING at an iron bar  
set for corner on the northerly  
side of Township Road T-454,  
said corner also being the  
southwesterly corner of lands  
formerly of L. Giampapa and

running; thence, along the northerly side of Township Road T-454 north 89 degrees 45 minutes 25 seconds west 155.38 feet to a point for corner; thence, along the line of lands of Richard Kuhn north 05 degrees 55 minutes 54 seconds east 296.34 feet to an iron bar set for corner; thence, cutting through the lands of the grantor herein and following the southerly line of PARCEL "B" north 88 degrees 19 minutes 49 seconds east 161.36 feet to an iron bar set for corner in the line of lands formerly of L. Giampapa; thence, along the line of lands formerly of L. Giampapa south 06 degrees 56 minutes 15 seconds west 302.33 feet to the point and place of BEGINNING.

TAX PARCEL # 047.00-01-47  
BEING KNOWN AS: 121  
Pine Forrest Road, Greeley, PA  
18425

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Monaghan and Linda Monaghan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$215,451.31, 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 Monaghan and Linda Monaghan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$215,451.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 822-2014r SUR JUDGEMENT

NO. 822-2014 AT THE SUIT  
OF Wells Fargo Bank, NA  
as Trustee, for The Certificate  
Holders of Asset-Backed  
Pass-Through Certificates,  
Series 2005- Wcw3 vs Charles  
L. Truitt aka Charles T.  
Truitt 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 822-2014

Wells Fargo Bank, N.A., as  
Trustee, for The Certificate  
Holders of Asset-backed  
Pass-through Certificates, Series  
2005-Wcw3

v.

Charles L. Truitt a/k/a Charles  
T. Truitt

owner(s) of property situate in  
DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
111 Collette Lane, aka 7 Collette  
Lane, Dingmans Ferry, Pa  
18328

Parcel No. 148.02-01-90-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$152,147.82

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  
Charles L. Truitt aka Charles  
T. Truitt DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$152,147.82,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Charles L.  
Truitt aka Charles T. Truitt  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$152,147.82 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
823-2014r SUR JUDGEMENT  
NO. 823-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs William Crum aka William  
Crum, Sr. 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET NO: 823-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Dingman Township, County  
of Pike, and Commonwealth of  
Pennsylvania.  
TAX PARCEL NO:  
110.4-1-28  
PROPERTY ADDRESS 120

Nelson Road, Milford, PA  
18337  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: William Crum a/k/a  
William Crum, Sr.  
ATTORNEY'S NAME: Patrick  
J. Wesner, Esquire  
SHERIFF'S NAME: Phil Bucki

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William Crum  
aka William Crum, Sr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$168,589.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William Crum aka William Crum, Sr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,589.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
220 Lake Drive East, Ste. 301  
Cherry Hill, NJ 08002  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO839-2013r SUR JUDGEMENT NO. 839-2013 AT THE SUIT OF Green Tree Consumer Discount Company vs Theresa S. Dixon and Emanuel Moreira 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point for a corner located in the centerline of Legislative Route No. 51008, said point being a common corner of lands of the grantors herein, and lands of E. Barbara Shoenthal, thence along lands of E. Barbara Shoenthal and crossing the Raymondskill Creek South 24 degrees 20 minutes West 689.84 feet to a point for a corner; thence North 56 degrees 32 minutes West 150.27 feet to a point for a corner; thence cutting the lands of the grantors herein and crossing the aforesaid creek North 24 degrees 20 minutes East 670.56 to a point for a corner located in the centerline of the aforesaid public road; thence cutting the lands of the grantors herein North 29 degrees, 17 minutes 02 seconds East 510.58 feet to a found iron pipe in stone wall for a corner; thence along lands of Hoffman South 2 degrees 35 minutes West 41.41 feet to a found iron pipe and stones for a corner; thence along same South 9 degrees, 52 minutes West 81.20 feet to a found iron pipe in a stone wall for a corner, thence along same South 4 degrees 49 minutes 09 seconds West 195.39 feet to the point for a corner, thence South 24 degrees 20 minutes West 213.54 feet to the

