

LEGAL NOTICES

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

SHERIFF SALES

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

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 177-2008r SUR JUDGEMENT NO. 177-2008 AT THE SUIT OF U.S. Bank, NA vs Francisca Sarita a/k/a Sarita Francisca DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. 177-2008-CV U.S. BANK, N.A.
vs.

FRANCISCA SARITA A/K/A SARITA FRANCISCA owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 521 WALES COURT, BUSHKILL, PA 18324 Parcel No.: 196.02-09-21 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$180,666.78 Attorneys for Plaintiff: Phelan Hallinan & Schmiege, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Francisca Sarita a/k/a Sarita Francisca DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,666.78, 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 Francisca Sarita a/k/a Sarita Francisca DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,666.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 241-2011r SUR JUDGEMENT NO. 241-2011 AT THE SUIT OF Deutsche Bank National Trust Company, as trustee for The Certificateholders of the Morgan Stanley ADS Capital I Inc. Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2

vs Sharon L. Myers and Robert A. Myers DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 104 CORNFLOWER LANE, MILFORD, PENNSYLVANIA 18337.

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:

LOT 1250, SECTION F, AS SHOWN ON MAP OR PLAT OF POCONO MOUNTAIN WOODLAND LAKES ON FILE IN THE RECORDER OF DEEDS OFFICE AT MILFORD, PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK VOLUME 12 PAGE 2.

TOGETHER with all rights and privileges and UNDER AND SUBJECT

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

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Title to said premises is vested in Sharon L. Myers and Robert A. Myers by deed from Robert A. Myers and Sharon L. Myers dated October 22, 2004 and recorded November 22, 2004 in Deed Book 2081, Page 955.

TAX I.D. #: 03-0-060179

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

JUDGMENT ON THE AMOUNT OF \$202,614.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Sharon L. Myers and Robert A. Myers DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$202,614.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 243-2012r SUR JUDGEMENT NO. 243-2012 AT THE SUIT OF Federal National Mortgage Association vs David A. Schwartz DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 112 WILD MEADOW DRIVE, MILFORD, PENNSYLVANIA 18337.

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 or particularly described as follows, to wit:

BEING Lot No. 1, Section No. 10, Sunrise Lake, as shown on the map of said Section, Recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Plat Book 21, page 11.

TOGETHER with all rights and privileges, and under and subject to the covenants,

exceptions, condition, reservations and Restrictions as of Record.

Title to said premises is vested in David A. Schwartz by deed from Stan Tashlik and Jesse Tashlik dated April 27, 2007 and recorded April 27, 2007 in Deed Book 2229, Page 336.

TAX I.D. #: 108.00-01-43

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David A. Schwartz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,604.44, 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 David A. Schwartz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,604.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO355-2012r SUR JUDGEMENT NO. 355-2012 AT THE SUIT OF Federal National Mortgage Association ("FNMA") vs Betty K. Copeland DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET# 355-2012
ALL THAT CERTAIN piece, parcel or parcel of land situate, lying and being in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

Lot Number 51, Stage 4, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 4, recorded in the office of the Recorder of Deeds of Pike County in Plat Book Volume 7, at page 107 on July 19, 1969.

BEING KNOWN AS
TAX MAP # 193.02-01-02
CONTROL # 06-0-040416
BEING the same premises which Isolde Hunter, widow, by deed dated December 12, 2002 and recorded January 10, 2003 in Deed Book Volume 1961, page 2352 in the Office of the Recorder of Deeds in and for the County of Pike at Milford, Pennsylvania, granted and conveyed to Valerie Patikas, erroneously spelled as Valorie Patikas, Grantor herein.
TAX PARCEL# 193.02-01-02,
CONTROL #: 06-0-040416
PROPERTY: 51 Pine Ridge Drive, Bushkill, PA 18324
IMPROVEMENTS: A Residential Dwelling
TO BE SOLD AS THE PROPERTY OF: Betty K. Copeland
Martha E. Von Rosenstiel,
Esquire
Heather Riloff, Esquire

Attorney for Plaintiff
649 South Avenue, Unit 7
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634
Attorney I.D.#309906
#29338-PB

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Betty K. Copeland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$42,090.07, 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 Betty K. Copeland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$42,090.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste. 7
Secane, PA 19018
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 406-2012r SUR JUDGEMENT NO. 406-2012 AT THE SUIT OF PNC Mortgage, a division of PNC Bank NA, s/b/m National City Mortgage, a division of National City Bank of India vs Tashanna Smith DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. 406-2012

PNC MORTGAGE, A
DIVISION OF PNC BANK
N.A., S/B/M NATIONAL
CITY MORTGAGE, A
DIVISION OF NATIONAL
CITY BANK OF INDIANA

vs.

TASHANNA SMITH
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
STAGE 2 LOT 53 SUTER
DRIVE AKA 53 STAGE 2
PINE RIDGE AKA LOT NO.
53 SECTION 2 PINE RIDGE
AKA 1097 MAPLE LAKE
DRIVE BUSHKILL, PA 18324

Parcel No.: 194.01-03-53
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$210,925.06

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 Tashanna Smith
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$210,925.06,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Tashanna
Smith DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$210,925.06 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
567-2012r SUR JUDGEMENT

NO. 567-2012 AT THE
SUIT OF Bank of America,
NA successor by merger to
BAC Home Loans Servicing
LP fka Countrywide Home
Loans Servicing, LP vs Jeffrey
M Gress DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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. 2012-00567
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING LP, FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
vs.
JEFFREY M. GRESS
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being HILL TOP
DRIVE, A/K/A 110 HILLTOP
DRIVE, DINGMANS
FERRY, PA 18328
Parcel No.: 168.03-06-51-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$72,603.82
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jeffrey M Gress
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$72,603.82,
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 Jeffrey M
Gress DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$72,603.85 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
635-2012r SUR JUDGEMENT
NO. 635-2012 AT THE SUIT
OF M&T Bank vs Jeanne
Manton DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 45 WHIPPER
WILL DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

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

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT
ON THE SOUTHEASTERLY
LINE OF WHIPPOORWILL
DRIVE, A COMMON
CORNER OF LOT NO.
45 AND LOT NO. 46 AS
SHOWN ON A PLAN
TITLED "SUBDIVISION
OF LANDS OF BENJAMIN
FOSTER, LEHMAN
TOWNSHIP, PIKE
COUNTY, SECTION ONE"
PREPARED BY EDWARD
C. HESS ASSOCIATES,
OCTOBER 17, 1969, AND
RECORDED IN PLAT
BOOK VOL. 7, PAGE 155,
OCTOBER 17, 1969, ON
FILE IN THE OFFICE
OF THE RECORDER
OF DEEDS, MILFORD,
PENNSYLVANIA.

BEING LOT NO. 45 ON
THE ABOVE MENTIONED
PLAN.

Title to said premises is vested
in Jeanne Manton by deed from
Terry J. Hatala dated February
23, 2005 and recorded
March 31, 2005 in Deed Book
2101, Page 397.

TAX I.D. #: 06-0-043003

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jeanne Manton
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,245.02, 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 Jeanne Manton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,245.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO684-2010r SUR JUDGEMENT NO. 684-2010 AT THE SUIT OF Wells Fargo Bank, NA as trustee for the Certificateholders, MASTR Asset-Backed Securities Trust 2007-NCW Mortgage Pass Through Certificates Series 2007-NCW vs Maria C. Forsberg-Villon aka Maria Forsberg Villon and Cesar Villon DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as:
806 MALLARD
LANE, BUSHKILL,
PENNSYLVANIA 18324.

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

BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MALLARD LANE, A COMMON CORNER OF LOT NO. 806 AND LOT NO. 807, AS SHOWN ON A PLAN TITLED "SUBDIVISION OF LANDS OF BENJAMIN FOSTER LEHMAN TOWNSHIP, PIKE COUNTY, SECTION ONE" PREPARED BY EDWARD C. HESS ASSOCIATES, OCTOBER 17, 1969 AND RECORDED IN PLAT BOOK VOL. 7, PAGE 155 OCTOBER 17, 1969, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD PENNSYLVANIA, FROM WHICH AN IRON PIN MARKING THE SOUTHWESTERLY CORNER OF PARCEL NO.1 OF LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD. BY DEED DATED NOVEMBER 27, 1971 AND RECORDED IN THE AFOREMENTIONED OFFICE IN DEED BOOK VOL. 58, PAGE 824, BEARS SOUTH 36° 23 MINUTES 17 SECONDS EAST DISTANT 3861.84 FEET, ALSO FROM WHICH A STONE CORNER MARKING THE NORTHEASTERLY CORNER OF PARCEL NO. 7 ON THE ABOVE

MENTIONED LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS LMTD. BEARS SOUTH 7° 39 MINUTES 05 SECONDS WEST DISTANT 2291.72 FEET THENCE BY LOT NO. 807 SOUTH 12° 27 MINUTES 42 SECONDS WEST 225.00 FEET TO A POINT; THENCE BY LANDS OF POCONO RANCH LANDS LMTD. NORTH 805 NORTH 12° 37 MINUTES 42 SECONDS EAST 225.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF MALLARD LANE, THENCE ALONG THE SOUTHWESTERLY LINE OF MALLARD LANE, SOUTH 77° 22 MINUTES 18 SECONDS EAST 75.00 FEET TO THE PLACE OF BEGINNING.

