

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### EXECUTOR'S NOTICE

ESTATE OF Frederick J. Marro, late of Greene Township, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having granted to the undersigned, all person indebted to said estate are requested to make payment and those having claims to present the same, without delay to Frederick W. Marro, 1531 Route 390, Canadensis, PA, Executor.  
006/21/13 • 06/28/13 • 07/05/13

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### ESTATE NOTICE

Estate of Inez Elizabeth Dickison, late of Dingmans Ferry, Pike County, Pennsylvania.  
Letters Testamentary on the above estate having been granted to Mary Carolyn Hotalen and Janice Morgan all persons indebted to the said estate are

requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

06/28/13 • 07/05/13 • 07/12/13

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### EXECUTRIX NOTICE

ESTATE OF JAMES J. WILLIAMS, late of Lackawaxen Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to JANE COLE, at 101 Pine Knob Circle, Hawley, PA 18428, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

06/28/13 • 07/05/13 • 07/12/13

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IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY

CIVIL ACTION - LAW

JOHN REVAK, JR.

Plaintiff

v.

GENE PARKER and  
CATHERINE PARKER and  
THE ESTATE OF GENE  
PARKER

ACTION TO QUIET TITLE  
NO. 249- 2013- CIVIL

.....  
ORDER

AND NOW, this 13th day of May, 2013 upon consideration of the Plaintiff's Motion for Order and the fact that the Defendants have not answered the Complaint or taken any action to defend this matter it is hereby DECREED that:

- 1) Defendants shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter.
- 2) If such action is not taken within the thirty-day period the Defendants shall be forever barred from asserting any right, lien, title or interest in the land, specifically Lot 952A, Matamoras Borough, Pike County, Pa. as described in Deed Book 2404, page 2313.

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

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

BY THE COURT:  
s/JOSEPH F. KAMEEN, P.J.  
c: Stacey Beecher, Esquire

Court Administrator

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

**DINGMAN'S FUEL  
TRANSFER CORP., Plaintiff,**  
v.

**CHARLES A.  
DEILY, HIS HEIRS,  
ADMINISTRATORS,  
SUCCESSORS AND  
ASSIGNS, AND ANYONE  
CLAIMING ANY RIGHT,  
TITLE OR INTEREST IN  
OR TO, OR LIEN UPON  
THE HEREIN DESCRIBED  
REAL PROPERTY,  
Defendant.**

**NO. 162 – 2013  
ACTION TO QUIET TITLE**

.....  
NOTICE

To: Above-Named Defendants  
The Court has ordered the service of the instant Order upon you by publication.

ORDER

AND NOW, this 18th day of June, 2013, upon consideration of the Plaintiff's Motion for Judgment and the fact that the Defendants have not answered the Complaint or taken any action to defend this matter, it is hereby DECREED that:

- 1) The Defendants shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter;
- 2) If such action is not taken

within the thirty-day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in land situated in Delaware Township, Pike County, on file in the Office of the Recorder of Deeds in and for the County of Pike, in Book 2089, Page 1209 on January 10, 2005;

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

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

BY THE COURT

Hon. Gregory H. Chelak, J.  
Levy, Stieh & Gaughan, P. C.  
Attorneys for Plaintiff

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

MASTHOPE MOUNTAIN  
COMMUNITY a/k/a  
MASTHOPE MOUNTAIN  
COMMUNITY PROPERTY  
OWNERS COUNCIL,  
Plaintiff

vs.

LAWRENCE SWAIN and  
MARY E. SWAIN, their  
successors and assigns, and  
any and all other persons or

entities claiming any right, title or interest in or to the herein described real property other than Plaintiff, whose identity or identities are unknown,  
Defendants

Pike County No.  
2295-2012-Civil  
Notice to Defend

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

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Legal Services of North Eastern Pennsylvania, Inc., 729 Monroe St., Stroudsburg,

PA 18360-2116, Phone (570) 424-5338.

TAKE NOTICE that on December 26, 2012, the Plaintiff filed a Quiet Title Complaint in the matter of an Action to Quiet Title averring that it is the owner of all that certain lot or parcel of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, Being 1/52 interest Unit 472, Section 7, Week 5, as shown on map or plan of Falling Waters at Masthope on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 16 Page 18-34 INC. Said Quiet Title Complaint was reinstated on 2/11/13.

The above described property was exposed to Pike County Free and Clear Sale, No. 2002-169, wherein the property was not sold, however, the Pike County Tax Claim Bureau, conveyed said property to the Pike County Tax Claim Bureau, by deed dated 6/26/2002 for \$600.00 for delinquent taxes, together with penalties, interests and costs and recorded on 7/25/2002 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Record Book 1936, page 1545.

The Pike County Tax Claim Bureau, Trustee, sold said property at a repository sale to Masthope Property Owners Association, by deed dated 12/16/2002 and recorded on 12/20/2002 in the Office of the Recorder of Deeds of Pike County, PA, in Record Book 1959, page 378.

The real property was assessed from 9/13/1985 to 7/24/2002 to Lawrence and Mary E. Swain, the Defendants. The Defendants, Lawrence and Mary E. Swain, did fail and refuse to pay the fair and reasonable taxes imposed upon the aforesaid real property in violation of the laws of this Commonwealth. As a result of said sale, title to the property is uninsurable thereby necessitating the quiet title action.

Counsel for Plaintiff, filed an Affidavit that Defendant Mary E. Swain's Whereabouts Are Unknown and Motion for Publication on 6/20/2013.

WHEREUPON said Court ordered that notice of said facts be served by the Plaintiff on said Defendant, Mary E. Swain, her successors and assigns, and any and all other persons claiming any right, title or interest in or to the herein described real property, via publication one time in The News Eagle and the Pike County Legal Journal by Order for Publication dated 6/21/2013.

That this Action to Quiet Title is founded upon Statutory authority, as set forth under the Act of May 16, 1919, P.L. 180, as amended and by Rule 1061 and 1066 inclusive of the Pennsylvania Rules of Civil Procedure.

Klemeyer, Farley &  
Bernathy, L.L.C.  
Attorney for Plaintiff  
2523 Route 6, Ste. 1  
Hawley, PA 18428  
Phone: 570-226-5771

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**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**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 9-2013r SUR JUDGEMENT NO. 9-2013 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NCl, Asset Backed pass-Through Certificiates, by its Attorney-in-fact, Ocwen Loan Servicing, LLC vs Elton F. Payne 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN Lot Piece or Parcel of Land Situate Lying And Being In The Township Of Lehman

County Of Pike And State Of Pennsylvania More Particularly Described As Follows

LOT Number 50 Stage VIPine Ridge As Shown On Plat Of Pine Ridge Inc Stage VI Recorded In The Office Of The Recorder Of Deeds Of Pike County in Plat Book Volume 10 Page 73 On March 28, 1973.

Parcel #06-0-106705

BEING THE SAME PREMISES which Elton F. Payne, surviving spouse, by Deed Date September 19, 2005 and recorded September 28, 2005 in Book 2134 Page 2581 in the Office for the Recording of Deeds of Pike County conveyed unto Elton Payne.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elton F. Payne DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,138.72, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elton F. Payne DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,138.72 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, ste. 410  
Jenkintown, PA 19046  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO69-2012r SUR JUDGEMENT NO. 69-2012 AT THE SUIT OF PNC Bank, National Association vs Arisandy Gomez 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION  
NO: 69-2012

PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff,  
vs.  
ARISANDY GOMEZ,  
Defendant,

**LEGAL DESCRIPTION**

ALL that certain parcel, piece, or tract of land situate in the Township of Dingman, County of Pike and State of Pennsylvania, more particularly described as follows to wit:

Being known and designated as Lot 8. on a Map of Lands of James Rocco, Sr., Et Al, by Victor E. Orben R.S., dated October 1, 1971, Drawing No. 1-1088 recorded on Novmeber 1, 1974, in the Recorder of Deeds Office of Pike County, Pennsylvania, in plat Book Volume 12, Page 42.

Having erected thereon a



dwelling known as 115 Rock Court, Dingmans Ferry, PA 18328.