point and place of beginning. The above description is pursuant to the following (2) entitled maps, to wit: (1) "Lot 1-A-2.31 acres proposed to be conveyed by Bernard Dubbs, Dingman Township, Pike County, Pennsylvania, Victor Orben, Scale 1" - 100', March 16, 1976 Dwg. No. BB-123 A Revision A April 5, 1976," said map is filed in the Recorder of Deeds Office of Pike County, Pennsylvania, in Plat Book 13, Page 95. (2) Bernard Dubbs, Subdivision Revision of Lot 1 and 2, Dingman Township, Pike County, Penna., Scale 1" - 100', February 16, 1977, DWG. No. CC-125, said map is filed in the Recorder of Deeds Office of Pike County, Pennsylvania, in Slide 66 at page 3.  
TAX PARCEL # 124.00-02-23  
BEING KNOWN AS: 746  
Raymondskill Road, Milford,  
PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theresa S. Dixon and Emanuel Moreira DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,052.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Theresa S. Dixon and Emanuel Moreira DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$295,052.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 871-2014r SUR JUDGEMENT



NO. 871-2014 AT THE  
SUIT OF Bank of America,  
NA vs Thomas J. Constandino,  
Ana Constandino and Olivia  
Alexandra Coller aka Alexandra  
Constandino 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 871-2014

Bank of America, N.A.

v.

Thomas J. Constandino

Ana Constandino

Olivia Alexandra Coller a/k/a

Alexandra Constandino

owner(s) of property situate in

the BLOOMING GROVE

TOWNSHIP, PIKE County,

Pennsylvania, being

214 Surrey Drive, Blooming

Grove, PA 18428

Parcel No. 107.03-05-01

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$55,439.46

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 Thomas J. Constandino,  
Ana Constandino and  
Olivia Alexandra Coller  
aka Alexandra Constandino  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$55,439.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Thomas J.  
Constandino, Ana Constandino  
and Olivia Alexandra Coller  
aka Alexandra Constandino  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$55,439.46 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
890-2013r SUR JUDGEMENT  
NO. 890-2013 AT THE  
SUIT OF JPMorgan Chase  
Bank, NA vs Ann Volpone,  
in her Capacity as Heir of  
Anthony Volpone, Deceased  
unknown Heirs, Successors,  
Assigns, as All Persons, Firms,  
or Associations Claiming  
Right, Title or Interest From  
or Under Anthony Volpone,  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 890-2013

Jpmorgan Chase Bank, N.A.  
v.  
Ann Volpone, in her Capacity  
as Heir of Anthony Volpone,  
Deceased unknown Heirs,  
Successors, Assigns, as All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Anthony  
Volpone, Deceased  
owner(s) of property situate  
in LACKAWAXEN  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
216 Cottonwood Drive, a/k/a  
199 Cottonwood Drive Lot 216,  
Hawley, PA 18428-4013  
Parcel No. 009.03-01-11  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$189,714.24  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ann Volpone, in her  
Capacity as Heir of Anthony  
Volpone, Deceased unknown  
Heirs, Successors, Assigns,  
as All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or Under  
Anthony Volpone, Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$189,714.24,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ann Volpone,  
in her Capacity as Heir of  
Anthony Volpone, Deceased  
unknown Heirs, Successors,  
Assigns, as All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Anthony Volpone, Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$189,714.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
941-2014r SUR JUDGEMENT  
NO. 941-2014 AT THE  
SUIT OF Bank of America,  
NA vs Eric D. Toher aka Eric  
Toher and Vicki L. Toher aka  
Vicki Toher 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 941-2014  
Bank of America, N.A.  
v.  
Eric D. Toher a/k/a Eric Toher  
Vicki L. Toher a/k/a Vicki  
Toher  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
116 Manor Ridge Drive,  
Shohola, PA 18458-3434  
Parcel No. 093.00-01-07-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$130,031.64

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 Eric D. Toher aka Eric Toher and Vicki L. Toher aka Vicki Toher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$130,031.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,031.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK BLVD, Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 954-2014r SUR JUDGEMENT NO. 954-2014 AT THE SUIT OF U.S. Bank national Association, as Trustee Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-Z, by its servicer Ocwen Loan Servicing, LLC vs Harry Lonas 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

BEING Lot Number 4, Block Number 605, Section Number 6, as shown on map entitled subdivision of Section Number 6, Wild Acres as shown in Plat Book Number 6, at Page 197, filed in the Pike County Clerk's Office.