Title to said premises is vested in Maria C. Forsberg-Villon a/k/a Maria Forsberg Villon and Cesar Villon by deed from G.E. Mortgage Services LLC dated November 15, 2002 and recorded December 2, 2002 in Deed Book 1956, Page 315.

TAX I.D. #: 182.04-08-67

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria C. Forsberg-

Villon aka Maria Forsberg
Villon and Cesar Villon
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$183,488.82,
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 Maria C.
Forsberg-Villon aka Maria
Forsberg Villon and Cesar Villon
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$183,488.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway

123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
733-2012r SUR JUDGEMENT
NO. 733-2012 AT THE
SUIT OF Morequity, Inc. vs
Michael Keyes and Gemini
A. Keyes DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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. 733-2012-CIVIL
MOREQUITY, INC.
vs.
MICHAEL KEYES
GEMINI A. KEYES
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
64 PORTER DRIVE, A/K/A/
1091 PORTER DRIVE,
BUSHKILL, PA 18324

Parcel No.: 192.03-02-28
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$194,898.59
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Keyes and Gemini A. Keyes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,898.59, 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 Keyes and Gemini A. Keyes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,898.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 743-2011r SUR JUDGEMENT NO. 743-2011 AT THE SUIT OF Green Tree Consumer Discount Company, f/k/a Conseco Finance Consumer Discount Company vs Unknown Heirs, Successors, and All Persons, Firms, or Associations Claiming Right of Title From or Under Derek R. Mason, Deceased and Lisa Gorman, tenant DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LONG DESCRIPTION
ALL THAT CERTAIN
lot or parcel of land, with
the improvements thereon
erected, situate in Greene
Township, Pike County and
Commonwealth of Pennsylvania,
bounded and described as
follows:

BEING known and designated
was Lots Nos. 123 and 125 on
the Map of Lots of Lands of
Edgar Wilson.

BEGINNING at the northeast
corner of lands now or formerly
of William T. Scott and Marion
S. Scott, said corner being
located on the west side of a
Private Road leading from the
Public Road and running along
the front of said Lots No. 123
and 125 etc.; thence along the
line of lands now or formerly of
William T. and Marion S. Scott
North 82 degrees 30 minutes
West 120 feet to a corner; thence
North 7 degrees 30 minutes
East 100 feet to a corner of the
lands now or formerly of Rodrick
H. Dietrich; thence along the
said lands now or formerly of
Dietrich South 82 degrees 30
minutes East 180 feet to the
edge of the above mentioned
Private Road; thence along the
edge of the said Private Road
South 7 degrees 30 minutes
West 100 feet to the place of
beginning.

CONTAINING 0.276 acres of
land, more or less, together with
a dwelling and any permanent
improvements thereon.

BEING commonly known as
113 Rocky Road, Greentown,
PA 18426.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Unknown Heirs, Successors,
and All Persons, Firms, or
Associations Claiming Right
of Title From or Under
Derek R. Mason, Deceased
and Lisa Gorman, tenant
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,949.94,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, and All Persons, Firms, or Associations Claiming Right of Title From or Under Derek R. Mason, Deceased and Lisa Gorman, tenant DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,949.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Voelker & Assoc.
3960 Route 8 Ste. 200
Allison Park, PA 15101-3603
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 772-2012r SUR JUDGEMENT NO. 772-2012 AT THE SUIT OF GMAC Mortgage, LLC vs Seung Ju Choi a/k/a Seung Choi, Jr. and Miae Choi-Kim DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. 772-2012
GMAC MORTGAGE, LLC
vs.
SEUNG JU CHOI A/K/A
SEUNG CHOI, JR.
MIAE CHOI-KIM
owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 108 RABBIT RUN CIRCLE, MILFORD, PA 18337-4390 Parcel No.: 109.03-01-34- (Acreage or street address) Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$165,225.23
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 Seung Ju Choi a/k/a Seung Choi, Jr. and Miae Choi-Kim DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,225.23,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Seung Ju Choi
a/k/a Seung Choi, Jr. and Miae
Choi-Kim DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$165,225.23 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE

COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 820-2012r
SUR JUDGEMENT NO.
820-2012 AT THE SUIT OF
Citibank, NA as trustee for the
Certificateholders of Structured
Asset Mortgage Investment
II, Inc. Bear Stearns Alt-A
Trust, Mortgage Pass-Through
Certificates Series 2006-5 vs
Anna McAndrew and JoAnn
Hidalgo DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania being
lot or lots No. 888, Section
No. 14 as is more particularly
set forth on the Plot Map of
Lehman-Pike Development
Corporation, Saw Creek Estates,
as same is duly recorded in the
Office for the Recording of
Deeds, Milford, Pennsylvania in
Plot Book Volume No. 17, Page
86.

TAX PARCEL # 192.04-05-20

BEING KNOWN AS: 888
Regent Drive, Bushkill, PA

18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anna McAndrew and JoAnn Hidalgo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$166,497.36, 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 Anna McAndrew and JoAnn Hidalgo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$166,497.36 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 832-2011r SUR JUDGEMENT NO. 832-2011 AT THE SUIT OF Wells Fargo Bank, NA s/b/m to Wachovia Bank, National Association vs William D. Stevens and Kimberly G. Stevens DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Judgment Amount: \$236,302.64
KURT ALTHOUSE, ESQUIRE
BINGAMAN, HESS,
COBLENTZ & BELL, P.C.

ALL THAT CERTAIN piece or parcel of land situate in the

Township of Greene, County of Pike and State of Pennsylvania, bounded and described as follows:

BEGINNING at the Northeast corner, said corner being located in the center of the Public Road leading from Greentown to Paupack, and being South sixty-one (61) degrees thirty (30) minutes West one hundred ninety (190) feet the southeast corner of the lands of Naldo Guccini;

THENCE, through the lands of the Grantor herein South twenty-four (24) degrees East one hundred (100) feet to a corner;

THENCE South seventy (70) degrees West two hundred ninety-three and seven tenths (293.7) feet to a corner;

THENCE South eighty-five (85) degrees West two hundred nine and six tenths (209.6) feet to a corner;

THENCE along the center of the said Public Road North eighty-five (85) degrees East two hundred (200) feet to a corner and North seventy (70) degrees East two hundred seventy-one (271) feet to the place of beginning.

BEARING the magnetic meridian of the year of 1952.

To be sold as the property of WILLIAM D. STEVENS and

KIMBERLY G. STEVENS.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William D. Stevens and Kimberly G. Stevens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,302.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William D. Stevens and Kimberly G. Stevens DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,302.64 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Bingaman, Hell, Coblenz & Bell
2 Merdian Blvd.
Wyomissing, PA 19610
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO863-2011r
SUR JUDGEMENT NO.
863-2011 AT THE SUIT OF
Deutsche Bank National Trust
Company, as Trustee for Argent
Securities Inc., Asset-Backed
Pass-Through Certificates,
series 2006-W2 vs Gregory
Southard DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

All that certain piece, parcel
or tract of land situate, lying
and being in the Township of

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

Lots 13ABC, Block B-104,
as set forth on a Plan of Lots
- Birchwood Lakes Section
15, Delaware Township, Pike
County, Pennsylvania dated
August 1966 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 5, Page 136 on
September 15th, 1966.

Together with unto the grantee,
his heirs and assigns, all rights,
rights-of-way and privileges
and under and subject to all
Restrictions and Reservations
set forth in deeds in the chain of
title.

Together with all and singular
the land improvements,
ways, streets, alleys,
driveways, passages, waters,
water-courses, rights, liberties,
privileges, hereditaments and
appurtenances, whatsoever unto
the hereby granted premises
belonging, or in any wise
appertaining, and the reversions
and remainders, rents, issues, and
profits thereof; and all the estate,
right, title, interest, property,
claim and demand whatsoever of
the said grantor, as well at law as
in equity, of, in, and to the same.