Tax Map ID #  
136.00-01-13.006  
Parcel ID # 03-0-104761

Being the same premises which Dogwood Construction by Special Warranty deed dated 08/27/08 and recorded 08/28/08 in the Recorder of Deeds office of Pike County, Pennsylvania, in Instrument # 200800010623, granted and conveyed unto Arisandy Gomez.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Arisandy Gomez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$337,585.33, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Arisandy Gomez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$337,585.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburgh, PA 15222  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 437-2012 SUR JUDGEMENT NO. 437-2012 AT THE SUIT OF Wells Fargo Bank, NA vs. Hildy Mesnik 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 July 17, 2013 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2012-00437  
WELLS FARGO BANK, N.A.  
vs.

HILDY MESNIK  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
LOT 23-A BLOCK 501  
SEC 5 RENEE ROAD,  
A/K/A 165 RENEE DRIVE,  
DINGMANS FERRY, PA  
18328

Parcel No.: 148.04-03-08  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$210,005.13  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Hildy Mesnik  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$210,005.13,  
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 Hildy Mesnik  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$210,005.13 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
582-2012 SUR JUDGEMENT  
NO. 582-2012 AT THE  
SUIT OF Nationstar Mortgage



LLC vs. Elsa Videla aka Elsa R. Videla 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 582-2012 NATIONSTAR MORTGAGE LLC

vs.

ELSA VIDELA  
A/K/A ELSA R. VIDELA  
owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 155 SUNRISE DRIVE, MILFORD, PA 18337-4067  
Parcel No.: 122.01-07-57  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$144,314.84  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elsa Videla aka Elsa R. Videla DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,314.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elsa Videla aka Elsa R. Videla DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,314.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
902-2012 SUR JUDGEMENT  
NO. 902-2012 AT THE SUIT  
OF US Bank, NA as Trustee  
for Bear Stearns Asset-Backed  
Securities I Trust 2006-AC3,  
Asset-Backed Certificates,  
Series 2006-AC3 vs. Toni  
M. Filosa 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

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

BEING KNOWN AS 3620  
Hemlock Farms, Hawley, PA  
18428

PARCEL NUMBER:  
120030302

IMPROVEMENTS:

Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Toni M. Filosa  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,781.97,  
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 Toni M.  
Filosa DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$165,781.97 PLUS COSTS  
AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices, PC  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
967-2011 SUR JUDGEMENT  
NO. 967-2011 AT THE  
SUIT OF Flagstar Bank  
FSB vs. David R. Thoenig,  
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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot/  
lots, parcel or piece of ground  
situate in the Township of  
Dingman, County of Pike and  
State of Pennsylvania, being  
Lot 5, Section No. 1, as shown  
on map entitled subdivision of  
Section A, Pocono Mountain  
Woodland Lakes, Corp., on  
file in the Recorder's Office at

Milford, Pennsylvania, in Plot  
Book No. 10, page 118.

UNDER AND SUBJECT  
to all the rights, privileges,  
benefits, easements, covenants,  
conditions, restrictions,  
reservations, terms and  
provisions as more particularly  
set forth in the chain of title.

Being known as: 109 ALMOND  
COURT, MILFORD,  
PENNSYLVANIA 18337.

Title to said premises is vested  
in David R. Thoenig, Jr. by  
deed from David R. Thoenig, Jr.  
and Regina A. Thoenig dated  
December 31, 2001 and recorded  
January 11, 2008 in Deed Book  
2263, Page 814.

PARCEL NO. 123.04-01-16

TAX I.D. #: 03-0-017454

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO David R. Thoenig, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$313,432.25,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF David R.  
Thoenig, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$313,432.25 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1019-2010r SUR  
JUDGEMENT NO. 1019-2010  
AT THE SUIT OF Bank

of America, NA vs Mary  
Catherine Little and Marcel  
Salina 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1019-2010  
BANK OF AMERICA, N.A.

vs.

MARY CATHERINE  
LITTLE  
MARCEL SALINA

owner(s) of property situate  
in the TOWNSHIP OF  
GREENE, Pike County,  
Pennsylvania, being  
117 FREEDOM PLACE,  
A/K/A LOT 2413  
SECTION D, SKY VIEW,  
GREENTOWN, PA  
18426-4817

Parcel No.: 129.01-01-14  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$165,415.38  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mary Catherine  
Little and Marcel Salina  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,415.38,  
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  
Catherine Little and Marcel  
Salina DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$165,415.38 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO1101-2011  
SUR JUDGEMENT NO.  
1101-2011 AT THE SUIT  
OF US Bank Trust, NA as  
Trustee for Vericrest Opportunity  
Loan Trust 2011-NPL2 vs.  
Robert Zahorchak & Doriann  
Zahorchak  
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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 3385  
SUNRISE LAKE, 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. 20, Block No. 9, 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 7, at Page 89.

TOGETHER with all and singular BUILDING improvements, ways, streets, driveways, alleys, passages, waters, water-courses, liberties, privileges, rights hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issued and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Title to said premises is vested in Robert Zahorchak and Doriann Zahorchak by deed from Linda Pulkowski dated December 30, 1994 and recorded December 30, 1994 in Deed Book 994, Page 113.

PARCEL I.D. #: 122.03-02-11  
CONTROL #: 03-0-01675

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

& Doriann Zahorchak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,526.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Zahorchak & Doriann Zahorchak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,526.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway PC  
123 S. Broad Street, Ste 1400



Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1110-2012r SUR  
JUDGEMENT NO. 1110-2012  
AT THE SUIT OF Wells  
 Fargo Bank, NA vs Jason  
 Jennings 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  
 July 17, 2013 at 11:00 AM  
 PREVAILING TIME IN THE  
 AFORENOON OF SAID  
 DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING AND  
BEING IN THE TOWNSHIP  
OF WESTFALL,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
BOUNDED AND  
DESCRIBED IN  
ACCORDANCE WITH  
SUBDIVISION PLAN  
ENTITLED "GLASS

HOUSE HILL ESTATES"  
DRAWN BY VICTOR E.  
ORBEN, REGISTERED  
SURVEYOR, WHICH  
SAID SUBDIVISION PLAN  
HAS BEEN APPROVED  
BY THE APPROPRIATE  
MUNICIPAL  
AUTHORITIES AND IS  
RECORDED IN PIKE  
COUNTY, PENNSYLVANIA,  
IN THE OFFICE OF THE  
RECORDER OF DEEDS IN  
AND FOR SAID COUNTY,  
IN MAP BOOK 21, PAGE 83,  
AS FOLLOWS:

BEGINNING AT A POINT  
IN THE EDGE OF THE  
RIGHT-OF-WAY OF  
FIFTY (50) FOOT WIDE  
PRIVATE ROAD KNOWN  
AS WHITE BIRCH ROAD  
AT COMMON CORNER OF  
LOTS 12 AND 11;  
THENCE ALONG  
THE EDGE OF THE  
RIGHT-OF-WAY OF  
WHITE BIRCH ROAD  
ALONG A CURVE TO THE  
LEFT HAVING A RADIUS  
OF TWO HUNDRED (200)  
FEET, AN ARC DISTANCE  
OF ONE HUNDRED EIGHT  
AND SIX HUNDRED  
EIGHTY-THREE  
THOUSANDTHS (108.683)  
FEET TO A POINT AT  
COMMON CORNER OF  
LOTS 12 AND 13;

THENCE ALONG  
COMMON BOUNDARY  
LINES OF LOTS 12 AND  
13, NORTH FIFTY FOUR  
(54) DEGREES FIFTY

NINE (59) MINUTES  
ELEVEN (11) SECONDS  
WEST ONE HUNDRED  
NINETY-EIGHT AND  
EIGHT HUNDRED  
THIRTY-FIVE  
THOUSANDTHS (198.835)  
FEET TO A POINT IN  
LINE OF LANDS NOW  
OR FORMERLY OF E.H.  
GRASSMAN ESTATE;

THENCE ALONG LINE OF  
LANDS OF GRASSMAN  
ESTATE, NORTH  
TWENTY-THREE (23)  
DEGREES FORTY-THREE  
(43) MINUTES EAST,  
TWO HUNDRED  
SEVENTY-NINE AND  
FOUR HUNDRED SIX  
THOUSANDTHS (279.406)  
FEET TO A POINT AT  
COMMON CORNER OF  
LOTS 12 AND 11;  
THENCE ALONG  
COMMON BOUNDARY  
LINE OF LOTS 12 AND 11,  
SOUTH TWENTY-THREE  
(23) DEGREES FIFTY-ONE  
(51) MINUTES THREE (03)  
SECONDS EAST, THREE  
HUNDRED TWENTY-NINE  
AND NINE HUNDRED  
THREE THOUSANDTHS  
(329.903) FEET TO THE  
POINT AND PLACE OF  
BEGINNING.