UNDER AND SUBJECT to, in favor of the Grantor herein and its assigns, a covenant prior to construction of any residential dwelling on the premises herein conveyed, to give to the Grantors herein or its assigns the right of first refusal to construct said residential dwelling The Grantees herein, their heirs and assigns, covenant that they will notify the Grantors herein or its assigns, of any bona fide construction bid from any proposed contractor by certified mail, return receipt requested, and the Grantor herein or its assigns shall have thirty (30) days from receipt of such notice to accept or reject the construction bid. If accepted Grantor and/or its assigns will then construct the said residential dwelling under the same term and conditions as the proposed bid.

Premises being 231 Wild Acres Drive, Dingmans Ferry, PA

18328

Parcel no. 175-02-01-19  
BEING THE SAME  
PREMISES which Georgiy Vetsper and Tayana Vetsper, his wife by Deed dated August 25, 2006 and recorded August 25, 2006 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2191 Page 2358, granted and conveyed unto Harry Lonas, a Married Man, as Sole Owner, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Harry Lonas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$190,650.33, 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 Lonas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$190,650.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 956-2014r SUR JUDGEMENT NO. 956-2014 AT THE SUIT OF HSBC Bank, USA, NA vs Claudia Young DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 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, N.A.  
Plaintiff

v.

CLAUDIA YOUNG  
Defendant  
COURT OF COMMON  
PLEAS

CIVIL DIVISION

Pike County

MORTGAGE

FORECLOSURE

NO. 956-2014

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,

PENNSYLVANIA:

BEING KNOWN AS Lot 3318  
Sec 35 Saw Creek Estates a/k/a  
Lot 3318 Sec 35 Saw n/k/a 1074  
Lancaster Drive, Bushkill, Pa  
18324

PARCEL NUMBER:

06-0-108460

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 Claudia Young DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$244,599.67, 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 Claudia Young DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$244,599.67 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  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1046-2013r SUR JUDGEMENT NO.1046-2013 AT THE SUIT OF PennStar Bank, a division of NBT Bank, NA now by assignment, CNB Realty Trust vs Joanne V. Bierly, Administratrix of the Estate of Joanne Rose Bierly, deceased and Joanne V. Bierly, Terre Tenant 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"  
ALL THAT CERTAIN parcel, lot, or tract of land situate lying and being in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, more particularly described as

follows, to wit:  
Lot 179, Section B,  
Wallenpaupack Drive, as  
shown on a plan of Lots, Lake  
Wallenpaupack Estates, Section  
2, dated January 15, 1970, by  
Harry F. Schoenagel, R.S., Scale  
1"=100', as recorded in the office  
of the Recorder of Deeds in and  
for Pike County, Pennsylvania,  
in Plat Book 7, page 215, on  
the 12th day of March 1970,  
said map being incorporated by  
reference herewith as if attached  
hereto.

IMPROVED with a single  
dwelling erected thereon.  
SUBJECT TO and  
TOGETHER with all  
the restrictions, covenants,  
conditions, easements, and  
rights-of-way that may be of  
record including those contained  
in Pike County Deed Book  
Volume 240 at Page 219, et seq.  
And those that may be visible on  
the ground.

MAP/PARCEL/PLATE:  
084.02-03-28  
PIN NO. 04-0-014917

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Joanne V. Bierly, Administratrix  
of the Estate of Joanne Rose  
Bierly, deceased and Joanne  
V. Bierly, Terre Tenant  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$31,900.49,  
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 Joanne  
V. Bierly, Administratrix of  
the Estate of Joanne Rose  
Bierly, deceased and Joanne  
V. Bierly, Terre Tenant  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$31,900.49 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hourigan, Kluger & Quinn  
600 Third Avenue  
Kingston, PA 18704  
02/20/15 · 02/27/15 · 03/06/15

