

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

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

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

Patricia Eckerson
161 Bayberry Drive
Milford, PA 18337
Administratrix
03/22/13 • 03/29/13 • **04/05/13**

EXECUTOR'S NOTICE

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

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

Chris M. Hallman
6626 Golden Oak Lane
Avon, IN 46123
Executor
03/22/13 • 03/29/13 • **04/05/13**

ADMINISTRATRIX'S NOTICE

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

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

Diane Yourish
196 Sand Shore Road
Budd Lake, NJ 07828
Administratrix
03/29/13 • **04/05/13** • 04/12/13

ESTATE NOTICE

Estate of JOYCE G. WITT, DECEASED, late of 117 GOLF VIEW LANE, HAWLEY, PA 18428, (Died MARCH 23, 2013) CLAUDIA K. BREEDEN, Executrix; Dante A. Cancelli, Esquire, Suite 401, 400 Spruce Street, Scranton, Pennsylvania 18503, Attorney.

DANTE A. CANCELLI,

ESQUIRE

04/05/13 • 04/12/13 • 04/19/13

ESTATE NOTICE

Estate of Kenneth W.

Greening, deceased, late of Milford Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual(s) named below, who request all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to Kelly M. Greening, 216 Shocopee Road, Milford PA 18337

Attorney for the Executor:
R. Anthony Waldron, Esq.
8 Silk Mill Drive Hawley PA
18428

04/05/13 • 04/12/13 • 04/19/13

EXECUTOR NOTICE

Estate of Margaret M.

Tobin Foy Deceased, Late of Belle Reve Assisted Living 404 E. Hartford St. Milford, PA 18337.

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

Peggy Stapleton
RR2, Box 218A

Dingmans Ferry, PA 18328

04/05/13 • 04/12/13 • 04/19/13

**IN THE COURT OF
COMMON PLEAS OF**

**PIKE COUNTY,
PENNSYLVANIA
CIVIL DIVISION
JANE NEUFELD**

Plaintiff,

vs.

**MARK C. BOAN, HIS
HEIRS, SUCCESSORS,
ASSIGNS AND ANYONE
CLAIMING BY OR UNDER
HIS ESTATE**

Defendant.

**No. 467-2013 Civil
ORDER**

AND NOW, this 27th day of March, 2013, upon consideration of Plaintiff's Motion for Alternative Service Pursuant to Pennsylvania R.C.P. 430, it is hereby **ORDERED** and **DECREED** that said Motion is **GRANTED**. Plaintiff is permitted to serve Defendant, Mark C. Boan, his heirs, successors, assigns and anyone claiming by or under his estate, with the Complaint in Quiet Title in Land and all subsequent pleadings, notices, writs of execution and related documents by:
1. Publication in the Pike County Legal Journal and The Pike County Dispatch.

BY THE COURT:

s/ Honorable Gregory H.
Chelak, J.

cc: Alfred J. Howell, Esq.
Mark C. Boan, his heirs,
successors, assigns and anyone
claiming by or under his estate
dy

**IN THE COURT OF
COMMON PLEAS OF THE
60TH JUDICIAL DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF PIKE**

JANE E. NEUFELD
PO Box 873
Dingmans Ferry, PA 18328
Plaintiff

Vs.

MARK C. BOAN, his heirs
successors, assigns and anyone
claiming by through or under his
Estate
Defendant

**CIVIL ACTION - LAW
ACTION IN QUIET TITLE
NO. 467 CIVIL 2013**

.....
**NOTICE TO DEFEND AND
CLAIM RIGHTS**

.....
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 and Notice are served, by entering a written appearance personally or by Attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and the Court without further notice may enter a judgment against you for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

**CIVIL ACTION - LAW
JOHN REVAK, JR.**

Plaintiff

v.

**GENE PARKER and
CATHERINE PARKER and
The ESTATE OF GENE**

PARKER

Defendants

**ACTION TO QUIET TITLE
NO. 249 -2013- CIVIL**

.....