CONTAINING 1.25 ACRES,  
MORE OR LESS.

PARCEL No. 13-0-104129

BEING known and numbered  
as 115 White Birch Road,

Matamoras, PA, 18336-2419.

BEING the same premises  
which Gregg W. Hallman and  
Dawn Marie Hallman, his wife,  
by Deed dated February 19,  
2009 and recorded March 23,  
2009 in and for Pike County,  
Pennsylvania, in Deed Book  
Volume 2303, Page 202, granted  
and conveyed unto JASON  
JENNINGS, a married man

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH OF  
PENNSYLVANIA  
TO Jason Jennings  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$185,938.15,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jason Jennings DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,938.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1217-2009 SUR JUDGEMENT NO. 1217-2009 AT THE SUIT OF JP Morgan Chase Bank, NA. vs. Efrain Cruz & Lisa Cruz 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1217-2009-CIVIL JP MORGAN CHASE BANK, N.A.

vs.

EFRAIN CRUZ  
LISA CRUZ

owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being LOT 170 SECTION 2 TRASHER COURT A/K/A LOT 170 THRASHER COURT A/K/A 330 POCONO RANCH LANDS, BUSHKILL, PA 18324 Parcel No.: 182.02-02-63 (Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$212,000.16  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA Efrain Cruz & Lisa Cruz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$212,000.16, 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 Efrain Cruz  
& Lisa Cruz DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$212,000.16 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1251-2010 SUR JUDGEMENT  
NO. 1251-2010 AT THE  
SUIT OF Deutsche Bank

National Trust Company as  
Trustee for JPMorgan Mortgage  
Acquisition Trust 2007-CH3,  
Asset Backed Pass-Through  
Certificates, Series 2007-CH3  
vs. Stephen E. Kiefer & Marilyn  
A. Kiefer 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF  
LACKAWAXEN, COUNTY  
OF PIKE AND STATE OF  
PENNSYLVANIA, BEING  
DESCRIBED AS LOT NO. II  
AS SHOWN ON E CERTAIN  
PLAN OF LOTS ON THE  
LANDS OF THE GRANTOR  
HEREIN, AS RECORDED  
IN PLAT BOOK VOLUME  
17, PAGE 11.

Being known as: 116  
WOODED ACRES  
DRIVE, GREELEY,  
PENNSYLVANIA 18425.

Title to said premises is vested  
in Stephen E Kiefer and Marilyn  
A. Kiefer by deed from Ted  
Halpern and Libby Halpern, also

known as Lesley Halpern; and Marvin E. Black and Annette Black, his wife, dated August 3, 1987 and recorded August 20, 1987 in Deed Book 1158, Page 48.

PARCEL NO:  
047.00-02-34.003  
CONTROL NO: 05-0-104.010

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephen E. Kiefer & Marilyn A. Kiefer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$136,364.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen E. Kiefer & Marilyn A. Kiefer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$136,364.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad St, Ste 1400  
Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1321-2012r SUR JUDGEMENT NO. 1321-2012 AT THE SUIT OF PNC Bank, National Association s/b/m to National City Mortgage a division of National City Bank of India vs Galina Chikerinets aka Galina Bartkova and Irina Chikerinets and Roman Chikerinets 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

July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1321-2012

PNC BANK, NATIONAL  
ASSOCIATION S/B/M  
TO NATIONAL CITY  
MORTGAGE A DIVISION  
OF NATIONAL CITY BANK  
OF INDIANA

vs.

GALINA CHIKERINETS  
A/K/A GALINA BARTKOVA  
IRINA CHIKERINETS  
ROMAN CHIKERINETS

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
189 GOLD FINCH ROAD  
A/K/A 423 RANCLAND  
A/K/A 612 GOLD FINCH  
ROAD, BUSHKILL, PA 18324  
Parcel No.: 182.04-05-39-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$235,121.70  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Galina Chikerinets aka Galina  
Bartkova and Irina Chikerinets  
and Roman Chikerinets  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$235,121.70 ,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Galina  
Chikerinets aka Galina  
Bartkova and Irina Chikerinets  
and Roman Chikerinets  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$235,121.70 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza



Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1322-2012r  
SUR JUDGEMENT NO.  
1322-2012 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Amy H.  
Kolakowski 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1322-2012  
BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, L.P. F/K/A  
COUNTRYWIDE HOME  
LOANS SERVICING, L.P.  
vs.  
AMY H. KOLAKOWSKI  
owner(s) of property situate

in the TOWNSHIP OF  
LACKAWAXEN, Pike County,  
Pennsylvania, being  
106 SPARROW COURT  
A/K/A 695 SPARROW  
COURT A/K/A 44  
MOUNTAIN LAKE  
ESTATES, HAWLEY, PA  
18428  
Parcel No.: 016.01-05-39  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$51,084.23  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Amy H. Kolakowski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$51,084.23,  
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 Amy H. Kolakowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$51,84.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1359-2012 SUR JUDGEMENT NO. 1359-2012 AT THE SUIT OF Nationstar Mortgage LLC vs. Theresa Whitman 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

July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 488 APLEY DRIVE, BUSHKILL, PENNSYLVANIA 18324.

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE IN THE CITY OF CHESTER, COUNTY OF DELAWARE AND STATE OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF SIXTEENTH STREET, 110.56 FEET MEASURED NORTH 69 DEGREES 52 MINUTES 30 SECONDS EAST, FROM THE NORTHEASTERLY CORNER OF MELROSE AVENUE AND SIXTEENTH STREET. CONTAINING IN FRONT ALONG THE SAID NORTHWESTERLY BIDE OF SIXTEENTH STREET MEASURED NORTH 69 DEGREES 52 MINUTES 30 SECONDS EAST, 20.00 FEET AND EXTENDING BETWEEN PARALLEL LINES NORTH 20 DEGREES 08 MINUTES 50, SECONDS WEST, 77.00 FEET TO THE

SOUTHEASTERLY SIDE OF A 4 FEET WIDE ALLEY WHICH OPENS INTO MELROSE AVENUE. THE NORTHEASTERLY AND SOUTHWESTERLY LINES PASSING THROUGH THE MIDDLE OF THE PARTY WALL BETWEEN THE MESSUAGE HEREBY CONVEYED AND THE MESSUAGE ADJOINING. BOUNDED ON THE NORTHEAST BY LANDS NOW OR LATE OF MICHAEL RIGGIERI, ET UX; ON THE SOUTHWEST BY LANDS NOW OR LATE OF ROBERT E. CRUTENLEY, ET UX. TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST OF, IN AND TO THE ONE HALF OF THE BED OF THE SAID 4 FEET WIDE ALLEY ADJOINING THE PREMISES HEREIN DESCRIBED ON THE NORTHWEST.

Title to said premises is vested in Theresa Whitman by deed from Susan G. Buckley and James F. Buckley dated June 23, 2006 and recorded July 10, 2006 in Deed Book 2183, Page 1856.

PARCEL/MAP #:  
192.01-01-53

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

OF PENNSYLVANIA TO Theresa Whitman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$164,700.21, 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 Theresa Whitman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$164,700.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad Street, Ste 1400

Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1393-2012 SUR  
JUDGEMENT NO. 1393-2012  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a  
The Bank of NY as Successor  
Trustee to JPMorgan Chase  
Bank, NA as Trusee on behalf  
of the Certificateholders of  
the CWHEQ Inc. CWHEQ  
Revolving Home Equity Loan  
Trust, Series 2005-M vs.  
Percy Farrington & Barbara  
B. Farrington aka Barbara  
Farrington 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 204  
COUNTRY CLUB DRIVE,  
HAWLEY, PENNSYLVANIA  
18428.