---



**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1090-2012r SUR  
JUDGEMENT NO. 1090-2012  
AT THE SUIT OF Bank of  
America, NA Successor by  
Merger To BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP  
vs Tayde Bisono aka Tayde  
Debisono 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1090-2012  
Bank of America, N.A.  
Successor by Merger to BAC  
Home Loans Servicing, L.P.  
f/k/a Countrywide Home Loans  
Servicing, L.P.  
v.  
Tayde Bisono a/k/a Tayde  
Debisono  
owner(s) of property situate in  
the PIKE County, Pennsylvania,  
being  
69 Lewis Blvd f/k/a Lot 69 Stage  
10, Lewis Blvd a/k/a lot 69 stage

10 Pine Ridge, Bushkill, PA  
18324  
Parcel No. 193.04-01-69  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$194,949.45  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Tayde Bisono aka Tayde  
Debisono DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$194,949.45,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Tayde  
Bisono aka Tayde Debisono  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$194,949.45 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1097-2013r  
SUR JUDGEMENT NO.  
1097-2013 AT THE SUIT OF  
Citimortgage, Inc vs Kenneth  
D. Keene and Elizabeth E.  
Keene 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
LOT, PIECE, OR PARCEL  
OF LAND SITUATE,  
LYING AND BEING IN  
THE TOWNSHIP OF  
DINGMAN, COUNTY OF  
PIKE, COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS LOT  
NO. 15, BLOCK NO. 23,  
SECTION NO. 2, GOLD  
KEY ESTATES, AS SHOWN  
ON PLAT OR MAP OF  
GOLD KEY ESTATES,  
SUBDIVISION RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK 6, PAGE 6.  
BEING THE SAME  
PREMISES WHICH  
ANTHONY JAMES GIAMAS  
AND ANITA BARBARA  
SIAMAS, HUSBAND AND  
WIFE, BY DEED DATED  
10/9/1991 AND RECORDED  
10/9/1991, IN THE OFFICE  
FOR THE RECORDER  
OF DEEDS IN AND FOR  
PIKE COUNTY, IN DEED  
BOOK VOLUME 451, PAGE  
311, CONVEYED UNTO  
KENNETH D. KEENE AND  
ELIZABETH E. KEENE,  
HUSBAND AND WIFE.  
BEING KNOWN AS:  
15 WILLIAM DRIVE,  
MILFORD, PA 18337  
TAX PARCEL #03-0-018597  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kenneth D. Keene  
and Elizabeth E. Keene  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$41,176.67,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kenneth D.  
Keene and Elizabeth E. Keene  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$41,176.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Powers, Kirn & Assoc.  
8 Nashaminy Interplex, Ste. 215  
Trevose, PA 19053  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1333-2013r SUR  
JUDGEMENT NO. 1333-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Joan M.  
Fairweather 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1333-2013  
Wells Fargo Bank, N.A.  
v.  
Joan M. Fairweather  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
131 Spring Drive, a/k/a 2248  
Spring, Drive, a/k/a 223  
Ranchlands, Bushkill, PA 18324  
Parcel No. 182.01-05-33-

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$142,806.15  
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 Joan M. Fairweather  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,806.15,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Fairweather DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$142,806.15 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1376-2010r SUR  
JUDGEMENT NO. 1376-2010  
AT THE SUIT OF Bank of  
America, NA as Successor  
by Merger to BAC Home  
Loans Servicing, LP vs Henry  
McCallum 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution

No. 1376-2010-CIVIL  
Bank of America, N.A. as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
v.  
Henry McCallum  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
100 Primrose Lane, Dingmans  
Ferry, PA 18328-4239  
Parcel No. 149.04-13-74  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$117,494.03  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Henry McCallum  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$117,494.03,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Henry  
McCallum DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$117,494.03 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1471-2013r  
SUR JUDGEMENT  
NO. 1471-2013 AT THE  
SUIT OF Federal National  
Mortgage Association vs  
Susan Piper 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Unit 3.2, Phase I, of Milford  
Landing, as set forth on a  
final plan dated February 17,  
1987, as surveyed by Swendsen  
Engineering of Honesdale, PA,  
and recorded in the Office of  
the Recorder of Deeds in and  
for Pike County in Plat Book  
Volume 24 at page 168, on the  
14th day of April, 1987.