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE
THIS PAPER TO YOUR
LAWYER AT ONCE. IF
YOU DO NOT HAVE A
LAWYER OR CANNOT
AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE
SET FORTH BELOW TO**

FIND OUT WHERE YOU
CAN GET LEGAL HELP.

LEGAL AID SOCIETY OF
PIKE COUNTY

Pike County Courthouse
Milford, PA 18337

Telephone: (570) 296-7613

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

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
88-2010 SUR JUDGEMENT
NO. 88-2010 AT THE SUIT
OF Wells Fargo Bank, NA. as
Trustee for the Certificateholders
of LMT 2006-9 vs. Richard C.
Dmochowski DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution
No. 88-2010

WELLS FARGO BANK, N.A.
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
OF LMT 2006-9

vs.

RICHARD C.

DMOCHOWSKI

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

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$202,619.88

Attorneys for Plaintiff:

Phelan Hallinan & Schmiegel, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Richard C. Dmochowski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$202,619.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 357-2012 SUR JUDGEMENT NO. 357-2012 AT THE SUIT OF PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation vs. Henry A. Cotterill, Jr. aka Henry A.

Cotterill aka Henry Albert Cotterill, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

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

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

vs.

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

A/K/A HENRY ALBERT COTTERILL, JR

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

118 POND DRIVE, MATAMORAS, PA 18336-2306

Parcel No.: 067.00-01-19 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$92,897.46

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY Henry A. Cotterill, Jr. aka Henry A. Cotterill aka Henry Albert Cotterill, Jr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$92,897.46 PLUS COSTS AND INTEREST AS

AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 381-2011 SUR JUDGEMENT NO. 381-2011 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for the registered holders of the Soundview Home Loan Trust 2006-NLC1, Asset-Backed Certificates, Series 2006-NLC1 vs. Lisa A. Leonawicz DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

DINGMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 221
Sunrise Drive, Milford, PA
18337
PARCEL NUMBER:
12201.05.02001
IMPROVEMENTS:
Residential Property

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

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lisa A.
Leonawicz DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$115,874.72 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
397-2010 SUR JUDGEMENT
NO. 397-2010 AT THE
SUIT OF The Bank of New
York Mellon F/K/A The
Bank of New York as Trustee
for the Certificateholders of
BVMBS 2005-02 vs. Philip
Reich DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

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

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

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

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

Being known as 117 Persimmon Drive, Dingmans Ferry, PA

18328

Tax Parcel Number:
02-0-027314

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Philip Reich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$82,109.51 PLUS

COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
507-2012 SUR JUDGEMENT
NO. 507-2012 AT THE
SUIT OF Wells Fargo Bank,
NA s/b/m Wells Fargo Home
Mortgage, Inc. vs. Richard
M. Toma aka Richard Toma
aka Richard Mark Toma &
Donna Toma DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 507-2012 CIVIL
WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO

HOME MORTGAGE, INC.
vs.
RICHARD M. TOMA A/K/A
RICHARD TOMA A/K/A
RICHARD MARK TOMA
DONNA TOMA
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
184 LAKEWOOD DRIVE,
MILFORD, PA 18337-7727
Parcel No.: 136.01-01-35
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$79,828.07
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Richard M. Toma aka Richard
Toma aka Richard Mark Toma
& Donna Toma
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$79,828.07,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard M. Toma aka Richard Toma aka Richard Mark Toma & Donna Toma DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$79,828.07 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 546-2006r SUR JUDGEMENT NO. 546-2006 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Citigroup Mortgage Loan Trust, Series 2005-0PT1,

Asset Backed pass-through Certificates, Series 2005-0PT1 vs David A. Marr a/k/a David Marr and Ilona F. Marr a/k/a Ilona Marr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 546-06
DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR CITIGROUP
MORTGAGE LOAN TRUST,
SERIES 2005-0PT1, ASSET
BACKED PASS-THROUGH
CERTIFICATES, SERIES
2005-0PT1

vs.

