

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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**PUBLIC NOTICE  
ESTATE NOTICE**

Estate of CAROL D. MILLER, a/k/a CAROL D. KIRCHNER, a/k/a CAROL D. STRYS, late of the Township of Blooming Grove, County of Pike Commonwealth of Pennsylvania, Deceased

Letters Testamentary in the above named estate having been granted to the undersigned; all persons indebted to the Estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Sixtieth Judicial District, Pike County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an

address within the county where notice may be given to claimant.

Jerome Rosalia, Executor  
2442 Hemlock Farms  
Hawley, PA 18428

OR TO:

CRAMER, SWETZ,  
McMANUS &  
JORDAN, P.C.

Attorneys at Law  
By: Jeffrey L. Wright,  
Esquire

711 Sarah Street  
Stroudsburg, PA 18360

01/16/15 · 01/23/15 · 01/30/15

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**ESTATE NOTICE**

Estate of Richard L. Snyder a/k/a Richard Lee Snyder, Deceased. Late of Milford Twp., Pike County, PA. D.O.D. 11/14/14. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to John J. Schneider, Executor, c/o Duke Schneider, Esq., 17 W. Miner St., West Chester, PA 19382. Or to his Atty.: Duke Schneider, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382.

01/23/15 · 01/30/15 · 02/06/15

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**EXECUTOR'S NOTICE**

Estate of Grace Moreo, a/k/a Grace Jaccarino, Deceased, late of Lehman Township, Pike County, Pennsylvania.

Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Louise Moreo, Executor, of 459 Mallard Lane, Bushkill, PA 18324, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P.O. Box D, Milford, PA 18337.

By: John T. Stieh, Esquire  
Attorney for Executor

**01/23/15 · 01/30/15 · 02/06/15**

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**ESTATE NOTICE**

Estate of Claude D. Seeley, Jr., deceased of Palmyra Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Susan Seeley-Lee, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.

**01/23/15 · 01/30/15 · 02/06/15**

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**EXECUTOR'S NOTICE**

ESTATE OF LUCY WOLFF, late of Shohola 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 DANIEL C. WOLFF, 101 Eighth Street, Milford, PA 18337, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 406 Broad Street, Milford, PA 18337.

**01/23/15 · 01/30/15 · 02/06/15**

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**IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA**  
SHAWN P. McGINNIS,  
Plaintiff

vs.

ROBERT J. McGILL, JR., his heirs, 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, Defendant

vs.

PENNSYLVANIA LOTS CORPORATION, its 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, Defendant  
Pike County No. 639-2014-Civil  
TO: DEFENDANT,  
PENNSYLVANIA LOTS CORPORATION, its successors and assigns, and any and all other persons or entities claiming any right, title or interest in

or the herein described real property other than Plaintiff, whose identity or identities are unknown

**ORDER**

AND NOW, this 19th day of December, 2014, upon consideration of the Plaintiff's Motion for Judgment and the fact that the Defendants Pennsylvania Lots Corporation have not answered the Complaint or taken any action to defend this matter, it is hereby DECREED that:

1.) The Defendants Pennsylvania Lots Corporation 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 Pennsylvania Lots Corporation shall be forever barred from asserting any right, lien, title or interest in the following piece or parcel of land, specifically:

a. 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, more particularly described as follows:

i. Being Lot 98, in the subdivision of Westcolang Park Division, Section X, as recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 8, at Page 82, on September 23, 1970. Being the same premises which Fawn Lake Forest Association conveyed to Shawn P. McGinnis, by Deed dated March 10, 2014 and

recorded on March 17, 2014 in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Record Book 2443, Page 1942.

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 Defendant, Pennsylvania Lots Corporation, by publication one (1) time in the Pike County Legal Journal and one (1) time in The News Eagle.

BY THE COURT:

Hon. Joseph F. Kameen, P.J.

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**PIKE COUNTY  
COURT OF COMMON  
PLEAS**

**NUMBER: 540-2014  
NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE**

Fifth Third Mortgage Company, Plaintiff v. Desiree C. Gist, Known Surviving Heir of Roslyn Foucher Plummer, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Roslyn Foucher Plummer, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Roslyn Foucher Plummer, Deceased Mortgagor and Real

Owner. Premises subject to foreclosure: 813 Saw Creek Estates f/k/a 191 Decker Road, Bushkill, Pennsylvania 18324. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Commissioners Office, Pike County Administration Building, 506 Broad Street, Milford, Pennsylvania 18337, (570) 296-7613. McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010.

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

HF ONE, LLC,  
Plaintiff,  
v.