The separation wall between this  
Residence Unit and adjoining  
Residence Units, if any, in  
the above description is "as  
build" on the site at the time of  
conveyance.

Further, this conveyance does  
not include the land outside  
of the foundation, nor under  
decks, if any are included with  
the Residence Unit. Said decks  
are part of the Residence Unit,  
and an easement to provide  
for their use and enjoyment is  
hereby granted. However, said  
easement and use shall in no  
way be expanded in the further  
beyond the present size and

use, and the easement granted  
herein is expressly so limited.  
Any patios are conveyed to the  
within Grantees along with the  
Residence Unit.

BEING the same premises  
which June S. Brush and Susan  
Piper, by Deed dated May 7,  
2008 and recorded May 9, 2008  
in Deed Book 2276, Page 657,  
granted and conveyed unto June  
S. Brush and Susan Piper, as  
Joint Tenants with Right of  
Survivor ship and not as Tenants  
in Common.

The said June S. Brush died on  
June 25, 2013 thereby vesting  
title in Susan Piper by Operation  
of Law.

Being known as: 3019 Grey  
Cliff Way a/k/a Unit 3.2, Phase  
I of Milford Landing, Milford,  
Pennsylvania 18337  
Map Number: 098.07-02-13  
Control Number: 13-0-103744

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Susan Piper DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$134,264.18,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Susan Piper DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,264.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1550-2013r SUR JUDGEMENT NO 1550-2013 AT THE SUIT OF Green Tree Servicing LLC vs Louis P. Guyre and Tammy S.

Guyre 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING Lot Number 15, Section 15, of Sunrise Lake as shown on the plat or map of Sunrise Lake Section 15, recorded in the office of the Recorder of Deeds of Pike County in Plat Book Volume 26 at page 38.

TAX PARCEL #03-0-107740  
BEING KNOWN AS: 178  
Wild Meadow 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 Louis P. Guyre and Tammy S. Guyre DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$104,393.55, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Louis P. Guyre and Tammy S. Guyre DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,393.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1731-2013 SUR JUDGEMENT NO 1731-2013 AT THE SUIT OF Bank of America, NA s/b/m to BAC Home Loans Servicing a/b/m to Countrywide Home Loans Servicing, LP vs William Bridges and Juanita Lovejoy Bridges 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 March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 3349 Section No. 35 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 28, page 132. PARCEL NUMBER 197.01-01-68; CONTROL NO 06-0-108325 Title to said premises is



vested unto William Bridges and Juanita Lovejoy Bridges, husband and wife, by deed from Barry ayor and Josephine Taylor, Husband and Wife dated April 30, 2007 and recorded May 29, 2007 in Deed Book 2233, Page 1006.

Being known as:

3349 LANCASTER DRIVE, BUSHKILL, PENNSYLVANIA 18324.  
Map Number: 197.01-01-68  
Control Number: 06-0-10835

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Bridges and Juanita Lovejoy Bridges DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,825.98, 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 William Bridges and Juanita Lovejoy Bridges DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$315,825.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1779-2013r SUR JUDGEMENT NO. 1779-2013 AT THE SUIT OF EverBank vs Fred S. Taylor 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

March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain lot or piece of land situate in Lehman Township, Pike County, PA bounded and described as follows, to wit:  
Being shown and designated as Lot 3 on a certain map entitled "Plan of Lots, Rustic Acre Estates, Section 4, Lehman Township, Pike County, Pa., September 1968, Scale 1" = 50'; as prepared by Metro Engineering, Inc., Bethlehem, Pa.," said map being recorded in the Office for the Recorder of Deeds, in Milford, Pa., in and for the County of Pike in Plat Book Vol. 6, page 243, and more particularly described as follows: Beginning at a point on the northerly side of Winding Way, as shown on the above captioned map, said point being a corner common to Lots 1 and 3; thence (1) along the northerly side of said road, South 52 degrees 37 minutes West, 100.00 feet to a point, a corner common to Lots 3 and 5; thence (2) leaving said road and along said Lot 5; North 37 degrees 23 minutes West, 150.00 feet to a point, a corner common to Lots 3, 5, 16 and 17, section 2; thence (3) along said Lot 16 and also along Lot 17, North 52 degrees 37 minutes East, 100.00 feet to a point on Line of said Lot 17, a corner common to Lots 1 and 3; thence (4) along said Lot 1, South 37 degrees 23 minutes East, 150