DAVID A. MARR A/K/A
DAVID MARR
ILONA F. MARR A/K/A
ILONA MARR
owner(s) of property situate
in the BOROUGH OF
MATAMORAS, Pike County,
Pennsylvania, being
401 AVENUE G,
MATAMORAS, PA
18336-1303
Parcel No.: 083.10-02-46
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment amount: \$237,680.77
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

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

Marr a/k/a David Marr and
Ilona F. Marr a/k/a Ilona Marr
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$237,680.77 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
670-2010r SUR JUDGEMENT
NO. 670-2010 AT THE SUIT
OF GMAC Mortgage, LLC vs
Debra C. Ciannella and Thomas
J. Demeis, JR DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING
By virtue of a Writ of Execution

No. 670-2010-CIVIL
GMAC MORTGAGE, LLC
vs.
DEBRA C. CIANNELLA
THOMAS J. DEMEIS, JR
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
227 FOREST DRIVE A/K/A
2418 HEMLOCK FARMS,
LORDS VALLEY, PA 18428
Parcel No.: 107.04-05-88
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$328,385.49
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Debra C. Ciannella
and Thomas J. Demeis, JR
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$328,385.49 ,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

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

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 680-2009r SUR
JUDGEMENT NO. 680-2009
AT THE SUIT OF Bank
of America, NA vs William
A. Adams, III and Susan B.
Adams DEFENDANTS,
I WILL EXPOSE TO

SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

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

Title to said premises is vested
in William A. Adams, III and

Susan B. Adams by deed from
Boris Kandov and Nina Kandov,
husband and wife, and Michail
Kandov and Yaffa Kandov,
husband and wife, dated January
13, 2006 and recorded February
28, 2006 in Deed Book 2161,
Page 1142.

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

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

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William A. Adams, III and Susan B. Adams DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$320,465.47 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE
April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 851-2012r SUR JUDGEMENT NO. 851-2012 AT THE SUIT OF Wells Fargo Bank, NA, s/b/m/t Wells Fargo Bank Southwest, NA f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB vs Dominique McCole, in her capacity as heir of Michael J. McCole, deceased Unknown heirs of Michael J. McCole deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEING lot 1ABC, Block B-23, Section 4 (erroneously cited as Black 023 in previous deeds) as set forth on a Plat of Lots-Birchwood Lakes, Section 4, Delaware Township, Pike County, Pennsylvania, dated November 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 4, Page 40 on January 1964.

BEING the same premises that Maureen McCole, by Deed dated 10/01/2004 and recorded 10/19/2004 in the County of Pike (in Book 2074 Page 2027)/ (as Document No. 200400020450) granted and conveyed unto Michael McCole and Barbara Murray, his/her heirs and assigns, in fee.

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Dominique McCole,
in her capacity as heir
of Michael J. McCole,
deceased unknown heirs of
Michael J. McCole deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$117,488.07,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Dominique
McCole, in her capacity as
heir of Michael J. McCole,
deceased unknown heirs of
Michael J. McCole, deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO

COLLECT \$117,488.07 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
868-2010r SUR JUDGEMENT
NO. 868-2010 AT THE
SUIT OF HSBC Bank USA,
National Association, as
Trustee under the Pooling and
Servicing Agreement Dated
as of May 1, 2006, Fremont
Home Loan Trust 2006-A
vs Robert T. O'Donnell,
JR DEFENDANTS, I
WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES, P.C.

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

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

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 868-2010-CIVIL

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
DINGMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 163
Crocus Lane, Milford, PA
18337
PARCEL NUMBER:
03-0-018253
IMPROVEMENTS:
Residential Property

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

PA ID NO: 206228

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Robert T. O'Donnell, JR
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$211,403.45 PLUS
COSTS AND INTEREST AS

AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1055-2012r SUR
JUDGEMENT NO. 1055-2012
AT THE SUIT OF Wells
 Fargo Bank, NA vs Kristopher
 S. Young and Kimberly J.
 Young DEFENDANTS,
 I WILL EXPOSE TO
 SALE OF PUBLIC
 VENDUE OR OUTCRY
 IN THE PIKE COUNTY
 ADMINISTRATION
 BUILDING, 506 BROAD
 STREET, MILFORD, PA
 18337 ON WEDNESDAY
 April 17, 2013 at 11:00 AM
 PREVAILING TIME IN THE
 AFORENOON OF SAID
 DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN
PIECE, PARCEL AND
TRACT OF LAND
SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF DINGMAN,
COUNTY OF PIKE AND

COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS FOLLOWS
TO WIT:

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

PARCEL No. 125.00-01-056

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

BEING the same premises
which Bank of New York, as
Trustee for the Certificateholders
of CWABS 2004-01 by
Countrywide Home Loans, Inc.,
its Attorney In Fact by Power
of Attorney recorded 6/11/2002
Bk 1930 Pg 2053 Instrument
#200200008839, by Deed dated
November 2, 2007 and recorded
November 7, 2007 in and for
Pike County, Pennsylvania,
in Deed Book Volume 2256,
Page 51, granted and conveyed
unto Kristopher S. Young and
Kimberly J. Young, husband and
wife, as tenants by the entireties

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kristopher S. Young and Kimberly J. Young DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,203.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kristopher S. Young and Kimberly J. Young DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,203.18 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1140-2012 SUR JUDGEMENT NO. 1140-2012 AT THE SUIT OF BANK OF AMERICA, NA S/B/M/T BAC HOME LOANS SERVICING LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. Warren D. Branch DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1140-2012 BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS

SERVICING, L.P. F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, L.P.

vs.

WARREN D. BRANCH

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
LOT 1289 SAW CREEK
A/K/A 1330 SAW CREEK
EST, BUSHKILL, PA 18324
Parcel No.: 192.02-03-65
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$307,924.79

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Warren D. Branch
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$307,924.79,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Warren D.
Branch DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$307,924.79 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan & Schmieg
1617 JFK Blvd, Ste 1400
Philadelphia, PA 19103

03/22/13 • 03/29/13 • 04/05/13

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1151-2012 SUR
JUDGEMENT NO. 1151-2012
AT THE SUIT OF Nationstar
Mortgage, LLC vs. Michael
Dickmeyer and Joan Marlene
Dickmeyer DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY

ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1151-2012

NATIONSTAR
MORTGAGE, LLC

vs.

MICHAEL DICKMEYER
JOAN MARLENE
DICKMEYER

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
1601/7 WOODBRIDGE
DRIVE, A/K/A 88 SAW
CREEK ESTATES,
BUSHKILL, PA 18324-9403
Parcel No.: 196.02-05-48
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$126,292.36
Attorneys for Plaintiff:
Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael Dickmeyer and
Joan Marlene Dickmeyer
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$126,292.36,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Michael
Dickmeyer & Joan Marlene
Dickmeyer DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$126,292.36 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1232-2012r SUR
JUDGEMENT NO. 1232-2012
AT THE SUIT OF PNC Bank,
National Association vs Richard
A. Knapp DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LEGAL DESCRIPTION

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

Book 7, Page 155, Pike County
Records.

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

PARCEL NO. 06-0-042908.

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard A. Knapp
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$272,299.07,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard A. Knapp DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$272,299.07 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1265-2012 SUR JUDGEMENT NO. 1265-2012 AT THE SUIT OF JPMorgan Chase Bank, NA s/b/m/t Chase Home Finance, LLC vs. Richard N. Genovesi, Jr. aka Richard Genovesi DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

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

vs.

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

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

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

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$145,920.70
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard N. Genovesi,

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

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

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

Philadelphia, PA 19103
03/22/13 • 03/29/13 • 04/05/13

SHERIFF SALE

April 17, 2013

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

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

LOT NO. 220, STAGE VI,
Pine Ridge as shown on plan of
Lots recorded in the Office of
the Recorder of Deeds in and for
Pike County, Pennsylvania in
Plot Book Volume 10, Page 74.