WILLIAM WEINSTEIN  
and RALPH CRETELLA,  
TRUSTEE OF THE VIOLA,  
WEINSTEIN & CRETELLA,  
M.D., P.C. PENSION  
TRUST, NOW BY CHANGE  
OF NAME RICHMOND  
OB-GYN GROUP, P.C.  
PENSION TRUST, ITS  
SUCCESSORS AND  
ASSIGNS, and ANYONE  
CLAIMING ANY RIGHT,  
TITLE OR INTEREST IN  
OR TO, OR LIEN UPON  
THE HEREIN DESCRIBED  
REAL PROPERTY,  
Defendant.  
NO. 1887 - 2014  
ACTION TO QUIET TITLE

**NOTICE**

TO: WILLIAM  
WEINSTEIN and RALPH  
CRETELLA,  
TRUSTEE OF THE  
VIOLA, WEINSTEIN &  
CRETELLA, M.D., P.C.  
PENSION TRUST, NOW  
BY CHANGE OF NAME  
RICHMOND OB-GYN  
GROUP, P.C. PENSION  
TRUST,  
ITS SUCCESSORS AND  
ASSIGNS, and ANYONE  
CLAIMING ANY  
RIGHT, TITLE OR  
INTEREST IN OR TO, OR  
LIEN UPON  
THE HEREIN  
DESCRIBED REAL  
PROPERTY

Plaintiff has begun an Action  
to Quiet Title to Compel the  
satisfaction of a

mortgage held by Defendant in encumbering property in the Township of Blooming Grove, Pike County, more particularly described as:

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 4, Block I, Hemlock Farms Community, Stage 41, as shown on Plat of Hemlock Farms Community, Hemlock Hills, Stage 41, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 4, Page 157, May 19, 1964.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS 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.

NORTHEAST PA LEGAL SERVICES  
10 NORTH TENTH STREET  
STROUDSBURG, PA 18360  
TOLL FREE: 800-532-8282  
TELEPHONE: 570-424-5338

PA LAWYER REFERRAL SERVICES  
P.O. BOX 1086, 100 SOUTH STREET  
HARRISBURG, PA 17108  
TOLL FREE: 800-692-7375  
TELEPHONE: 570-238-6715

LEVY, STIEH & GAUGHAN, P.C.  
Attorneys for Plaintiff  
542 U.S. Routes 6 & 209, P.O. Box D  
Milford, PA 18337  
570-296-8844

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**NOTICE OF ACTION  
IN MORTGAGE  
FORECLOSURE  
IN THE COURT OF  
COMMON PLEAS OF  
PIKE COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 752-2011-CIVIL**

PNC Bank, National Association, Plaintiff vs. Unknown Heirs, Successors,

Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ernest Priester, Last Record Owner, Carmen J. Ortiz-Priester, Individually and as Known Heir of Ernest Priester, and Ernest Priester, Last Record Owner, Defendant(s)

**NOTICE OF SALE OF REAL PROPERTY**

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ernest Priester, Last Record Owner and Ernest Priester, Last Record Owner, Defendant(s), whose last known address is 122 Pine Ridge, Bushkill, PA 18324. Your house (real estate) at 122 Pine Ridge, Bushkill, PA 18324, is scheduled to be sold at the Sheriff's Sale on June 17, 2015 at 11:00 a.m. in the Pike County Admin. Bldg., Commissioners Meeting Rm., 506 Broad St., Milford, PA, to enforce the court judgment of \$285,322.99, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale. **PROPERTY DESCRIPTION: ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT 122, STAGE 1, AS SHOWN ON A MAP OR PLAN OF PINE RIDGE ON FILE IN THE RECORDER OF DEEDS OFFICE AT**

MILFORD, PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK VOLUME 5, PAGE 23. BEING THE SAME PREMISES WHICH THE PIKE COUNTY TAX CLAIM BUREAU, OF MILFORD, PA AS TRUSTEE, BY INDENTURE BEARING DATE THE 2ND DAY OF JUNE 2004, AND RECORDED THE 13TH DAY OF JULY, 2004, IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF PIKE AT MILFORD, PENNSYLVANIA, IN RECORD BOOK VOLUME 2057, PAGE R944, GRANTED AND CONVEYED UNTO MYOWNCO, INC. IN FEE. BEING KNOWN AS: 122 Pine Ridge, Bushkill, PA 18324. PROPERTY ID NO.: 194-03-01-61. TITLE TO SAID PREMISES IS VESTED IN Ernest Priester and Carmen J. Ortiz-Priester, husband and wife BY DEED FROM Myownco, Inc. DATED 8/10/2006 RECORDED 8/16/2006 IN DEED BOOK 2190 PAGE 102. Udren Law Offices, P.C., Attorneys for Plaintiff 111 Woodcrest Rd., Ste. 200 Cherry Hill, NJ 08003 856.482.6900

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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*

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*bulletin board of the Sheriff's office  
in Milford, located at 500 Broad Street.*

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 64-2013r SUR JUDGEMENT NO. 64-2013 AT THE SUIT OF US Bank, NA as Successor Trustee to Bank of America, NA, as S/B/M/T LaSalle Bank, NA as Trustee for the Certificate holders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE1 vs Jason Corrao and Ernest Corrao, Jr. aka Ernest Corrao and Debbie Corrao 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 64-2013-CV U.S. Bank National Association, as Successor Trustee to Bank of America N.A. as Successor by Merger to Lasalle Bank N.A. as Trustee for The Certificateholders of The MLMI Trust, Mortgage Loan

Asset-Backed Certificates, Series 2007-HE1

v.