Tax Id: 149.04-01-30

For information purposes only -
property a/k/a
146 Whisperwood Drive
Dingmans Ferry, PA 18328

Title to said premises is vested in
Gregory Southard by deed from
Olga Pace, dated 11/6/2002 and
recorded 11/7/2002 in Book
1952 and Page 895.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Gregory Southard
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$157,090.21,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gregory
Southard DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$157,090.21 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCaig
9000 Midlantic Drive, Ste. 300
Mount Laurel, NJ 08054-1539
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO866-2010r SUR
JUDGEMENT NO. 866-2010
AT THE SUIT OF Household
Finance Consumer Discount
Company vs Stephen A. Gravel
and The United States of
America c/o the U.S. Attorney
for the Middle District of
Pennsylvania DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

Being known as: RR 1,
NEWFOUNDLAND,
PENNSYLVANIA 18445.

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

BEGINNING at the most
northerly corner of the lands of
Grantor, said corner being in the
center of the public road leading
from Newfoundland to Panther;
thence along the line of lands of
Bruce G. Banks South 6 degrees
45 minutes West 426.5 feet to a
corner; thence through the lands
of Grantor North 89 degrees
10 minutes East 264.7 feet to
the line of lands of Theodore
W. Sieg, said point being in the
center of aforementioned public
road; thence along the center of
the public road North 27 degrees
04 minutes West 47 1.4 feet to
the place of BEGINNING.

BEARINGS of the magnetic
meridian and containing one and
three tenths (1.3) acres of land
be the same, more or less.

THIS DESCRIPTION has
been prepared in accordance
with a survey map entitled "Map
Showing Lands of Marvin
Woltjen, Green Township, Pike
Co., Penna. June 1963 Scale 1" =
100' Harry F. Schoenagel, R.S."

UNDER AND SUBJECT to
the use by the public of a strip
of land 16 5/10 (16.5) feet wide
along the northeasterly side of
the above described premises for
the one half width of the said
public road; and also UNDER
AND SUBJECT to the right
of way of the public utility
companies whose lines run over
and along said premises.

Title to said premises is vested in
Stephen A. Gravel by deed from
Stephen A. Gravel and Elizabeth
Gravel dated June 20, 2001 and
recorded October 29, 2003 in
Deed Book 2014, Page 2586.

TAX I.D. #: 04-0-014678

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Stephen A. Gravel and The
United States of America
c/o the U.S. Attorney for the
Middle District of Pennsylvania
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$227,715.94,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen A. Gravel and The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$227,715.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 870-2012r SUR JUDGEMENT

NO. 870-2012 AT THE SUIT OF M&T Bank vs Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in the Borough of Matamoras, County of Pike and State of Pennsylvania, known and designated on Wehinger's Map of an addition to the village, now Borough of Matamoras, as Lot Number Nine Hundred, Twenty-Four (924), lying between and what was formerly known as Madison and Monroe Streets and now known as Avenue N and O, between Second and Third Streets, the said lot being fifty feet wide in front and rear and one hundred feet in depth.

THE FOREGOING PREMISES are more particularly bounded and described by a recent survey of Victor Omen, R.S., dated February 9, 1988, as follows: BEGINNING on the North line of Avenue O at an iron bar corner being a common corner between Lot 922 and Lot 924

of the Borough of Matamoras; thence running along the Northerly line of Avenue O South 50 degrees 35 minutes West 50.00 feet to an iron bar corner; thence leaving said Avenue O and running along Borough Lot 926 North 39 degrees 25 minutes West 100.00 feet to an Iron bar corner; thence running along Lot 825 North 50 degrees 35 minutes East 50.00 feet to an iron bar corner; thence running along Borough Lot 922 South 39 degrees 25 minutes East 100.00 feet to the point and place of BEGINNING. BEING Lot 924 as surveyed by Victor E. Orben, Professional Land Surveyor, February 9, 1988, Drawing Number DD-482, Sheet 2.

Being known as: 205 AVENUE O, MATAMORAS, PENNSYLVANIA 18336.

Title to said premises is vested in Edwin Lugo, Jr. and Edwin L. Lugo by deed from Nancy L. Duffus n/b/m Nancy L. Mills and Robert J. Mills dated July 31, 2009 and recorded August 3, 2009 in Deed Book 2315, Page 1703.

TAX I.D. #: 07-0-104842

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,195.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,195.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109

02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
905-2012r SUR JUDGEMENT
NO. 905-2012 AT THE
SUIT OF Wells Fargo Bank
NA successor by merger to
Wachovia Bank, NA vs Monika
Vasquez-Pelz, Executor of
the estate of Trudy Boehm,
Deceased Mortgagor and Real
Owner DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: RR 2 BOX
367, DINGMANS FERRY,
PENNSYLVANIA 18328.

ALL THAT CERTAIN lot,
piece or parcel 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:

BEGINNING at a point in the
center line of a certain 33.00

foot wide road known as Child's
Park Road (T-344), said point
being the most Northwesterly
corner of Lot 2, as shown on a
certain map entitled "Subdivision
of Lands for Parkview Estates,
Section 1, and 2" as recorded
in the Office of the Recorder of
Deeds in and for the County of
Pike at Milford, Pennsylvania
in Plat Book Volume 26 page
168; thence in and along the
centerline of said road on a curve
to the left having a radius of
2,822.91 feet for an arc length
of 133.33 feet, chord bearing
and distance of North 43
degrees 02 minutes 17 Seconds
West 133.32 feet to a point of
compound curvature; thence
along the same on a curve to the
left having a radius of 176.54
feet for an arc length of 44.19
feet, chord bearing and distance
of North 51 degrees 33 minutes
42 seconds West 44.08 feet to a
point; said point being a corner
of lands of Benasa Realty Co.,
as recorded in the Deed Book
Volume 948 page 14; thence
leaving said road and along
the lands of Benasa Realty
Company, North 31 degrees
15 minutes 59 seconds East
(passing an iron pin at 16.50
feet) 416.59 feet to an iron pipe,
thence along the same, South 58
degrees 46 minutes 15 seconds
East 189.69 feet to an iron pin,
said pin being on line of lands
of Benasa Realty Co., and being
a corner of the aforementioned
Lot 2; thence leaving the lands
of Benasa Realty Company
and along Lot 2, South 31
degrees 13 minutes 45 seconds

West 400.00 feet to an iron pin, thence along the same, South 48 degrees 18 minutes 54 seconds West (passing an iron pin at 44.46 feet) 60.96 feet to the place of BEGINNING. CONTAINING a total of 82,345.824 square feet or 1.8904 acres, more or less. Bearings are based on a Magnetic Meridian as per a survey done by George Fetch, Jr. P.L.S. in September, 1988.

BEING Lot 1, Section 1, as shown on the aforementioned map.

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

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

Title to said premises is vested in Trudy E. Boehm by deed from John M. Solch and Shirley A. Solch dated July 13, 2001 and recorded July 17, 2001 in Deed Book 1890, Page 1583.

On July 30, 2011, Trudy E. Boehm departed this life. Letters Testamentary were granted July 5, 2011 unto Monika Vasquez-Pelz as Executor of the Estate of Trudy E. Boehm, Deceased Mortgagor and Real Owner.

TAX I.D. #: 02-0-106453

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Monika Vasquez-Pelz, Executor of the estate of Trudy Boehm, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,986.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

the estate of Trudy Boehm,
Deceased Mortgagor and Real
Owner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$133,986.96 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 972-2012r
SUR JUDGEMENT NO.
972-2012 AT THE SUIT OF
CitiMortgage, Inc vs Shawnelle
Prestidge DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follow:

BEING Lot 11, Block XXVIII,
Hemlock Farms Community,
Stage III, as shown on Plat of
Hemlock Farms Community,
Laurel Ridge, Stage III, recorded
in the Office of the Recorder of
Deeds of Pike County, in Plat
Book 4 page 169, June 22, 1965.

BEING KNOWN AS
TAX PARCEL NUMBER:
107.04-05-74; CONTROL
NUMBER 037217.

BEING the same premises
which Luis A. Cardenas, by
Indenture dated 10-18-04 and
recorded 10-29-04 in the Office
of the Recorder of Deeds in and
for the County of Pike in Record
Book 2076 Page 2064, granted
and conveyed unto Shawnelle
Prestidge.

BEING known as 111 Lone
Pine Bay, Lords Valley, PA
18428.