ALL THAT CERTAIN  
LOT, PIECE OR PARCEL  
OF LAND SITUATE,

LYING AND BEING  
IN THE TOWNSHIP  
OF BLOOMING  
GROVE, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS LOT 7,  
BLOCK XVII, HEMLOCK  
FARMS COMMUNITY,  
STAGE LIX, AS SHOWN  
ON PLAT OF HEMLOCK  
FARMS COMMUNITY,  
HEMLOCK HILLS,  
STAGE LIX, RECORDED  
IN OFFICE OF THE  
RECORDER OF DEEDS,  
PIKE COUNTY, IN PLAT  
BOOK 6, PAGE 96, IN THE  
2ND DAY OF NOVEMBER,  
1967

TOGETHER with all rights,  
liabilities and privileges, and  
UNDER AND SUBJECT  
to all conditions, restrictions,  
reservations and exceptions as  
more fully set forth in Deed  
Book Volume 214, Page 574,  
and on the recorded subdivision  
plans.

EXCEPTING AND  
RESERVING unto Western  
Heritage Properties Limited,  
(Inc.), its successors and assigns,  
the oils, minerals and gases  
therein, which reservation  
does not include the right of  
entry upon the premises for  
the purpose of removing the  
aforementioned oils, minerals  
and gases.

Title to said premises is vested  
in Percy Farrington and Barbara

B. Farrington a/k/a Barbara Farrington by deed from Dr. Michael M. Poniarski and Hedi Poniarski, husband and wife dated February 12, 2001 and recorded February 26, 2001 in Deed Book 1876, Page 157.

PARCEL NO. 01-0-361568

TAX I.D. #: 133.0105-59

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Percy Farrington & Barbara B. Farrington aka Barbara B. Farrington DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,439.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Percy Farrington & Barbara B. Farrington aka Barbara B. Farrington DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,439.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1428-2012r SUR JUDGEMENT NO. 1428-2012 AT THE SUIT OF Citimortgage, Inc vs John H. Culver, III and Carol Ann Culver 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot No. 11, in the Subdivision  
of Ledgeview Division, Section  
VIII, recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book Volume 8  
at page 107-108 on November  
17, 1970.

BEING the same premises  
which John H. Culver, III and  
Carol Ann Culver, Co-Executors  
of the Estate of Laura P. Culver,  
by Deed dated May 22, 1998  
and recorded June 26, 1998, in  
the Office for the Recorder of  
Deeds in and for Pike County,  
in Deed Book Volume 1554,  
Page 22, conveyed unto John  
H. Culver, III and Carol Ann  
Culver, husband and wife.

BEING KNOWN AS: 477  
Fawn Lake Forest, Hawley, PA  
18428

TAX PARCEL #009.04-02-10

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John H. Culver, III  
and Carol Ann Culver  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$100,764.27,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John H.  
Culver, III and Carol Ann  
Culver DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$100,764.27 PLUS COSTS  
AND INTEREST AS  
AFORESAID.



PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Javardian  
1310 Industrial Blvd, Ste. 101  
Southampton, PA 18966  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO1431-2012r  
SUR JUDGEMENT NO.  
1431-2012 AT THE SUIT  
OF JPMorgan Chase Bank  
National Association vs Viktoria  
Milhauser 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1431-2012  
JP MORGAN CHASE BANK  
NATIONAL ASSOCIATION  
vs.  
VIKTORIA MILHAUSER  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike

County, Pennsylvania, being  
112 BLUE RIDGE LANE,  
LORDS VALLEY, PA 18428  
Parcel No.: 107.04-01-66  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$230,707.20  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Viktoria Milhauser  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$230,707.20,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Viktoria  
Milhauser DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$230,707.20 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1451-2009  
SUR JUDGEMENT NO.  
1451-2009 AT THE SUIT  
OF Deutsche Bank National  
Trust Company as Trustee for  
Morgan Stanley ABS Capital  
I. Inc. Trust 2006-HE5 vs.  
Serge G. Djiya & Emma  
G. Djiya 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  
July 17, 2013 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1451-2009-CV  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY  
ABS CAPITAL I INC.  
TRUST 2006-HE5

vs.

SERGE G. DJIYA  
EMMA G. DJIYA  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
241 WILD ACRES DRIVE  
A/K/A RR 1 BOX 920,  
DINGMANS FERRY, PA  
18328-4059

Parcel No.1: 175.02-01-10

Parcel No.2: 175.02-01-09

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$268,802.87

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Serge G. Djiya & Emma  
G. Djiya DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$268,802.87, 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 Serge G. Djiya & Emma G. Djiya DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$268,802.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1472-2011r SUR JUDGEMENT NO. 1472-2011 AT THE SUIT OF Wells Fargo Bank, NA s/i/i/t Wachovia Bank, NA vs Muriel Cameron and George Cameron 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 3114  
SUNRISE LAKE, 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. 22, Block No. 1,  
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 103.

RESERVING. However, unto

the Grantor, its successors and assigns.

(A) All gas and oil in, on or under the premises.

(B) The exclusive right to dedicate the roads, streets and avenues abutting the aforesaid property use without the jointure, release or consent of the grantee or grantees herein, his, her or their heirs and assigns, and said grantee or grantees herein, and his, her, or their heirs and assigns hereby release all damages or claims whatsoever therefore and therefrom resulting.

(C) The right without further assent or permit from the grantee or grantees herein, his, her, or their heirs and assigns, to grant to any public utility company, municipality or water company an easement or a right-of-way granting the right to erect and lay or cause or permit to be erected, laid maintained, removed or repaired in all roads, streets, avenues, ways on which the land to be conveyed abuts, and also on a ten foot strip of land located in the rear of the lots to be conveyed hereunder, electric light telephone and telegraph poles and wires, water, sewer, gas pipes and conduits, catch basin, surface drains and such other customary or usual appurtenances as may, from time to time in the opinion of the grantor, its successors and assigns, or any utility company or municipality,

be deemed necessary or advisable in connection with the beneficial use of the lots shown on a plan of the land to be conveyed hereunder; and all claims for damages, if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby against the seller or any utility company or municipality, or any of its agents or servants, are hereby waived by the grantee or grantees herein, his, her, or their heirs and assigns.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or lots or piece of ground, or any part thereof, and the building now thereon erected, or any which may hereinafter be erected, shall be and remain subject to the following covenants, conditions and restrictions:

1. All lots or parcels of land in Block No. 1 Section 3 of the subdivision known as Sunnylands, Inc., Pike County, Pa, shall be and remain reserved and used for single family residential purposes exclusively, and for no other purposes.
2. No structure or building of any sort shall be moved to erected, or constructed on any plot until a complete set of plans and specifications has been submitted to and approved in writing by Sunnylands, Inc. Disapproval of plans or specifications by Sunnylands Inc.

may be based on any grounds, including purely aesthetic grounds. No tent, trailer, mobile home or other Temporary structure of any kind may be erected on or moved to any lot or lots. No lot shall be cleared of brush, trees or anything else of inflammable nature except after having first obtained the approval of SUNNYLANDS, INC., in writing, such approval to specify the time and manner in which such clearing shall be made.

3. Said premises, in addition to the restrictions and conditions herein contained, are to be conveyed subject to all rules, regulations and ordinances and zoning regulations of the Township of Dingman.

4. No building shall be erected on any plot within 25 feet of the survey lines of said plot unless otherwise agreed upon in writing by the grantor, its successors and assigns.

5. Sewerage from all buildings erected on the premises shall be cared for by the owners or occupants by installing a septic tank which shall at all times be maintained in a proper sanitary condition, in accordance with legal requirements and minimum F.H.A. requirements for drain field. No privy vaults shall be maintained on said premises.

6. Dwellings shall be single family type, only to be erected on any lot. Private garages in

harmony with the main building may be erected but must be at least 50 feet from the front line of the plot, except when connected directly with said building. No excavation shall be made on any plot except for the purpose of building thereon and not until the time when building operations are commenced. No earth or said shall be removed from the said premises except as a part of the said excavation. Once building operations are commenced the same shall be completed within six (6) months from the date of the commencement of the building operations.

7. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied as a club, profit or non-profit, or for the carrying on of any, trade or profession.

8. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied for distillation or brewing, manufacturing, building or sale of any malt, vinous, spiritous or intoxicating liquor of any kind.

9. That no poultry, cattle or any livestock whatsoever, shall be kept or bred or raised upon the lot or any building thereon erected, or any part thereof.

10. That not more than two domestic animals may be kept or maintained and none whatsoever may be bred, or raised on the lot

or any building thereon erected, or any part thereof.

11. That no oil or gas well shall be drilled on any lot or part lot conveyed.

12. It is covenanted that SUNNYLANDS, INC., its successors and assigns, shall have the right, after giving five (5) days written notice to the lot owner to enter upon any lot or lots upon which any structures or nuisances have been erected or maintained, contrary to any of these covenants, and remove said objectionable structure or nuisance, without liability for damage for such action, assessing the reasonable cost thereof against the owner.

13. No signs of any type, including "For Rent" or "For Sale" signs, shall be erected or maintained on the premises.

14. That if the grantee or grantees, his, her or their heirs, executors, administrators and assigns, herein desire to resell, grant, convey or transfer in any manner the lot or lots or any part thereof. (except that the grantee(s) herein, his, her or their heirs and assigns, shall have the right to devise the lot or lots by will to any member of his, her or their immediate family, on the same may be inherited by the immediate family under the interstate laws) within thirty years from the date hereof, the said grantor, its successors and assigns shall have the first right

or option to purchase the same at a fair market value thereof; said fair market value to be determined by mutual agreement between the parties hereto. If the parties hereto cannot agree as to the fair market value thereof, each shall appoint a competent and disinterested appraiser who shall immediately appraise the property and fix the fair market value and immediately notify the parties hereto of said value and then the grantor, its successors or assigns shall have the right to purchase the same fair market value so found by the appraisers, within ninety days after receiving written notice of said value from the appraisers, and if not purchased in said time, the grantee or grantees herein, his, her or their heirs, executors, administrators and assigns, may then sell to any one, at a price not less than the appraised value. In the event that the two appraisers selected by the parties cannot agree on the fair market value of the property herein conveyed or any part thereof, then they shall choose a third competent and disinterested appraisers and all three shall immediately appraise the premises herein conveyed, and the decision of the majority thereof shall control and fix the fair market value, and they shall immediately give written notice thereof to the parties hereto of the values so fixed after which the grantor herein, its successors and assigns, may purchase the same within ninety days after the receipt of the written notice from



said appraisers. If the premises are not purchased with said period of time the grantee or grantees herein, his, her or their heirs, executors, administrators and assigns, may sell to anyone, at a price not less than the appraised value.

15. Failure to promptly enforce any of the above restrictions, conditions or covenants shall not be deemed a waiver of the right to do so thereafter and the invalidation of any of the above covenants or restrictions by judgment of any competent Court shall in no wise affect any of the other provisions which shall remain in full force and effect. The above covenants, restrictions and condition shall be covenants running with the land and shall be binding upon and shall apply only to Block No. 1 Section No. 3 of the lands owned by the grantor herein.

TOGETHER WITH. the right and privilege to use the private roadways on other lands of Sunnylands, Inc., from the public highway known as Pennsylvania Legislative Route 950 (Dingman Turnpike) to the lot herein conveyed for purposes of ingress, egress and regress to and from the lands herein conveyed to the said public highway, in common, however, with others and the grantor herein, its successors and assigns.

TOGETHER with all and singular the ways, water, water-courses, rights, liberties,

privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

Title to said premises is vested in Muriel Cameron and George Cameron by deed from Sunnylands Inc. dated June 27, 1966 and recorded July 11, 1966 in Deed Book 200, Page 254.

PARCEL NO.: 122.03-02-44

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Muriel Cameron and George Cameron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$66,990.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT' SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Muriel  
Cameron and George Cameron  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$66,990.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1502-2012r SUR  
JUDGEMENT NO. 1502-2012  
AT THE SUIT OF One West  
Bank, FSB vs Julieta Ortiz, Jorge  
J. Ortiz aka Jorge Jose Ortiz aka  
Jorge Ortiz 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

v.  
JULIETA ORTIZ  
JORGE J. ORTIZ AKA  
JORGE JOSE ORTIZ AKA  
JORGE ORTIZ  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 1502-2012

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

PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 3592  
Kensington Drive, Bushkill, PA  
18324  
PARCEL NUMBER:  
06-0-110647  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
S/  
Katherine E. Knowlton, Esq  
PA ID 311713

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Julieta Ortiz, Jorge J. Ortiz aka  
Jorge Jose Ortiz aka Jorge Ortiz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$251,473.71,  
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 Julieta  
Ortiz, Jorge J. Ortiz aka Jorge  
Jose Ortiz aka Jorge Ortiz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$251,473.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-5400  
06/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1508-2009r SUR  
JUDGEMENT NO. 1508-2009  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, successor in interest  
to Bank of America, National  
Association as Trustee as  
Successor by merger to LaSalle  
Bank National Association as  
Trustee for Certificateholders  
of EMC Mortgage Loan  
Trust 2004-B, Mortgage Loan  
Pass-Through Certificates, Series

2004-B vs Santo Gramando  
a/k/a Santo Gramando, Jr.  
and the United States of  
America DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN parcel  
or piece of land and premises  
with improvements thereon,  
situate in the Township of  
Delaware, County of Pike, and  
Commonwealth of Pennsylvania,  
and designated as Lot 10  
ABCD, Block W-601, Section  
6, of the Wild Acres subdivision  
as depicted on plans recorded  
in the Office of the Recorder of  
Deeds in and for the County of  
Pike, in Plot Book Volume 6,  
197.

TAX PARCEL #  
175.02-02-38/

CONTROL/ ACCOUNT  
#031002/02-0-031002

BEING KNOWN AS: RR  
2 Box 328B, a/k/a 118 South  
Pound Circle, Dingmans Ferry,  
PA 18328

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Santo Gramando a/k/a  
Santo Gramando, Jr. and the  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$86,023.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Santo Gramando a/k/a  
Santo Gramando, Jr. and the  
United States of America  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$86,023.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1573-2012r SUR  
JUDGEMENT NO. 1573-2012  
AT THE SUIT OF Bank of  
America, NA, as successor by  
merger to BAC Home Loans  
Servicing, LP vs Nicole Marie  
Lemonides, in her capacity  
as Executrix of the Estate of  
Kevin Lemonides a/k/a Kevin  
T. Lemonides and Maryann  
Tairi a/k/a Mereme Tairi,  
in her capacity as Devisee  
or the Esatate of Kevin  
Lemonides a/k/a Kevin T.  
Lemonides 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution  
No 1573-2012-CIVIL  
BANK OF AMERICA,  
N.A. AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
vs.

NICOLE MARIE  
LEMONIDES, IN HER  
CAPACITY AS EXECUTRIX  
OF THE ESTATE OF  
KEVIN LEMONIDES A/K/A  
KEVIN T. LEMONIDES  
MARYANN TAIRI A/K/A  
MEREME TAIRI, IN HER  
CAPACITY AS DEVISEE OF  
THE ESTATE OF KEVIN  
LEMONIDES A/K/A KEVIN  
T. LEMONIDES

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
285 DECKER ROAD A/K/A  
LOT 285, SECTION 21,  
SAW CREEK ESTATES,  
BUSHKILL, PA 18324-0000  
Parcel No.: 192.02-01-03  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$137,247.48  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Nicole Marie Lemonides,  
in her capacity as Executrix  
of the Estate of Kevin  
Lemonides a/k/a Kevin T.