TAX PARCEL # 193.02-03-19

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

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

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

\$143,916.78 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1272-2010r SUR
JUDGEMENT NO. 1272-2010
AT THE SUIT OF Chase
Home Finance, LLC vs Michael
Bandelt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

Together with, unto the grantee herein, its successors and assigns, all rights, liabilities and privileges and under and subject to all conditions, restrictions, reservations and exceptions as set forth in the above Deed from Bald Hill, Inc. dated July 26, 1980 and recorded in Pike County Deed Book Volume 733, at Page 258, reference may be had to said Deed or the recording thereof for any and all purposed in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

Being known as: 4209
CONASHAUGH
LAKE, MILFORD,
PENNSYLVANIA 18337.

Being the same property which Michael Bandelt and Linda Witting, as joint tenants, by their deed dated 11/18/06 and recorded 3/30/07 in the Recorder's Office of Pike County, Pennsylvania, at Deed Book Volume 2225 and Page 67, granted and conveyed unto Michael Bandelt.

NOTE: Michael Bandelt and Linda Witting originally obtained property via deed from Bosh Construction, LLC, dated

11/19/03 and recorded 11/25/03 at Deed Book Volume 2020 and Page 51.

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

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

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

OWNERS REPUTED
OWNERS TO COLLECT
\$294,222.45 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1277-2012 SURJUDGEMENT
NO. 1277-2012 AT THE
SUIT OF JPMORGAN
CHASE BANK, NA S/B/M/T
CHASE HOME FINANCE,
LLC vs. Stephen Daby &
Dina Ilardi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING
By virtue of a Writ of Execution

No. 1277-2012
JPMORGAN CHASE BANK,
N.A. S/B/M TO CHASE
HOME FINANCE, LLC.
vs.
STEPHEN DABY
DINA ILARDI
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
102 BLACKBIRD COURT,
MILFORD, PA 18337
Parcel No.: 123.01-02-66
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$217,473.34
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Stephen Daby & Dina Ilardi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$217,473.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen Daby & Dina Dardi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$217,473.34 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1278-2010r SUR JUDGEMENT NO. 1278-2010 AT THE SUIT OF HSBC Mortgage Services, Inc. vs Lawrence Chester and Savitri D. Chester DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

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

UNDER and SUBJECT to as certain declaration of covenants and restrictions pertaining to land known as Bloss Estates Subdivision dated 30th day June 1986 and recorded in the office of the Recorder of Deeds in and for Pike County in Deed Book

1052, at page 320.

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

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

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lawrence Chester and Savitri D. Chester DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$288,782.98, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

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

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

SHERIFF SALE
April 17, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO

EXECUTION NO1439-2012r
SUR JUDGEMENT NO.
1439-2012 AT THE SUIT
OF Wells Fargo Bank, NA
as Trustee for Citigroup
Mortgage Loan Trust, Series
2005-OPT4, Asset Backed
Pass-Through Certificates,
Series 2005-OPT4 vs Christine
Strohmeier DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

Lot number one hundred and six
(106) fronting on Second Street,
formerly Kidder, and bounded
on the South by Second Street,
on the East by Lot Number
One Hundred Thirteen (113) on
the rear by an alley, and on the
West six by Lot Number One
Hundred One (101) Being fifty
feet wide in front and rear, and
One Hundred feet in depth.

Parcel II:

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

Improved with a house and
garage.

Tax ID- 083.06-02-26

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

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

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

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

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

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1509-2012 SURJUDGEMENT
NO. 1509-2012 AT THE
SUIT OF Bank of America,
NA s/b/m/t BAC Home Loan
Servicing, LP f/k/a Countrywide
Home Loans Servicing, LP vs
Lawrence E. Cuccio & Laura
L. Darcy DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1509-2012
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP F/K/A
COUNTRYWIDE HOME
LOANS SERVICING, LP.
VS.
LAWRENCE E. CUCCIO
LAURA L. DARCY
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being

205 BUCK RUN,
DINGMANS FERRY, PA
18328-9206
Parcel No.: 175.04-01-10
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$181,582.77
Attorneys for Plaintiff:
Phelan Hallinan, LLP

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

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

MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY Lawrence E.
Cuccio & Laura L. Darcy
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$181,582.77 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1563-2012 SURJUDGEMENT
NO. 1563-2012 AT THE
SUIT OF PHH Mortgage
Corporation f/k/a Cendant
Mortgage Corporation, d/b/a
Century 21 Mortgage vs. Robert
J. Kintner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR
ADVERTISING

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

vs.