BEING the same premises
which Luis A. Cardenas granted
and conveyed unto Shawnelle
Prestidge by Deed dated
October 18, 2004 and recorded
on October 29, 2004 in the
Office of the Recorder of Deeds
of Pike County, Commonwealth
of Pennsylvania in Record Book

2076, Page 2064, as Instrument
No. 200400021227.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Shawnelle Prestidge
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,239.43,
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 Shawnelle
Prestidge DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$234,239.43 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO994-2012r SUR
JUDGEMENT NO. 994-2012
AT THE SUIT OF M & T
Bank s/b/m/t Manufacturers
and Traders Trust Company
vs Robert Hahn and Denise
M. Hahn DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

ALL THAT CERTAIN LOT/
LOTS, PARCEL, OR PIECE

OF GROUND SITUATE
IN THE TOWNSHIP OF
DELAWARE, COUNTY
OF PIKE, AND STATE
OF PENNSYLVANIA,
BEING LOT/LOTS NO.
578, SECTION NO. 5,
AS SHOWN ON MAP
ENTITLED SUBDIVISION
OF SECTION 5, POCONO
MOUNTAIN LAKE FOREST
CORPORATION, ON FILE
IN THE RECORDER'S
OFFICE AT MILFORD,
PENNSYLVANIA IN PLOT
BOOK NO. 9, PAGE 228.

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

TAX I.D. #: 161-03-02-44

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robert Hahn and Denise
M. Hahn DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,068.71,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Robert
Hahn and Denise M. Hahn
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$103,068.71 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO

EXECUTION NO995-2012r
SUR JUDGEMENT NO.
995-2012 AT THE SUIT
OF VIII-P Loan Portfolio
Holdings, LLC vs Teicher
Organization @ Lehmans
Point LLC DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT A

ALL THAT CERTAIN
tract of land known as Phase
IV, Sections 1 & 2 of The
Glen at Tamiment situated
in Lehman Township, Pike
County, Commonwealth of
Pennsylvania, as shown on plans
by Bursich Associates, Inc.,
entitled "Subdivision Plan -
THE GLEN AT TAMIMENT
PHASE IV, SECTIONS 1 &
2", Drawing No. FP144544A
thru FP1044544A, dated March
31, 2005, last revised July 6,
2006, being more fully described
as follows:

BEGINNING at a point on
the northerly right-of-way of
Tamiment Drive, said point
being a point in line of lands
now or late Tamiment 902, LP;

THENCE 1) Along the same

North 12 degrees 39 minutes
50 seconds West, a distance of
390.15 feet to a point;

THENCE 2) Along the same
North 33 degrees 06 minutes
14 seconds West, a distance of
135.89 feet to a point;

THENCE 3) Along the same
North 33 degrees 03 minutes
41 seconds West, a distance of
65.71 feet to a point;

THENCE 4) Along the same
North 33 degrees 03 minutes
49 seconds West, a distance of
165.18 feet to a point;

THENCE 5) Along the same
North 33 degrees 06 minutes
13 seconds West, a distance of
878.88 feet to a point;

THENCE 6) Along the same
North 22 degrees 37 minutes
22 seconds West, a distance of
122.31 feet to a point;

THENCE 7) Along the same
North 19 degrees 19 minutes
39 seconds West, a distance of
121.14 feet to a point;

THENCE 8) Along the same
North 11 degrees 12 minutes
02 seconds West, a distance of
122.58 feet to a point;

THENCE 9) Along the same
North 03 degrees 04 minutes
24 seconds West, a distance of
118.55 feet to a point;

THENCE 10) Along the same
North 04 degrees 45 minutes

21 seconds East, a distance of 123.29 feet to a point;

THENCE 11) Along the same North 13 degrees 10 minutes 50 seconds East, a distance of 112.45 feet to a point;

THENCE 12) Along the same North 19 degrees 04 minutes 26 seconds East, a distance of 129.44 feet to a point;

THENCE 13) Along the same North 37 degrees 40 minutes 35 seconds East, a distance of 366.37 feet to a point;

EXHIBIT A
(Continued)

THENCE 14) Along the same North 59 degrees 24 minutes 34 seconds East, a distance of 87.79 feet to a point;

THENCE 15) Along lands of now or late Tamiment 902, LP, North 58 degrees 53 minutes 14 seconds East, a distance of 321.57 feet to a point;

THENCE 16) Along lands now or late The Glen at Tamiment Phase III, North 59 degrees 26 minutes 06 seconds East, a distance of 496.93 feet to a point;

THENCE 17) Along the same North 63 degrees 41 minutes 17 seconds East, a distance of 50.14 feet to a point;

THENCE 18) Along the same North 73 degrees 21 minutes

44 seconds East, a distance of 148.63 feet to a point;

THENCE 19) Along the same North 77 degrees 24 minutes 54 seconds East, a distance of 121.18 feet to a point;

THENCE 20) Along the same South 83 degrees 03 minutes 11 seconds East, a distance of 209.24 feet to a point;

THENCE 21) Along lands now or late Tamiment Lakefront, LP South 63 degrees 36 minutes 06 seconds East, a distance of 65.82 feet to a point;

THENCE 22) Along lands now or late The Glen at Tamiment Phase II Section 3 South 71 degrees 49 minutes 44 seconds East, a distance of 316.05 feet to a point;

THENCE 23) Along the same South 84 degrees 46 minutes 45 seconds East, a distance of 162.19 feet to a point;

THENCE 24) Along the same South 80 degrees 31 minutes 51 seconds East, a distance of 122.93 feet to a point;

THENCE 25) Along the same South 79 degrees 11 minutes 01 seconds East, a distance of 50.02 feet to a point;

THENCE 26) Along the same South 75 degrees 21 minutes 39 seconds East, a distance of 157.24 feet to a point;

THENCE 27) Along the same South 64 degrees 11 minutes 57 seconds East, a distance of 110.00 feet to a point;

THENCE 28) Along the same South 54 degrees 25 minutes 17 seconds East, a distance of 156.24 feet to a point;

THENCE 29) Along lands now or late Tamiment Lakefront, LP, South 42 degrees 57 minutes 14 seconds East, a distance of 334.69 feet to a point;

EXHIBIT A
(Continued)

Containing: 151.19 acres, more or less.

EXCEPTING THEREOUT
AND THEREFROM:

Lots: 719, 720, 721, 722 and 723

Being part of the same premises which Tamiment 503, LP, a Pennsylvania limited partnership by Deed dated 8-4-2006 and recorded 8-4-2006 in Pike County in Book 2188 Page 1610 conveyed unto Teicher Organization at Lehman's Pointe, LLC, a Pennsylvania limited liability company, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Teicher Organization @ Lehmans Point LLC DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$22,394,361.47, 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 Teicher Organization @ Lehmans Point LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$22,394,361.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Derek J. Baker, Esq.
2500 One Liberty Place
1650 Market Street
Philadelphia, PA 19103

02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1078-2010r SUR
JUDGEMENT NO. 1078-2010
AT THE SUIT OF JPMorgan
Chase Bank, NA vs Lisa
A. Bathgate and John D.
Bathgate DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
pieces, parcels, and tracts of
land, situate in the Township of
Dingman, County of Pike, State
of Pennsylvania, bounded and
described as follows, to wit:

Lot 54, Lot 55, and Lot 56, it
being the intention that these
3 lots comprise one residential
parcel and that only one single
family residences may be built on
that parcel.

ALL of which lots are situate in
Section 1 of the Camp Indian
Trails Subdivision in Accordance

with a Survey by Lawrence
Bailey, R.S. recorded on
4/11/1970 in Map Book Volume
7 page 235 and revised in survey
by Victor E. Orben, R.S. and
recorded on 1/11/1972 in Map
Book Volume 9 page 92.

Being known as: 110
APACHE DR, MILFORD,
PENNSYLVANIA 18337.

Title to said premises is vested
in Lisa A. Bathgate and John D.
Bathgate by deed from American
Financial Corporation of Tampa
dated September 30, 1994 and
recorded September 30, 1994 in
Deed Book 956, Page 12.

CONTROL #: 03-0-068332

MAP #: 123.01-04-25

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Lisa A. Bathgate
and John D. Bathgate
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$237,460.54,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Bathgate and John D. Bathgate DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,460.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1081-2012r SUR JUDGEMENT NO. 1081-2012 AT THE SUIT OF CNB Realty Trust, Assignee of

PENNSTAR Bank, a division of NBT Bank, NA vs William E. Greenlaw as the Executor of the Estate of David E. Greenlaw DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

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, being more particularly described as follows, to wit:

Parcel "C-1" as set forth on a map of the lands of Robert DuBois, as recorded in the Office of the Recorder of Deeds in and for Pike County in Plat Book 23 at Page 161, and as surveyed by Harry F. Schoenagel, P.L.S., on October 17, 1980.