feet to the place of Beginning. Containing 15,000 square feet, more or less.  
Subject to a 5.00 foot easement for water lines and other utilities along the 3rd course herein. Under and Subject to restrictions as of record.  
Being known as: RR 5  
BOX 24, BUSHKILL,  
PENNSYLVANIA 18324.  
Title vest unto Fred S. Taylor by Deed from Fred S. Taylor and Donna Sue Taylor, Husband and Wife dated August 26, 2004 and recorded September 14, 2004 in Deed Book 2068, Page 2041.  
Map Number 200.01-02-14  
Control Number: 06-0-039269  
THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Fred S. Taylor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$164,127.44 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Fred S. Taylor  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$164,127.44 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**

**March 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1957-2013r SUR  
JUDGEMENT NO. 1957-2013  
AT THE SUIT OF LSF8  
Master Participation Trust vs  
Anthony J. Turrentine and Ana  
Turrentine 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel  
or Tract of land situate Lehman,  
Pike County, Pennsylvania,  
and being known as 1860 Pine  
Ridge, Bushkill, Pennsylvania  
18324.

Map Number: 188.02-01-56  
Control Number: 06-0-038970  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

REAL DEBT: \$308,382.97

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Anthony J.  
Turrentine and Ana Turrentine  
McCabe, Weisberg and Conway,  
P.C.

123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anthony J. Turrentine  
and Ana Turrentine  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$308,382.97,  
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 Anthony J.  
Turrentine and Ana Turrentine  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$308,382.97 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street  
Philadelphia, PA 19109  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**

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

DIVISION, TO EXECUTION  
NO 1969-2013r SUR  
JUDGEMENT NO. 1969-2013  
AT THE SUIT OF Bank of  
America, NA as Successor by  
Merger to BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP  
vs Joseph A. Jean aka Joseph  
Anderson Jean and Rose M.  
Direny-Jean aka Rose Margalie  
Direny-Jean 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  
March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1969-2013-CV  
Bank of America, N.A., as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
f/k/a Countryside Home Loans  
Servicing, LP  
v.  
Joseph A. Jean a/k/a Joseph  
Anderson Jean  
Rose M. Direny-Jean a/k/a Rose  
Margalie Direny-Jean  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
1380 Pine Ridge, Bushkill, PA  
18324-9759  
Parcel No. 194.03-02-30-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$261,379.03  
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 Joseph A. Jean aka  
Joseph Anderson Jean and  
Rose M. Direny-Jean aka  
Rose Margalie Direny-Jean  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$261,379.03,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Joseph A.  
Jean aka Joseph Anderson Jean  
and Rose M. Direny-Jean aka  
Rose Margalie Direny-Jean  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$261,379.03 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1 Penn Center Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/20/15 · 02/27/15 · 03/06/15

---

**SHERIFF SALE**  
**March 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2249-2012r  
SUR JUDGEMENT NO.  
2249-2012 AT THE SUIT  
OF Christina Trust, a division  
of Wilmington Savings  
Fund Society, FSB, not in its  
individual capacity, but solely  
as owner Trustee on Behalf of  
RBSHD 2013-1 Trust vs Jay  
Goldberg 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

March 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot 14, Section C, as shown on  
a map or plan of Crescent Lake  
on file in the Recorder of Deeds  
office at Milford, Pike County,  
Pennsylvania in Plat Book  
Volume 3, Page 1184.  
Being Parcel No: 123.03-03-22  
Property Address: 137 Lewis  
Road, Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jay Goldberg  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$315,619.64,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jay Goldberg  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$315,619.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/20/15 · 02/27/15 · 03/06/15

---