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

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

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert J. Kintner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$82,119.88,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1582-2012 SUR
JUDGEMENT NO. 1582-2012
AT THE SUIT OF Wells

Fargo Bank, NA vs. Kristin A. Digennaro DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1582-2012
WELLS FARGO BANK, N.A.
vs.

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

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

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$51,759.44,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1604-2012r SUR
JUDGEMENT NO. 1604-2012
AT THE SUIT OF U.S. Bank
National Association, as Trustee,
successor in interest to Bank of
America, National Association
as Trustee as successor by
merger to LaSalle Bank National
Association, as Trustee for
Certificateholders of BEAR
Stearns Asset Backed Securities I
LLC, Asset Backed-Certificates,
Series 2005-HE12 vs Leslieanne
Johnson DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEING shown and designated
as Lot No. 258 on a certain
map or plan of lots entitled,

“Subdivision of Masthope
Rapids, Section 3, Powder
Horn Park, Masthope Rapids,
Inc., Owner & Developer,
Lackawaxen Township, Pike
County, Pennsylvania, dated
July 10, 1973 and revised April
3, 1974 and May 13, 1974,
prepared by Edward C. Hess
Associates, Inc., Stroudsburg,
Pennsylvania, Scale being 1” =
100’”, recorded June 5, 1974 in
the Recorder’s Office, Milford,
Pike County, Pennsylvania, in
Plat Book Volume 11, Page 42.

TAX PARCEL # 009.04-03-47

Parcel Number:
County: 05-0-022686

BEING KNOWN AS: 100
Pioneer Court, Lackawaxen PA
18435

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Leslieanne Johnson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$134,993.90,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Leslianne Johnson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$134,993.90 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1636-2012r SUR JUDGEMENT NO. 1636-2012 AT THE SUIT OF JPMorgan Chase Bank, NA as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank

from the Federal Deposit Insurance Corporation Acting as receiver f/k/a Washington Mutual Bank, FA a Federal Association vs Darrin K. Dobrowolski and Leah L. Dobrowolski DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

ALL THAT CERTAIN lot of land in Palmyra Township, Pike County, Pennsylvania, known and designated as Lot Number 210, on Map 4 of Plan of Lots prepared for Tanglwood Lakes, Inc. by Harry F. Schoenagel, Registered Surveyor, dated May 28, 1969 and recorded in the office of the Recorder of Deeds for Pike County in Plat Book Number 7, at Page 185.

TAX PARCEL # 10-0-012213

MAP # 087.01-02-13

BEING KNOWN AS: 210 Big

Bear Drive, Greentown, PA
18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Darrin K. Dobrowolski and Leah L. Dobrowolski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,437.30, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

OWNERS TO COLLECT \$129,437.30 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1736-2012r SUR JUDGEMENT NO. 1736-2012 AT THE SUIT OF Bank of America, NA as successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs Christopher Barie and Robert T. Barie DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING
By virtue of a Writ of Execution

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

vs.

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

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

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

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher Barie
and Robert T. Barie
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$187,479.14,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES

UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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

SHERIFF SALE
April 17, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1747-2012r
SUR JUDGEMENT NO.

1747-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7 vs Joseph Garofalo, Jr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

Parcel 1: BEGINNING at the southwest corner of a lot recently sold to William Craig, Jr. and Elizabeth B. Craig, his wife, thence along the line of lands of said Lot south 59 degrees east 188 feet to a corner at side of public road; thence along the Public Road leading from Shepherd's Corners to Milford South 56 degrees west 155 feet to a corner, thence through the land of the grantors herein north 66 degrees west 104 feet to the line of lands of the John Emery

Estate; thence along the line of the said Emery Estate north 24 degrees east 155 feet to the place of beginning.