Lemonides and Maryann Tairi a/k/a Mereme Tairi, in her capacity as Devisee or the Esatate of Kevin Lemonides a/k/a Kevin T. Lemonides DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$137,247.48, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nicole Marie Lemonides, in her capacity as Executrix of the Estate of Kevin Lemonides a/k/a Kevin T. Lemonides and Maryann Tairi a/k/a Mereme Tairi, in her capacity as Devisee or the Esatate of Kevin Lemonides a/k/a Kevin T. Lemonides DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$137,247.48 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd, Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1581-2012 SUR JUDGEMENT NO. 1581-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation vs Anne Gilsten and Peter Gilsten 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR



ADVERTISING

By virtue of a Writ of Execution  
No. 1581-2012

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

vs.

ANNE GILSTEN  
PETER GILSTEN

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
500 CANOE BROOK DRIVE,  
MILFORD, PA 18337  
Parcel No.: 133.02-01-46-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$245,513.43  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Anne Gilsten and Peter Gilsten  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$245,513.43,  
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 Anne  
Gilsten and Peter Gilsten  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$245,513.43 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1610-2010 SUR JUDGEMENT  
NO. 1610-2010 AT THE

SUIT OF Bank of America,  
NA successor by merger to  
BAC Home Loans Servicing,  
LP vs Igor Lukyanovskiy  
and Asya Lukyanovskaya  
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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1610-2010-CIVIL  
BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP

vs.

IGOR LUKYANOVSKIY  
ASYALUKYANOVSKAYA  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being LOT 1373  
SECTION H WOOLAND  
LA, A/K/A 103 WEST  
MULBERRY DRIVE,  
MILFORD, PA 18337-7224  
Parcel No.: 110.02-03-68  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$369,959.01  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Igor Lukyanovskiy  
and Asya Lukyanovskaya  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$369,959.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Igor Lukyanovskiy and  
Asya Lukyanovskaya  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$369,959.01 PLUS  
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1633-2012 SUR  
JUDGEMENT NO. 1633-2012  
AT THE SUIT OF PNC  
Bank, NA vs. Ethelyn Knapp  
Harnish, Michael Kenneth  
Harnish & United States of  
America DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING KNOWN AS 445  
Rowland Road, Greeley, PA  
18425  
PARCEL NUMBER:  
033.00-01-19 and  
033.00-01-19.001  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Ethelyn Knapp Harnish,  
Michael Kenneth Harnish &  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$98,847.11,  
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 Ethelyn  
Knapp Harnish, Michael Kennth  
Harnish & United States of  
America DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$98,847.11 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices, PC  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620  
06/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1656-2012r  
SUR JUDGEMENT NO.  
1656-2012 AT THE SUIT  
OF Green Tree Servicing,  
LLC vs Elvis Padilla and Luz  
Padilla 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in the Township of Lehman,  
County of Pike and State of  
Pennsylvania, being Lot No.  
185, Section 3C, as shown  
on map of Pocono Mountain  
Lake Estates, Inc, on file in the  
Recorders Office at Milford,  
Pennsylvania, in Plot Book No.  
9, page 121.

TAX PARCEL #06-0-038929

BEING KNOWN AS: 185  
Pocono Mountain Lake,  
Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Elvis Padilla and Luz Padilla  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,647.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$223,647.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
06/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1672-2009 SUR JUDGEMENT NO. 1672-2009 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 2007-2 Asset-backed Certificates, Series 2007-2 vs. Philip Polizzotto & Estelle Polizzotto aka Estelle T. Polizzotto 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and lot of land situate, lying and being in the Township of Shohola, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot 6 in the Chestnut Hill Section of East Cove Woods as recorded on a map recorded in the Records Office in and for Pike County at Milford, Pennsylvania in Plat Book Volume 15, Page 24. Being known as: 110 CHESTNUT HILL ROAD, SHOHOLA, PENNSYLVANIA 18458.

Title to said premises is vested in Philip Polizzotto and Estelle Polizzotto aka Estelle T Polizzotto by deed from Universal Development Corporation dated March 31, 1999 and recorded April 8, 1999 in Deed Book 1734, Page 145.

TAX PARCEL NO.:  
12-0-110269

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

THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Philip Polizzotto & Estelle  
Polizzotto aka Estelle T.  
Polizzotto  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$323,652.21,  
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 Philip  
Polizzotto & Estelle Polizzotto  
aka Estelle T. Polizzotto  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$323,652.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad St, Ste 1400  
Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1761-2011r SUR  
JUDGEMENT NO. 1761-2011  
AT THE SUIT OF The  
Bank of New York Mellon  
fka The Bank of New York,  
not in its individual capacity  
but solely as Trustee for the  
benefit of the Certificateholders  
of The CWABS, Inc.  
asset-backed certificates,  
series 2005-BC5 vs Edward  
Hart, 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1761-2011  
THE BANK OF NEW  
YORK MELLON FKA THE



BANK OF NEW YORK,  
NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY  
AS TRUSTEE FOR  
THE BENEFIT OF THE  
CERTIFICATEHOLDERS  
OF THE CWABS,  
INC., ASSET-BACKED  
CERTIFICATES, SERIES  
2005-BC5

vs.

EDWARD HART, JR  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
105 WEST SHORE DRIVE,  
MILFORD, PA 18337-4071  
Parcel No.: 109.03-02-14  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$232,711.05  
Attorneys for Plaintiff:

Phelan Hallinan, LLP  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Edward Hart, Jr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$232,711.05,  
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 Edward Hart,  
Jr DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$232,711.05 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1800-2009r  
SUR JUDGEMENT NO.  
1800-2009 AT THE SUIT  
OF Indian Trails Club  
Association, Inc. vs Allen

Fierstein 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

COURT OF COMMON  
PLEAS OF THE SIXTIETH  
JUDICIAL DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA - PIKE  
COUNTY CIVIL ACTION  
NO. 1800 CIVIL 2009

INDIAN TRAILS CLUB  
ASSOCIATION, INC.,  
Plaintiff

v.

ALLEN FIERSTEIN,  
Defendant

#### PROPERTY DESCRIPTION

ALL THAT CERTAIN piece,  
parcel and tract of land situate  
in Dingman Township, Pike  
County, Penna., and described as  
follows, to wit:

BEGINNING at an iron bar  
in the westerly line of Indian  
Trail, the said point of beginning  
being a common corner between  
Lot No. 204 and Lot No. 205  
of Section 2; thence running  
along the line of Lot No. 204,  
North 86 degrees 38 minutes  
West 241 feet, more or less,

to a corner at the East shore  
of Little Log Tavern Pond;  
thence along the easterly shore  
of said pond in a northeasterly  
direction 100 feet, more or less,  
to a corner between Lot No. 205  
and Lot No. 206; thence running  
along Lot No. 206, South 86  
degrees 38 minutes East 241  
feet more or less, to an iron bar  
in the westerly line of Indian  
Trail; thence along the line of  
said Trail, South 03 degrees 22  
minutes West 100.0 feet to the  
point and place of beginning.  
CONTAINING 0.55 acres and  
comprising all of Lot No. 205,  
Section 2, Camp Indian Trails,  
Inc.

BEING the same premises  
which Camp Indian Trails, Inc.  
by Deed dated April 15, 1976  
and recorded April 15, 1976 in  
the Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania, in Deed Book  
Vol. 540, page 266, granted and  
conveyed unto Richard Fierstein  
and Esther Fierstein.

ALSO BEING the same  
premises which the Pike County  
Tax Claim Bureau, by Deed  
dated December 2, 2010, and  
recorded December 9, 2010 in  
the Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania, in Record Book  
Vol. 2352, page 1278, granted  
and conveyed unto Calvin  
Damon, Jr.

The property is improved.

Tax Code No. 03-0-018363

Map No. 123-01-04-05

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

TO Allen Fierstein DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$24,983.35, 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 Allen Fierstein DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$24,983.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Nicholas Charles Haros Esq.  
802 Main Street  
Stroudsburg, PA 18360  
06/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1830-2009r SUR JUDGEMENT NO. 1830-2009 AT THE SUIT OF U.S.

Bank National Association, as Trustee, successor in interest to State Street Bank and Trust, as Trustee for 2001-MS1 vs Edward C. Chang, Jean C. Chang and Ellen E. Taylor DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

to wit:

Lots 9ABCD, Block W-502, as set forth on a Plan of Lots - Wild Acres, Section 5, Delaware Township, Pike County, Pennsylvania, dated March 1968, by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania, and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 6, Page 198, on August 16, 1968.