BEING the same premises which Amy E. DuBois and Robert E. DuBois, Trustees for Laura C. DuBois and Robert E. DuBois, minors, granted and conveyed to David E. Greenlaw and Elizabeth M. Greenlaw, his wife, by virtue of their Deed

dated July 18, 1986 and recorded on August 18, 1986 in the Office of the Recorder of Deeds in and for Pike County to Record Book 1064, Page 178.

TOGETHER WITH unto the Grantees, their heirs and assigns, all of the rights, rights-of-way and privileges and UNDER AND SUBJECT to all conditions, covenants, restrictions and reservations as set forth in the chain of title and in Pike County Deed Book Volume 894 at Page 265, and map recorded in Pike County Plat Book 23 at Page 161, the same being binding upon the Grantees herein, their heirs and assigns.

This property is improved with a residential dwelling, and is identified by Tax Identification No. 094.00-01-11.002 and Control No. 03-0-067958.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William E. Greenlaw as the Executor of the Estate of David E. Greenlaw DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$6,414.29, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William E. Greenlaw as the Executor of the Estate of David E. Greenlaw DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$6,414.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 19431
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO1082-2012r SUR
JUDGEMENT NO. 1082-2012
AT THE SUIT OF PNC
Bank, National Association
vs Susan Mege and Larry
E. Mege DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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: 1082-2012
PNC BANK, NATIONAL
ASSOCIATION,
Plaintiff,
vs
SUSAN MEGE and LARRY
E. MEGE,
Defendants.

LEGAL DESCRIPTION

ALL that certain parcel, piece
or tract of land situate in
the Township of Delaware,
County of Pike and State of
Pennsylvania, more particularly
described as Lot 32, Block
M-502, as shown on a map
entitled "Section Five, Marcel
Lake Estates," Delaware
Township, Pike County,
Pennsylvania which map is

recorded in the Office of the
Recorder of Deeds at Milford,
Pike County, PA, in Plat Book
Volume 9, Page 144.

HAVING erected thereon
a dwelling known as 130
Bernadette Drive, Dingmans
Ferry, PA 18328.
PARCEL NO. 02-0-100770.
MAP NO. 148.04-01-36.

BEING the same premises
which The Bank of New
York, as successor Trustee
Under Novastar Mortgage
Funding Trust 2005-1, by
Deed dated 4/7/2009 and
recorded 4/30/2009 in the
Recorder's Office of Pike
County, Pennsylvania, Deed
Book Volume 2306, Page 1611,
Instrument No. 200900004154,
granted and conveyed unto
Susan Mege and Larry E. Mege.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Susan Mege and Larry E. Mege
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$155,903.89,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Susan Mege and Larry E. Mege DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,903.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti * Vitti * Assoc.
215 Fourth Avenue
Pittsburg, P A 15222
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1089-2012r SUR JUDGEMENT NO. 1089-2012 AT THE SUIT OF JPMorgan Chase Bank,

National Association vs Elena Kozelkova DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot 2453, Section 31, Saw Creek Estates, as shown on plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 21, Page 35.

TAX PARCEL # 196.02-01-12

BEING KNOWN AS: 2453 Shannon Court, Bushkill, PA 18324

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

AMOUNT OF \$168,812.68,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elena
Kozelkova DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$168,812.68 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE

COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1180-2012r
SUR JUDGEMENT NO.
1180-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs
Timothy J. Daniels and Kim
S. Daniels DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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. 1180-2012
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.
TIMOTHY J. DANIELS
KIM S. DANIELS
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being 4019
CONASHAUGH LAKES,
A/K/A 212 IROQUOIS
TRAIL, MILFORD, PA
18337-9636
Parcel No.: 121.04-01-05 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$85,281.23
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 Timothy J. Daniels and Kim S. Daniels DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$85,281.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy J. Daniels and Kim S. Daniels DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,281.23 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1253-2011 SUR JUDGEMENT NO. 1253-2011 AT THE SUIT OF J.P. Morgan Mortgage Acquisition Corp c/o Acqura Loan Services vs Albena E. Patti and Catherine Herdman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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:

BEING shown and designated as Lot 6ABC, Block B-65, on a certain map entitled 'Plan of Lots Birchwood Lakes Section 8, Delaware Township, Pike County, PA., Scale 1 inch = 100 feet; January 1965' as prepared by Monroe Engineering, Inc., Stroudsburg, PA. Said map being recorded in the Office of the Recorder of Deeds in Milford, PA. in and for the County of Pike in Plat Book Volume 4, on page 113.

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of PA. more particularly described as follows, to wit:

LOT 39ABC, Block B-65, Section 8, as set forth on a Plan of Lots of Birchwood Lakes, and filed in the Office of the Recorder of Deeds, Pennsylvania, in Plat Book Volume 4, page 113.

LOTS 6 & 39ABC, Block 65, Section 8 of Birchwood Lakes, Delaware Township, are NOW KNOWN AS LOT 6A, Block 65, Section 8 of Birchwood Lakes, recorded in Plat Book 30, page 9.

BEING the same premises that William C. Bauer and Robyn B. Bauer, his wife, by deed dated April 30, 1992, and recorded April 30, 1993, in the Office of

the Recorder of Deeds of Pike County, Pennsylvania, in Book 701, Page 337, granted and conveyed unto William C. Bauer and Robyn B. Bauer, husband and wife, in fee.

PARCEL IDENTIFICATION NO: 149.04-02-36, CONTROL #: 02-0-032243

TITLE TO SAID PREMISES IS VESTED IN Albena E. Patti and Catherine Herdman, joint tenants with rights of survivorship, by Deed from Robyn B. Bauer and Pike County Prothonotary for William C. Bauer, as per Civil Case No. 566-2005 by order dated January 8th 2007, dated 02/12/2007, recorded 02/12/2007 in Book 2218, Page 2190 as Instrument No. 200700002497.

FOR INFORMATION PURPOSES ONLY, PREMISES IS COMMONLY KNOWN AS: 136 Doolan Road, Dingmans Ferry, PA 18328.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Albena E. Patti and Catherine Herdman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,335.99, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Albena E. Patti and Catherine Herdman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,335.99 PLUS COSTS AND INTEREST AS AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE
March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1286-2012r SUR JUDGEMENT NO. 1286-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Raquel Colon DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. 1286-2012
WELLS FARGO BANK, N.A.
vs.
RAQUEL COLON
owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being
257 HIGH BRIDGE ROAD,
DINGMANS FERRY, PA
18328-4317
Parcel No.: 168.04-09-26-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$139,524.98
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 Raquel Colon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,524.98, 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 Raquel Colon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,524.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1296-2012r SUR JUDGEMENT NO. 1296-2012 AT THE SUIT OF US Bank National Association, as Trustee on behalf of the holders of the Adjustable Rate Mortgage Trust 2007-1, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2007-1 vs Carol Petito a/k/a Carol Biederwolf DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Property Described as Lot 146, Stage 4 Pine Ridge, Lehman Township, Pike County, PA.

ALL that certain lot, piece or

parcel of land, situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows:

LOT Number 146, Stage IV, Pine Ridge, as shown on Plat of Pine Ridge Inc. Stage 4, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 7, Page 107 on July 19, 1969.

Control No. 043538

Map No. 193.02-02-19

Being known as 1944 Pine Ridge Road, Bushkill, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Petito a/k/a Carol Biederwolf DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$122,848.16, 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 Carol Petito a/k/a Carol Biederwolf DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,848.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Barbara A. Fein
721 Dresher Road, Ste.. 1050
Horsham, PA 19044
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1369-2012r SUR JUDGEMENT NO. 1369-2012 AT THE SUIT OF PNMAC Mortgage Opportunity Fund Investors, LLC vs June McKay and William McKay aka William L. McKay, Jr. aka William Lionel

McKay, Jr. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County
of Pike and Commonwealth
of Pennsylvania, shown as Lot
1873 and Lot 1874-A on a plan
titled "A Minor Subdivision of
Lot 1874, Section 4, Saw Creek
Estates" dated January 4, 1994
(revised January 11, 1994) as
prepared by Frank J. Smith, Jr.,
Inc. Registered Surveyors of
Marshalls Creek, Pennsylvania,
and recorded in Plat Book
31, Page 199, bounded and
described as follows to wit:

BEGINNING at an iron pipe
on the southerly right of way line
of Stafford Drive, said pipe being
a common corner of Lot 1872
and 1873 Section 4, Saw Creek
Estates (Map Book 22, Page 12);

THENCE 1.) by said Lot 1872,
South 10 degrees 13 minutes 28
seconds West 171.26 feet to a
pin;

THENCE 2.) by a park, Lot

2041 and Lot 2040, Section 3,
Saw Creek Estates (Map Book
24 Page 49), North 74 degrees
47 minutes 18 seconds West
163.93 feet to a pin;

THENCE 3.) by Lot 2039
of said Section 3, Saw Creek
Estates, North 27 degrees 47
minutes 00 seconds West 7.89
feet to a pin;

THENCE 4.) by the remaining
portion of Lot 1874 Section 4,
Saw Creek Estates, of which a
portion of this lot was formerly
a part, North 38 degrees 08
minutes 06 seconds East 191.66
feet to a pin on the southerly side
of said Stafford Drive;

THENCE 5.) along the
southerly right of way line of
said Stafford Drive, on a curve
to the left having a radius of
175.00 feet (at an arc length
of 1.36 feet passing a pin) for
an arc length of 81.36 feet to
the place of BEGINNING.
CONTAINING 22,097 square
feet.