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

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

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

Parcel 2: BEGINNING at a stake for a corner on the westerly line of land of William Craig, Jr. and Lucy Elizabeth Craig, his wife, former grantors herein, said stake being also the present northwesterly corner of Land of Cart F. Fuder and Helen M. Fuder, his wife, former Grantees herein; thence along the westerly line of land of former grantors, north 24 degrees 00 minutes East 15.0 feet to a stake for a corner, thence cutting land of the former grantors, south 59 degrees 00 minutes east 94.0 feet

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

Parcel 3: BEGINNING at the southwest corner of lands of lot sold to Carl Fuder; thence along the line of lands of Carl Fuder south 66 degrees east 104 feet to a corner at the public road; thence along the public road south 56 degrees West 4 feet and south 30 degrees 45 minutes west 96 feet to a corner, thence along line of lands about to be conveyed to William K. Hollingsworth north 67 degrees west 89.6 feet to the line of lands of the Rachel Emery Estate; thence along the line of lands of said Emery Estate north 24 degrees east 100 feet to the place of beginning. The with in description is in accordance with a draft of survey marked "Lands of Fiancis Kern, Fred C. Schoenagel. Bearings of 1945.

Scale f- 50"

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

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

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

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph Garofalo, Jr

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$92,926.76,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joseph
Garofalo, Jr DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$92,926.76 PLUS COSTS
AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1749-2012r SUR
JUDGEMENT NO. 1749-2012
AT THE SUIT OF U.S.
Bank National Association,
as Trustee of the Security
National Mortgage Loan
Trust 2006-2 vs Collix D.
Waterton DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, piece or
parcel of land, situate, lying
and being in the Township of
Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows:

Lot(s) Number 58, Stage X, Pine
Ridge, as shown on Plot of Pine
Ridge, Inc., Stage X, recorded
in the Office of the Recorder of
Deeds of Pike County in Plot
Book Volume 12 at Page 100 on
January 10, 1975.

Together with all rights and
privileges and under and subject

to the covenants, exceptions, conditions, reservations and restrictions as of record.

Parcel#: 193.04-01-59

Property Address: 58 Cramer Road, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Collix D. Waterton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,357.00, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Collix D. Waterton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,357.00 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1816-2012r SUR JUDGEMENT NO. 1816-2012 AT THE SUIT OF PNC Bank, National Association vs Blanca E. Saldana and Lepin Saldana DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR
PLAINTIFF

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

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

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1816-2012

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
LEHMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 1902
Pine Ridge, Bushkill, PA 18324
PARCEL NUMBER:
193.04-01-21
IMPROVEMENTS:
Residential Property

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

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Blanca E.
Saldana and Lepin Saldana
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$156,175.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1827-2012 SUR
JUDGEMENT NO. 1827-2012
AT THE SUIT OF GMAC
Mortgage LLC vs. David P.
Santini a/ka/ David Santini &
Teresa Lynn Keene-Santini
DEFENDANTS, I WILL
EXPOSE TO SALE
OF PUBLIC VENDUE
OR OUTCRY IN
THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All those certain piece, parcel
or tract of land situate, lying
and being in the Township of
Delaware, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows to wit:

Beginning at a found iron bar,
said bar forming common point

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

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

Lots 29ABC, Block B-67,
as set forth on a Plan of Lots

Birchwood Lakes, Section 9, Delaware Township, Pike County, Pennsylvania, dated June 1964 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 4 Page 68 on July 14, 1964.

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

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

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

Together with all rights of way and under and subject to the covenants, reservations, restrictions and conditions as set forth in the chain of title.