BEING KNOWN AS: 118 Hedge Drive, a/k/a Lots 9ABCD Block W-502 Section 5 Wild Acres, Dingman's Ferry, PA 18328

TAX PARCEL #176.01-01-48

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edward C. Chang, Jean C. Chang and Ellen E. Taylor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,222.59, 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 Edward C. Chang, Jean C. Chang and Ellen E. Taylor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,222.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1882-2012 SUR JUDGEMENT NO. 1882-2102 AT THE SUIT OF Metlife Home Loans, a division of Metlife Bank, NA

vs Jessica A. Blair a/k/a Jessica Ann Blair 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1882-2012 METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

vs.

JESSICA A. BLAIR A/K/A JESSICA ANN BLAIR owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 165 WILD ACRES DRIVE, DINGMANS FERRY, PA 18328-4058 Parcel No.: 169.03-03-17 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$147,350.74 Attorneys for Plaintiff: Phelan Hallinan, LLP

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

Jessica A. Blair a/k/a Jessica Ann Blair DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$147,250.74, 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 Jessica A. Blair a/k/a Jessica Ann Blair DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$147,250.74 PLUS COSTS AND INTEREST AS AFORESAID.

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

1 Penn Center Station  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1883-2012r SUR  
JUDGEMENT NO. 1883-2012  
AT THE SUIT OF Metlife  
Home Loans, a division of  
Metlife Bank, NA vs Scott  
A. Grable 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1883-2012

**METLIFE HOME LOANS,  
A DIVISION OF METLIFE  
BANK, N.A.**

vs.

**SCOTT A. FRABLE**

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
147 RABBIT RUN CIRCLE,  
MILFORD, PA 18337-4440

Parcel No.: 109.03-01-24  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$196,024.71  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Scott A. Grable  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$196,024.71,  
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 Scott A.  
Grable DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$196,024.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1887-2012r SUR  
JUDGEMENT NO. 1887-2012  
AT THE SUIT OF U.S.  
Bank National Association as  
Trustee successor in interest  
to Bank of America, National  
Association as Trustee successor  
by merger to LaSalle Bank NA  
as Trustee for Washington  
Mutual Asset-Backed  
Certificates WMABS Series  
2007-HE2 Trust vs Wanda G.  
Williams 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

July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

THE LAND DESCRIBED  
HEREIN IS SITUATED  
IN THE STATE OF  
PENNSYLVANIA,  
COUNTY OF PIKE, CITY  
OF BUSHKILL, AND IS  
DESCRIBED AS FOLLOWS:

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 94,  
STAGE X, PINE RIDGE,  
AS SHOWN ON PLAT  
OF PINE RIDGE, INC.,  
STAGE X, RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK VOL. 12 AT PAGE  
100 ON JANUARY 10, 1975.

PARCEL ID NUMBER:  
193.04-01-94.002

BEING KNOWN AS: 1175  
Pine Ridge, Bushkill, PA 18324

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

OF PENNSYLVANIA  
TO Wanda G. Williams  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$225,189.27,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Wanda G.  
Williams DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$225,189.27 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street

Philadelphia, PA 19106  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1899-2012r SUR  
JUDGEMENT NO. 1899-2012  
AT THE SUIT OF Metlife  
Home Loans, a division of  
Metlife Bank, NA vs Vlad  
Potiyevsky aka V. Potiyevsky aka  
Vladimir Potiyevsky and Lisa  
Alexander 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1899-2012  
METLIFE HOME LOANS,  
A DIVISION OF METLIFE  
BANK, N.A.

vs.

VLAD POTIYEVSKY A/K/A  
V. POTIYEVSKY A/K/A  
VLADIMIR POTIYEVSKY  
LISA ALEXANDER  
owner(s) of property situate  
in the TOWNSHIP OF

BLOOMING GROVE, Pike County, Pennsylvania, being 815 BLOOMING GROVE ROAD, TAFTON, PA 18464-9756  
Parcel No.: 072.00-03-04-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$448,385.95  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vlad Potiyevsky aka V. Potiyevsky aka Vladimir Potiyevsky and Lisa Alexander DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$448,385.95, 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 Vlad Potiyevsky aka V. Potiyevsky aka Vladimir Potiyevsky and Lisa Alexander DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$448,385.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1912-2012r SUR JUDGEMENT NO. 1912-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, Lp fka Countrywide Home Loans Servicing, LP vs Joseph R. Medaglia and Colleen A. Medaglia 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1912-2012

BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING LP, FKA  
COUNTRYWIDE HOME  
LOANS SERVICING LP  
vs.

JOSEPH F. MEDAGLIA  
COLLEEN A. MEDAGLIA

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
1975 MANCHESTER, AKA  
105 MANCHESTER DRIVE,  
LEHMAN, PA 18324  
Parcel No.: 196.04-07-74  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$104,927.30  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joseph R. Medaglia  
and Colleen A. Medaglia  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,927.30,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joseph R.  
Medaglia and Colleen A.  
Medaglia DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$104,927.30 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103

06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1913-2012 SUR  
JUDGEMENT NO. 1913-2012  
AT THE SUIT OF Bank of  
America, NA s/b/m/t BAC  
Home Loans Servicing, LP vs.  
Oswaldo Battiston & Nilda S.  
Gutierrez 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1913-2012  
BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, L.P  
vs.  
OSVALDO BATTISTON  
NILDA S. GUTIERREZ  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT 845 DORCHESTER

DRIVE A/K/A 845  
DORCHESTER DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 192.04-05-63  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$175,719.91  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Oswaldo Battiston  
& Nilda S. Gutierrez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$175,719.91,  
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 Osvaldo Battiston & Nilda S. Gutierrez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$175,719.91 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1935-2012 SUR JUDGEMENT NO. 1935-2012 AT THE SUIT OF Pennymac Corp. vs. Joseph O.S. Akumu 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1935-2012

PENNYMAC CORP.

vs.

JOSEPH O.S. AKUMU

owner(s) of property situate

in the TOWNSHIP OF

LEHMAN, Pike County,

Pennsylvania, being

LOT 109 STAGE 6, A/K/A

1688 PINE RIDGE ROAD,  
BUSHKILL, PA 18324-9740

Parcel No.: 188-04-02-66

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$277,908.53

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph O.S. Akumu DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$277,908.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS



HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph O.S. Akumu DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$277,908.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1950-2012 SUR JUDGEMENT NO. 1950-2012 AT THE SUIT OF Bank of America, NA vs. Dodson Waterton DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

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

Being known as: 25 DAVIS CIRCLE, BUSHKILL, PENNSYLVANIA 18324.

Title to said premises is vested in Dodson Waterton by deed from Leonard J. Kleiner dated July 29, 2005 and recorded August 9, 2005 in Deed Book 2125, Page 1700.

PARCEL NO. 193.04-03-23

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 25 and part of Lot 24, 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; and as more particularly described as follows:

Being shown and designated as Lot 25 and part of Lot 24 of a certain map entitled "Pine Ridge; State 4; Lehman Township, Pike County, Pa; April 1969; Scale 1' = 100" as prepared by Metro Engineers, Inc., Stroudsburg,

Pa. said map being recorded in Pike County Plat Book Volume 7 on page 107 and more particularly described as follows:

Beginning at an iron pin on the southwesterly side of David Circle, a corner common to lots 25 and 26 as shown on the above captioned map; thence, 1) along the southwesterly side of said Davis Circle South 57 degrees 08" East 156.22' to an iron pin on the sideline of said road; thence, 2) leaving said road and through lot 24 South 46 degrees 23' West 265.34" to an iron pin on line of lot 25, a corner common to lots 22 and 24; thence, 3) along said lot 22 South 32 degrees 52' West 64.50' to an iron pin on line of lands of Morton Soble et al., a corner common to lot 22 and 25; thence, 4) along lands of said Soble North 32 degrees 22' West 103.77' to an iron pin, a corner common to lots 25 and 26; thence, 5) along said lot 26 North 32 degrees 52' East 279.02' to the point of beginning. Containing 36,336 square feet, more or less.