BEING all of Lots 1873 Section
4, Saw Creek Estates and being
all of Lot 1874-A as shown on
the above plan titled "A Minor
Subdivision of Lot 1874, Section
4, Saw Creek Estates".

No. 2

ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County
of Pike and Commonwealth
of Pennsylvania, shown as the

Remaining portion of Lot 1874 on a plan titled "A Minor Subdivision of Lot 1874, Section 4, Saw Creek Estates" dated January 4, 1994 (revised January 11, 1994) as prepared by Frank J. Smith, Jr., Inc. Registered Surveyors of Marshalls Creek, Pennsylvania, and recorded in Plat Book 31, Page 199, bounded and described as follows to wit:

BEGINNING at a pin on the southerly right of way line of Stafford Drive, said pin being a common corner of Lot 1874 and Lot 1875 Section 4, Saw Creek Estates (Map Book 22 Page 12);

THENCE 1.) Along the southerly right of way line of Stafford Drive, on a curve to the left having a radius of 175.00 feet for an arc length of 77.78 feet to a pin;

THENCE 2.) by Lot 1874-A, as shown on the above mentioned plan, South 38 degrees 08 minutes 06 seconds West 191.66 feet to a pin;

THENCE 3.) by Lot 2039,2038, and 2037 Section 3, Saw Creek Estates (Map Book 24 Page 49), North 27 degrees 47 minutes 00 seconds West 155.43 feet to a pin;

THENCE 4.) by said Lot 1875, North 62 degrees 36 minutes 33 seconds East 158.13 feet to the place of BEGINNING. CONTAINING 19,379 square feet.

UNDER AND SUBJECT to the covenants, charges, reservations, conditions, restrictions and requirements which shall be deemed to run with the land as they appear of record, as set forth in Deed Book 1015, Pages 120 through 124. The above Lots shall hereby become merged into one lot for taxing purposes, and shall not be separately conveyed without the approval of Lehman Township, as provided by law.

Known as 720 Saw Creek Estates a/k/a 1873 Stafford Drive, Bushkill, PA 18324-9446

Parcel No.:196.04-05-29 and 196.04-05028

Being the same premises which Bennisford W. McKay and Mark A. Schichtel granted and conveyed unto William McKay and June McKay by Deed dated December 16, 2006 and recorded January 10, 2007 in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Deed Book 2213, Page 1754.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO June McKay and William McKay aka William L. McKay, Jr. aka William Lionel McKay, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$226,699.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF June McKay and William McKay aka William L. McKay, Jr. aka William Lionel McKay, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$226,699.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire
1 Jenkintown Station, Ste. 104
115 West Avenue
Jenkintown, PA 19046
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1381-2012r SUR JUDGEMENT NO. 1381-2012 AT THE SUIT OF U.S.

Bank National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2006, GSAMP Trust 2006-HE8, Mortgage pass-Through Certificates, Series 2006-HR8 vs John Dudek DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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 under the Pooling and

Servicing Agreement dated as of December 1, 2006, GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8

Plaintiff

v.

JOHN DUDEK

Defendant(s)

COURT OF COMMON

PLEAS

CIVIL DIVISION

Pike County

MORTGAGE

FORECLOSURE

NO. 1381.2012

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 3 Steele
Road a/k/a Parcel 3, Steele
Road, Bushkill, PA 18324

PARCEL NUMBER:

197.03-01-68

IMPROVEMENTS:

Residential Property

UDREN LAW OFFICES,

P.C.

S/

Attorney for Plaintiff, Esquire

PA ID 45362

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

John Dudek DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,893.78,
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 John Dudek
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$171,893.78 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Udren Law Offices

111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620

02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1394-2012r
SUR JUDGEMENT
NO. 1394-2012 AT THE
SUIT OF Federal National
Mortgage Association vs Joan
B. Miller DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET# 1394-2012
ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows to wit:
BEING Lot No. 3, Block No.
2, Section No. 3, Sunrise Lake,
as shown on plat or map of
Sunrise Lake or Sunnylands,
Inc., subdivisions recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book 5,
page 105.
BEING THE SAME

PREMISES which REGINA
VALLEAU, Administratrix
of the Estate of Marjorie
L. Valleau, deceased, by
indenture bearing date the
20th day of November, 1992
and being recorded at Milford,
Pennsylvania in the Office for
the Recording of Deeds, in and
for the County of Pike, on the
20th day of November, 1992 in
Record Book Volume 634, page
198, granted and conveyed unto
CHESTER J. PUCO, in fee.
TAX PARCEL# 122.03-02-64
PROPERTY: 3148 Sunrise
Lake, Milford, PA 18377
IMPROVEMENTS: A
Residential Dwelling
TO BE SOLD AS THE
PROPERTY OF: Joan B. Miller
Martha E. Von Rosenstiel,
Esquire
Heather Riloff, Esquire
Attorney for Plaintiff
649 South Avenue, Unit 7
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634
Attorney I.D.#309906
#30290-PB

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joan B. Miller
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,053.16,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Joan B. Miller
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$125,053.16 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue Ste. 7
Secane, PA 19018
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1406-2012r SUR
JUDGEMENT NO. 1406-2012
AT THE SUIT OF The
Honesdale National Bank vs
Anne Tucker and Patrick Russell
Tucker DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SCHEDULE A

Parcel 10-0-011420 Map
070.04-03-27

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

BEGINNING at a point for a
corner; said point of beginning
being in the center of the public
road leading from Greentown
to Hawley and being the
Northwest corner of said lot
now or formerly sold to Leroy
Butz; thence along the center of
the said public road, South 85
degrees 40 minutes West 100
feet to a corner; thence along
the lands now or formerly of
Garnick, South 16 degrees 35

minutes East 200 feet to the center of a private roadway; thence along the center of the said private roadway South 85 degrees 45 minutes West 50 feet to a corner in the center of the said private road; thence along the line of lands now or formerly of Jensen, South 7 degrees 30 minutes East 286.7 feet to the line of lands now or formerly of George Coutts; thence along the line of lands now or formerly of Coutts, North 78 degrees 00 minutes East 150 feet to the Southwest corner of the lands now or formerly of Cassel; thence along the line of lands now or formerly of Cassel, North 7 degrees 28 minutes West 273.6 feet to the center of the aforementioned private roadway; thence along the line of lands now or formerly of Butt, North 16 degrees 35 minutes West 200 feet to the point or place of BEGINNING.

The aforementioned described premises are conveyed in accordance with a plan or survey made by Fred C. Schoenagel, R.S., July 21, 1943; M.M. 1946.

BEING KNOWN AS: 962
Route 507, Greentown, PA
18426

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Anne Tucker and
Patrick Russell Tucker

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$171,698.04,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Anne Tucker
and Patrick Russell Tucker
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$171,698.04 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1446-2009r SUR
JUDGEMENT NO. 1446-2009
AT THE SUIT OF US
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 2007-HE5 vs
Mai H. Herbison and William
J. Herbison, SR., aka William
J. Herbison DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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 Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:

BEING Lot No. 21 of a
development known as Oak
Manor Estates, as shown on
a plat of Oak Manor Estates,
recorded in the Recorder of
Deeds Office of Pike County,
Pennsylvania in Plat Book 10, at
page 240.

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

BEING THE SAME
PREMISES which Jay Kalish
and Roberta Kalish, husband
and wife and Richard J. Jagger,
widower and single and Luke
Van Horn and Michelle Van
Horn, husband and wife, by
Indenture dated June 30, 2005
and recorded July 1, 2005, in the
Office for the Recorder of Deeds
in and for Pike County, in Deed
Book Volume 2118, Page 2617,
conveyed unto William J. Sr.
Herbison and Mai H. Herbison,
husband and wife.