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

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David P. Santini a/ka/ David Santini & Teresa Lynn Keene-Santini DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$151,521.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David P. Santini a/ka/ David Santini & Teresa Lynn Keene-Santini DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$151,521.02 PLUS COSTS AND INTEREST AS

AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1863-2012r SUR
JUDGEMENT NO. 1863-2012
AT THE SUIT OF U.S. Bank,
National Association, as Trustee
for C-BASS 2006-CB7 Trust,
Mortgage Loan Asset-Backed
Certificates, Series 2006-CB7
vs Michael Mongioi and Stacey
Mongioi DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
U.S. Bank, National Association,
as Trustee for C-BASS
2006-CB7 Trust, Mortgage
Loan Asset-Backed Certificates,
Series 2006-CB7
Plaintiff

v.
MICHAEL MONGIOI
STACEY MONGIOI
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1863-2012

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
DINGMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 107
Hobblebush Court, Milford, PA
18337
PARCEL NUMBER:
03-0-019556
IMPROVEMENTS:
Residential Property

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

PAIGE M. BELLINO,

ESQUIRE
PA ID 309091

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

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

COLLECT \$369,784.97 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1898-2012 SUR JUDGEMENT NO. 1898-2012 AT THE SUIT OF Metlife Home Loans, a Division of Metlife Bank, NA vs Barbara A. Dunlap DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1898-2012 METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

vs.
BARBARA A. DUNLAP
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
109 HORSESHOE LANE,
HAWLEY, PA 18428
Parcel No.: 133.01-02-84
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$159,116.35
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Barbara A. Dunlap
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$159,116.35,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY Barbara A. Dunlap
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$159,116.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1901-2012r
SUR JUDGEMENT NO.
1901-2012 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee for
Soundview Home Loan Trust
2006-OPT4, Asset-Backed
Certificates, series 2006-OPT4
vs Michael Leiner and Darlene
Leiner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

pleadings@udren.com
Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT4, Asset-Backed Certificates, Series 2006-OPT4 v.

DARLENE LEINER
MICHAEL LEINER
Plaintiff
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1901-2012

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

COUNTY, PENNSYLVANIA:
BEING KNOWN AS 139 Sandstone Drive, Dingmans Ferry, PA 18328
PARCEL NUMBER:
168.04-05-18
IMPROVEMENTS:
Residential Property

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

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

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Leiner and Darlene Leiner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,309.70 PLUS COSTS AND INTEREST AS AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1902-2012r SUR JUDGEMENT NO. 1902-2012 AT THE SUIT OF PNC Bank, National Association vs Alice P. Bailey and Paul L. Bailey DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 17, 2013 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

ATTORNEY FOR
PLAINTIFF
UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
PNC Bank, National
Association
Plaintiff
v.
ALICE P. BAILEY
PAUL L. BAILEY
Defendant(s)

COURT OF COMMON
PLEAS
CNIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1902-2012

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN LOT
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 249
Wickes Road, Bushkill, PA
18324
PARCEL NUMBER:
06-0-105402
IMPROVEMENTS:
Residential Property

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

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

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

PROPERTY OF Alice P.
Bailey and Paul L. Bailey
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$144,487.32 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1903-2012r SUR
JUDGEMENT NO. 1903-2012
AT THE SUIT OF PNC
Bank, National Association
vs Rita M. Conklin, Eddie
J. Hotaling, Jr and Kimberly
Hotaling DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ATTORNEY FOR
PLAINTIFF

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

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

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1903-2012

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
LACKAWAXEN, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS 41
Ridgewood Circle, Rowland, PA
18457
PARCEL NUMBER:
05-0-104198
IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES, P.C.
S/
ATTORNEY FOR
PLAINTIFF

SALVATORE CAROLLO,
ESQUIRE
PA ID 311050

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Rita M. Conklin,
Eddie J. Hotaling, Jr
and Kimberly Hotaling
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$263,759.41,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Jr and Kimberly Hotaling
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$263,759.41 PLUS
COSTS AND INTEREST AS
AFORESAID.

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

SHERIFF SALE

April 17, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2154-2007
SUR JUDGEMENT NO.
2154-2007 AT THE SUIT
OF JPMORGAN CHASE
BANK, NA S/B/M/T CHASE
HOME FINANCE, LLC vs.
John Devilliers & Karen L.
Devilliers DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
April 17, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2154-2007

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

vs.

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

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

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$207,029.23

Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John Devilliers
& Karen L. Devilliers
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$207,029.23,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

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