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

JUDGMENT ON THE AMOUNT OF \$132,270.22, 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 DODSON WATERTON DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$132,270.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway PC  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2052-2007r  
SUR JUDGEMENT NO.  
2052-2007 AT THE SUIT  
OF Washington Mutual Bank  
vs Robert H. Murray, Jr., a  
married man DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN  
LOT, PIECE OR PARCEL  
OF LAND, SITUATE IN  
THE TOWNSHIP OF  
LEHMAN, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

LOT(S) 70 STAGE VII PINE  
RIDGE AS SHOWN ON  
PLAT OF PINE RIDGE, INC.  
STAGE VII, RECORDED  
IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK VOL. 10 AT PAGE 26  
ON JUNE 20, 1973

UNDER AND SUBJECT  
TO ALL THE RIGHTS,

PRIVILEGES, BENEFITS,  
EASEMENTS,  
COVENANTS,  
CONDITIONS,  
RESTRICTIONS,  
RESERVATIONS, TERMS  
AND PROVISIONS AS  
MORE PARTICULARLY  
SET FORTH IN THE  
ABOVE RECITED DEED

PARCEL NO. 06-0-040051

BEING KNOWN AND  
NUMBERED AS 207 PINE  
RIDGE, BUSHKILL, PA,  
18324.

BEING THE SAME  
PREMISES WHICH  
HARMON HOMES, INC.,  
BY DEED DATED JULY  
14, 2003 AND RECORDED  
JULY 16, 2003 IN AND  
FOR PIKE COUNTY,  
PENNSYLVANIA, IN DEED  
BOOK VOLUME 1993,  
PAGE 2300, GRANTED  
AND CONVEYED UNTO  
ROBERT H. MURRAY, JR.,  
A MARRIED MAN

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Robert H. Murray, Jr., a  
married man DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$273,822.22,  
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 Robert H.  
Murray, Jr., a married Man  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$273,822.22 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
2210-2012 SUR JUDGEMENT  
NO. 2210-2012 AT THE  
SUIT OF US Bank, NA as  
Trustee for Structured Asset  
Securities Corporation Trust  
2007-GEL2 vs. Maria Heredia-  
Rodriguez 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2210-2012

U.S. BANK NATIONAL  
ASSOCIATION,  
AS TRUSTEE FOR  
STRUCTURED  
ASSET SECURITIES  
CORPORATION TRUST  
2007-GEL2

vs.

MARIA  
HEREDIA-RODRIGUEZ  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
38-5 DOGWOOD A/K/A  
2123 DOGWOOD CIRCLE,  
BUSHKILL, PA 18324-6846  
Parcel No.: 194.01-01-33 -  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$158,720.29  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria Heredia-Rodriguez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,720.29, 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 Maria Heredia-Rodriguez DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$158,720.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2233-2012 SUR JUDGEMENT NO. 2233-2012 AT THE SUIT OF RBS Citizens, NA vs. Robert Carson 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2233-2012  
RBS CITIZENS N.A.  
vs.  
ROBERT CARSON

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
366 WILD ACRES DRIVE,  
DINGMANS FERRY, PA  
18328  
Parcel No.: 168.04-02-47 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$113,388.55  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert Carson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$113,388.55,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert Carson  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$113,388.55 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2214-2012r SUR  
JUDGEMENT NO. 2214-2012  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as trustee for  
the Certificates of CWABS, inc.  
asset-backed certificates, Series  
2007-8 vs Holly Jones and Adam  
W. Jones 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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 Doe Loop, a  
common corner of Lot No. 301  
and Lot No. 302 as shown on a  
plan title "Subdivision of Lands  
of Benjamin Foster, Lehman  
Township, Pike County, Section  
Three", prepared by Edward  
C. Hess Associates, October  
17, 1969 and recorded in Plat  
Book Volume 7, Page 157,  
October 17, 1969 on file in the  
Office of the Recorder of Deeds,  
Milford, Pennsylvania, from  
which a stone corner marking  
the southeasterly corner of  
Parcel No. 2 of lands conveyed  
by Benjamin Foster to Pocono  
Ranch Lands, Lmted., by deed  
dated November 27, 1971 and  
recorded in the aforementioned  
office in Deed Book Volume  
258, Page 824 bears South 82  
degrees 44'50 seconds East  
distant 7968.95 feet, also from  
which a stone corner marking  
the westerly corner of Parcel No.  
6 of the above-mentioned lands  
conveyed by Benjamin Foster to  
Pocono Ranch Lands, Lmted.,  
bears South 29 degrees 39  
minutes 29 seconds West distant  
4063.80 feet; thence by Lot No.

301 South 69 degrees 36 minutes  
18 seconds East 200.25 feet to  
a point; thence by Lot No. 294  
South 22 degrees 59 minutes  
11 seconds West 76.89 feet to  
a point; thence by Lot No. 303  
North 70 degrees 08 minutes 56  
seconds West 200.19 feet to a  
point on the southeasterly line  
of Doe Loop; thence along the  
southeasterly line of Doe Loop  
on a curve to the right having  
a radius of 3572.96 feet for an  
arc length of 61.43 feet (chord  
bearing and distance being  
North 22 degrees 45 minutes  
53 seconds East 61.43 feet) to a  
point of tangency of a tangent  
curve; by the same North 23  
degrees 15 minutes 27 seconds  
East 17.36 feet to the place of  
BEGINNING.

CONTAINING 15,576 square  
feet, more or less and being Lot  
No. 302 on the above mentioned  
plan.

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

Map #175.03-01-61

Control No: 06-0-041581 Map  
No: 175.03-01-61

PARCEL ID NUMBER:  
175.03-01-61

BEING KNOWN AS: 184  
Ranchlands, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Holly Jones and Adam W. Jones DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$212,242.35, 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 Holly Jones and Adam W. Jones DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$212,242.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2521-2009r SUR JUDGEMENT NO. 2521-2009 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC vs Joseph E. McHugh 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAN lot, piece or parcel of land, situate, lying and being in the Township of Blooming Grove, County of Pike, State of Pennsylvania, more particularly described as Lot 28, Block XXXIV, Hemlock Farms Community, Stage XIX, as shown on Plat of Hemlock Farms Community, Hemlock

Hills, Stage XIX recorded in the office of the Recorder of Deeds of Pike County in Plat Book 6, page 140, on the 26th day of April, 1968.

TITLE TO SAID PREMISES VESTED IN Joseph E. McHugh, by Deed from Joseph E. McHugh and Jacqueline A. McHugh, formerly h/w, dated 08/31/2005, recorded 09/12/2005 in Book 2131, Page 1485.

PROPERTY: 800 SOUTH GRANITE COURT, LORDS VALLEY, PA 18428

PARCEL: 107.03-07-78

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph E. McHugh DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$99,913.66, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph E. McHugh DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$99,913.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
06/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 45017-2013r SUR JUDGEMENT NO.45017-2013 AT THE SUIT OF Walker Lakeshores Landowners Association vs Equity Trust Company Custodian for David and Ellen Solinas 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot No. 23, Section  
D, Walker Lake, as set forth  
on "Map Showing Lots of  
Walker Lake Inc., Section "d",  
Pipes on all corners, Fred C.  
Schoenagel, R.S.", and said map  
is recorded with the Recorder of  
Deeds Office of Pike County,  
Pennsylvania in Plat Book 3  
Page 220.

BEING THE SAME  
PREMISES which EARL W.  
HERMAN and CHARLOTTE  
M. HERMAN, his wife, by  
Indenture bearing date the  
21st day of May, 1996 and  
being recorded at Milford,  
Pennsylvania in the Office for  
the Recording of Deeds, in and  
for the County of Pike, on the  
21st day of May, 1996 in Record  
Book Volume 1203 at Page  
128, granted and conveyed unto  
KIMBERLY A. RICHARDS,

in fee.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Equity Trust Company  
Custodian for David and Ellen  
Solinas DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$1,395.85,  
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 Equity  
Trust Company Custodian  
for David and Ellen Solinas  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO

COLLECT \$1,395.85 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Eric L. Hamill, Esq.  
104 West High Street  
Milford, PA 18337

06/21/13 • **06/28/13** • 07/05/13

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