BEING known as 124 OAK
MANOR DRIVE, MILFORD,
PA 18337

IMPROVEMENTS:
Residential property.

TAX PARCEL # 03-0-100080

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

OF PENNSYLVANIA
TO Mai H. Herbison and
William J. Herbison, SR.,
aka William J. Herbison
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$560,596.43,
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 Mai H.
Herbison and William J.
Herbison, SR., aka William J.
Herbison DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$560,596.43 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1557-2012r SUR
JUDGEMENT NO. 1557-2012
AT THE SUIT OF One
West Bank, FSB vs Margaret
Kucker DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 104
SOUTHWYND
DRIVE, MILFORD,
PENNSYLVANIA 18337.

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

PIKE, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO. 12, BLOCK NO. 8, SECTION NO. 1, GOLD KEY ESTATES, AS SHOWN ON PLAT OR MAP OF GOLD KEY ESTATES, SUBDIVISIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK 6 PAGE 17.

Title to said premises is vested in Carolyn Nagy and Margaret Kucker and Margaret M. Sirmay, as Joint Tenants with the right of survivorship and not as tenants in common by deed from Fred C. Berkowitz and Pat M. Berkowitz, his wife dated December 1, 1988 and recorded December 2, 1988 in Deed Book 1302, Page 117.

And so Carolyn Nagy departed this life on August 24, 2000, and Margaret M. Sirmay likewise departed this life on April 1, 2011, leaving Margaret Kucker as sole owner and mortgagor.

TAX I.D. #: 03-0-016726

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

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,814.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Margaret Kueker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,814.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1565-2012r SUR
JUDGEMENT NO. 1565-2012
AT THE SUIT OF First
Horizon Home Loans, a
division of First Tennessee
Bank National Association vs
Timothy J. Walter and Vicki
E. Walter DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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. 1565-2012
FIRST HORIZON HOME
LOANS, A DIVISION OF
FIRST TENNESSEE BANK
NATIONAL ASSOCIATION
vs.
TIMOTHY J. WALTER
VICKI E. WALTER
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
102 OAK LANE, MILFORD,
PA 18337-7787

Parcel No.: 136.01-02-03
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$179,273.94
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 Timothy J. Walter
and Vicki E. Walter
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,273.94,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Timothy J. Walter and Vicki E. Walter DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,273.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE
March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1609-2012r SUR JUDGEMENT NO. 1609-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Mary F. Clay DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit:

Lots 1ABC, Block B-52, as set forth on a Plan of Lots-Birchwood Lakes, Section 7, Delaware Township, Pike County, Pennsylvania, dated January 1965 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 204, on October 8, 1965.

Being the same premises which Christopher J. Vonsee by deed dated January 29, 2008 and recorded on January 30, 2008 in Book 2265 Page 258 in the the Recorder of Deeds for Pike County, granted and conveyed to Mary F. Clay.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIATO Mary F. Clay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,658.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mary F. Clay
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$133,658.46 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & Denardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1710-2012r SUR
JUDGEMENT NO. 1710-2012

AT THE SUIT OF The
Honesdale National Bank vs
Cheryl Novak and Lawrence
Novak DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
piece, parcel and tract of lands
now or formerly of Eri T.
Trivelpiece, said point also
being located South 13 degrees
25 minutes East 12.0 feet
from the Southeast corner of
the Pennsylvania State Game
Lands; thence through the lands
of the prior Grantor, Ethel
Trivelpiece, widow and her late
husband, Henry Trivelpiece,
South 89 degrees 15 minutes
East 33.1 feet to a corner, South
10 degrees 45 minutes West
299.6 feet to a corner, South 43
degrees 37 minutes West 102.6
feet to a corner North 21 degrees
00 minutes West 153.4 feet to
a corner and South 69 degrees
40 minutes West 318.5 feet to a
corner in the center of a public
highway leading from Blooming
Grove to Lords Valley; thence
along the centerline of the
said public highway, North 44
degrees 56 minutes West 27.1
feet to the most Southerly corner
of the lands now or formerly of

Eri T. Trivelpiece; thence along the lands now or formerly of Eri T. Trivelpiece; North 55 degrees 44 minutes East 564.2 feet to the point and place of beginning.

EXCEPTING AND RESERVING the ½ width of the right of way of the said public highway which runs across the Westerly side of the above described premises for public highway purposes.

BEARINGS of the magnetic meridian of the year 1958.

CONTAINING 1.47 acres of land to be the same more or less.

MAP/PLATE NUMBER: 074.00-01-10. CONTROL NUMBER: 01-0-068779. BEING KNOWN AS: HC 8 Box 102, Hawley, PA 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cheryl Novak and Lawrence Novak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,870.79, 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 TIDRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl Novak and Lawrence Novak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,870.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1732-2012r SUR JUDGEMENT NO. 1732-2012 AT THE SUIT

OF M & T Bank vs Dmitry
Bronstein and Regina
Bronstein DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 101
MOUNTAINVIEW
DRIVE, LORDS VALLEY,
PENNSYLVANIA 18428.

LONG LEGAL: ALL THAT
CERTAIN PARCEL OR
TRACT OF LAND SITUATE
IN THE TOWNSHIP OF
BLOOMING GROVE,
COUNTY OF PIKE,
COMMONWEALTH OF
PENNSYLVANIA AND
BEING THE SAME REAL
PROPERTY CONVEYED
TO DMITRY BRONSTEIN
AND REGINA BRONSTEIN
BY DEED ON 11/15/2004
IN BOOK 2079 PAGE
1619 AMONG THE
OFFICIAL RECORDS
OF PIKE COUNTY,
COMMONWEALTH OF
PENNSYLVANIA. SAID
DEED REFERENCE MADE
HEREIN FOR A MORE
FULL DESCRIPTION.

Title to said premises is vested
in Dmitry Bronstein and Regina

Bronstein by deed from Dennis
C. Colson, sole heir of Marion
K. Colson dated November 1,
2004 and recorded November
15, 2004 in Deed Book 2079,
Page 1619.

TAX I.D. #: 01-0-033447

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Dmitry Bronstein
and Regina Bronstein
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$191,804.79,
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 Dmitry
Bronstein and Regina Bronstein
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$191,804.79 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1738-2012r SUR
JUDGEMENT NO. 1738-2012
AT THE SUIT OF One
West Bank, FSB vs Laurie
K. Rambone and Peter P.
Rambone DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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
One West Bank, FSB
Plaintiff
v.
LAURIE K. RAMBONE
PETER P. RAMBONE
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE
NO. 1738-2012

SHORT DESCRIPTION FOR
ADVERTISING

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

BEING KNOWN AS 88
Williams Road, Hawley, PA
18428

PARCEL NUMBER:
05-0-026444

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 Laurie K. Rambone and Peter P. Rambone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$241,883.76, 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 Laurie K. Rambone and Peter P. Rambone DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$241,883.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Mark J. Udren
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1775-2012r SUR JUDGEMENT NO. 1775-2012 AT THE SUIT OF PNC Bank, National Association vs Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

ALL TRAT CERTAIN lot or piece of land situate in Lehman Township, Pike County, Pennsylvania, bounded and

described as follows, to wit:

BEGINNING at the intersection of the centerline of the Howeytown Bridge to Barn Timber School House Road, and northeasterly side of Chestnut Drive as shown on a certain map entitled. "Lot Plan, Rustic Acres Estates, Section One, Lehman Township., Pike Co., Penna., Scale 1" equals 50', July 1963", as prepared by Monroe Engineering, Inc., Stroudsburg, Penna.; thence (1) in and along the center of Howeytown Bridge to Barn Timber School House Road, North 52 degrees 18 minutes minutes East 90.01 feet to a point at or near the center of said road, a corner common to lots 9 and 10; thence (2) leaving said road and along said Lot 9, South 37 degrees 10 minutes East (passing over an iron pipe at 32.91 feet) 166.85 feet to an iron pipe, a corner common to Lots 9, 10, 11 and 12; thence (3) along said Lot 11, South 52 degrees 50 minutes West 90.00 feet to an iron pipe on the northeasterly side of the aforementioned Chestnut Drive, a corner common to Lots 10 and 11; thence (4) along the northeasterly side of said Chestnut Drive; North 37 degrees 10 minutes West 168.15 feet to the place of BEGINNING.

BEING shown as Lot 10 on aforementioned map.

BEING KNOWN AS: Lot 10 Chestnut Drive, Bushkill, PA

18324

PROPERTY ID NO.:
200.01-01-17

TITLE TO SAID PREMISES IS VESTED IN Mildred Rodriguez, an unmarried person and Arquelio K. Velez, an unmarried person, as Joint Tenants with the Right of Survivorship BY DEED FROM Joseph P. McCloskey and Eileen M. Stanley, husband and wife DATED 06/28/1999 RECORDED 07/16/1999 IN DEED BOOK 1793 PAGE 721.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$73,513.36, 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 Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$73,513.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE
March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1825-2012r SUR JUDGEMENT NO. 1825-2012 AT THE SUIT OF The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, NA as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series

2006-R, by its Attorney-in-fact Ocwen Loan Servicing LLC vs Robert G. Woodruff and Marie E. Woodruff DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in the centerline of the public road from Matamoras to Mill Rift, said point being contiguous with property previously conveyed to Grimola; thence North 29 degrees 09 minutes 30 seconds East 198.36 feet to a pipe; thence North 41 degrees 01 minutes 32 seconds West 148.71 feet to a pipe; thence North 56 degrees 30 minutes East 200.45 feet to a point; thence along the lands formerly of Dockerty South 52 degrees 08 minutes East 218.26 feet to a point: thence along the low water mark of the Delaware River 152.7 feet to a point; thence cutting through the lands of the grantors herein South 53 degrees 41 minutes West 501 feet through a set iron bar to a

point in the centerline of the aforesaid public road; thence along the centerline of said public road North 51 degrees 29 minutes West 141.48 feet to the point and place of beginning.

FURTHER being Parcel No. 4 as shown on map entitled: LAND DIVIDED FOR HOMER WOODRUFF, WESTFALL TOWNSHIP, PIKE COUNTY, PA. SCALE 1"-100, A- NOV, 10, 1972-1.4 AC TO + 4- A, VICTOR E. ORBEN, COUNTY SURVEYOR, April 4, 1967, D-187-A.

BEING the same premises which Homer W. Woodruff and Lois E. Woodruff, his wife, by Deed dated April 19, 1973 and recorded on April 25, 1973 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 346 Page 12, granted and conveyed unto Robert G. Woodruff and Marie E. Woodruff, his wife as Tenants by Entireties.

PARCEL #066-00-01-14

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$247,945.80, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert G. Woodruff and Marie E. Woodruff DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$247,945.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stem & Eisenberg
261 Old York Road, Ste. 410
Jenkintown, PA 19046
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE
March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1839-2012r SUR
JUDGEMENT NO. 1839-2012
AT THE SUIT OF JPMorgan
Chase Bank, NA vs Sarrah
Cherizard DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot 1930, Section 4, Saw
Creek Estates, as shown on
a plan of lots recorded in the
Office of the Recorder of Deeds
in and for the County of Pike, in
Plot Book Volume 22, Page 12.

BEING KNOWN AS TAX
PARCEL ID # 06-0-100879;
MAP # 196.04-05-63

BEING the same premises
which Jason Vanrell and Susan
A. Vanrell, husband and wife,
by Deed dated August 20, 2004
and recorded in the Pike County
Recorder of Deeds Office on

August 25, 2004 in Deed Book
2065, page 1611, granted and
conveyed unto Sarrah Cherizard,
unmarried.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Sarrah Cherizard
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$153,101.31,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS TO COLLECT
\$153,101.31 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1840-2012r SUR
JUDGEMENT NO. 1840-2012
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Mayerling
Cintron DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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 128, Phase

11, Section III, of the Glen
at Tamiment Subdivision, as
set forth on certain plat maps
prepared by R.K.R. Hess
Associates, and entitled "Final
Plan, Phase II, Section III, The
Glen at Tamiment", recorded
in the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania In Plat Book 25, at
page 238,239,240 & 241 in the
Township of Lehman, County
of Pike and Commonwealth of
Pennsylvania.

BEING the same premises
which J&S Real Estate
Properties, LLC, A New Jersey
LLC, by Deed dated October 9,
2009, and recorded in the Pike
County Office of the Recorder
of Deeds on November 13,
2009 in Deed Book 2324, page
356, granted and conveyed unto
Mayerling Cintron.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Mayerling Cintron
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$235,568.11,
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 Mayerling Cintron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,568.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & Denardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2159-2011r SUR JUDGEMENT NO. 2159-2011 AT THE SUIT OF Flagstar Bank, FSB vs Jefferson

Williams, JR. And Tonya R. Kemp DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as:
773 MALLARD
LANE, BUSHKILL,
PENNSYLVANIA 18324.

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southwesterly line of Mallard Lane, a common corner of Lot No. 773 and Lot No. 774 as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One" prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Volume 7, Page 155, October 17, 1969, on file in the office of the recorder of deeds, Milford, Pennsylvania, from which an iron pin marking the Southwesterly Corner of Parcel No. 1 of lands conveyed by Benjamin Foster to Pocono

Ranch Lands, Lmted., by deed dated November 27, 1971, and recorded in the aforementioned office in Deed Book Volume 258, Page 824, bears south 10 degrees 24 minutes 48 seconds east distant 4445.63 feet, also from which a stone corner marking the northeasterly corner of Parcel No. 7 of the above mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., bears south 26 degrees 53 minutes 27 seconds west distant 3963.44 feet; thence by Lot No. 774 south 61 degrees 41 minutes 46 seconds west 218.37 feet to a point; thence by Lot No. 772 North 26 degrees 39 minutes 53 seconds east 205.77 feet to a point on the Southwesterly Line of Mallard Lane; thence along the Southwesterly Line of Mallard Lane on a curve to the right having a radius of 226.03 feet for an arc length of 130.00 feet (chord bearing and distance being south 51 degrees 11 minutes 58 seconds east 128.22 feet) to the place of beginning.

Containing 13,693 Square Feet, more or less.

BEING LOT NO. 773 on the above mentioned plan.

Title to said premises is vested in Jefferson Williams, Jr. and Tonya R. Kemp by deed from From Tracey Woods and Patrick J. Cryan dated August 29, 2008 and recorded September 15, 2008 in Deed Book 2288, Page 2649.

PARCEL #: 182.04-08-35
CONTROL #: 06-0-038688

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jefferson Williams, JR. And Tonya R. Kemp DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,061.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$155,061.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street,
Ste. 2080
Philadelphia, PA 19109
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2484-2009r SUR
JUDGEMENT NO. 2484-2009
AT THE SUIT OF JPMorgan
Chase Bank, National
Association, s/b/m to Chase
Home Finance, LLC vs Carla
J. Bashford DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 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. 2484-2009-CIVIL
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
S/B/M TO CHASE HOME
FINANCE, LLC

vs.

CARLA J. BASHFORD
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
1986 MANCHESTER
DRIVE, BUSHKILL, PA
18324

Parcel No.: 196.04-07-63-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$90,363.97
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 Carla J. Bashford
DEFENDANTS OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$90,363.97,
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 Carla J. Bashford DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$90,363.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2591-2009r SUR JUDGEMENT NO. 2591-2009 AT THE SUIT OF GMAC Mortgage LLC S/I/I to GMAC Mortgage Corporation vs Kelly Peters DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. CIVIL-2591-2009 GMAC MORTGAGE LLC, S/I/I TO GMAC MORTGAGE CORPORATION

vs.

KELLY PETERS A/K/A
KELLY A. PETERS

owner(s) of property situate PARTLY IN THE TOWNSHIP OF WESTFALL AND PARTLY IN THE TOWNSHIP OF MILFORD, Pike County, Pennsylvania, being

111 WILLIAM PENN DRIVE, MILFORD, PA 18337-7622

Parcel No.: 113.02-01-11 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$142,963.35

Attorneys for Plaintiff:

Phelan Hallinan & Schmieg, LLP

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

Kelly Peters DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$142,963.35,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kelly Peters
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$142,963.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/15/13 • 02/22/13 • 03/01/13

SHERIFF SALE

March 13, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 45784-2012r SUR
JUDGEMENT NO.
45784-2012 AT THE SUIT OF
Birchwood Lakes Community
Association vs Vincent
Falcone DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 13, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

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

Lots 16ABC, Block B-81,
as set forth on a Plan of Lots
- Birchwood Lakes, Section
10, Delaware Township, Pike
County, Pennsylvania, dated
June 1965 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 187, on July 24, 1965

BEING the same premises which Vincent Falcone by Deed dated January 2, 1989 and recorded July 15, 1991 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 418, Page 049, granted and conveyed unto Vincent Falcone.

Assessment No.:
02-0-162.02-11-67
Pin/Control No.: 02-0-026620
PARTIALLY IMPROVED

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vincent Falcone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$12,562.95, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vincent Falcone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$12,562.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
James V. Fareri, Esq.
PO Box 511
Stroudsburg, PA 18360
02/15/13 • 02/22/13 • 03/01/13