Jason Corrao

Ernest Corrao, Jr a/k/a Ernest

Corrao

Debbie Corrao

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

213 Lake Drive, Dingmans

Ferry, PA 18328-3100

Parcel No. 148-02-03-34

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$272,219.88

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jason Corrao and Ernest Corrao, Jr. aka Ernest Corrao and Debbie Corrao DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$272,219.88, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Jason Corrao  
and Ernest Corrao, Jr. aka Ernest  
Corrao and Debbie Corrao  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$272,219.88 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  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
156-2014r SUR JUDGEMENT  
NO. 156-2014 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Thomas R. Kirby aka Thomas  
Kirby 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 156-2014  
Wells Fargo Bank, N.A.  
v.  
Thomas R. Kirby a/k/a Thomas  
Kirby  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
104 Curlew Road, Blooming  
Grove Township, PA 18428  
Parcel No. 120.02-01-61  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$155,066.19  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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



EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,066.19, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas R. Kirby aka Thomas Kirby DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,066.19 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  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 170-2014r SUR JUDGEMENT NO. 170-2014 AT THE SUIT OF Capital One, NA vs Erin L. Sharpe and Keith A. Sharpe 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Dingman, Pike County, Pennsylvania, and being known as 197 Hawthorn Drive, Milford, Pennsylvania 18337.

Map Number: 111.04-01-56

Control Number: 03-0-018828

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$288,312.81

SEIZED AND TAKEN IN

EXECUTION AS THE

PROPERTY OF: Erin L.

Sharpe and Keith A Sharpe

McCabe, Weisberg and Conway,  
P.C.

123 South Broad Street, Suite

1400  
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Erin L. Sharpe and Keith A. Sharpe DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$288,312.81, 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 Erin L. Sharpe and Keith A. Sharpe DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$288,312.81 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400  
Philadelphia, PA 19109  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 176-2014r SUR JUDGEMENT NO. 176-2014 AT THE SUIT OF M & T Bank vs Joy Logiudice 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Lackawaxen, Pike County, Pennsylvania, and being known as 208 Main Avenue, Apartment 2, f/k/a 555 Fawn Lake Forest, Hawley, Pennsylvania 18428.  
Map Number: 013.03-03-59

Control Number: 05-0-062640  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$74,871.65  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF: Joy Logiudice  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joy Logiudice  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$74,871.65,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Joy Logiudice  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$74,871.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400  
Philadelphia, PA 19109  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
231-2014r SUR JUDGEMENT  
NO. 231-2014 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs James  
A. Kelleman 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 2014-00231

Jpmorgan Chase Bank, National  
Association

v.

James A. Kelleman  
owner(s) of property situate in  
LEHMAN TOWNSHIP, PIKE  
County, Pennsylvania, being  
238 West Pine Ridge Drive,  
a/k/a 238 Pine Ridge Drive  
West, Bushkill, PA 18324  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$89,765.70  
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 James A. Kelleman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$89,765.70,  
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 James A.  
Kelleman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$89,765.70 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., st.e 100  
1 Penn Center  
Philadelphia, PA 19103  
**01/23/15** · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
249-2014r SUR JUDGEMENT  
NO. 249-2014 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Brian D. Bush 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 249-2014

Wells Fargo Bank, N.A.

v.

Brian D. Bush

owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
144 North Forest Drive, Milford,  
PA 18337-5055

Parcel No. 122.02-06-76

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$144,518.17

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Brian D. Bush  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$144,518.17,  
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 Brian D. Bush  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$144,518.17 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

01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

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

NO 279-2014r SUR  
JUDGEMENT NO. 279-2014  
AT THE SUIT OF Nationstar  
Mortgage LLC vs Pablo  
Morales 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being Lot  
No. 421, Section No. 20, as is  
more particularly set forth on  
the Plot Map of Lehman-Pike  
Development Corporation, Saw  
Creek Estates, as same is duly  
recorded in the Office for the  
Recording of Deeds, Milford,  
Pike County, Pennsylvania, in  
Plot Book Volume 13, page 85.  
BEING the same premises  
which Kathleen M. Radiola,  
Executrix of the Estate of Jay  
A. Grau, by Deed dated July  
23, 2010 and recorded August  
02, 2010 in the Office of the  
Recorder of Deeds in and for the  
County of Pike in Deed Book  
2342, Page 598, granted and  
conveyed unto Pablo Morales,  
married man.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Pablo Morales  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$126,741.72,  
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 Pablo Morales  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$126,741.72 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo

3600 Horizon Drive, Ste. 150  
King of Prussia, Pa 19406  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 335-2014r SUR JUDGEMENT NO. 335-2014 AT THE SUIT OF Clearvue Opportunity XXVI, LLC vs Elizabeth Dell'Aquila and Ronald A. Dell'Aquila 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

Lot No. 24, Stage 10, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage 10, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 12, at Page 100 on January 10, 1975.

UNDER AND SUBJECT to restrictions, conditions and covenants, etc., as more fully set forth in the chain of title.

TAX PARCEL # 193.4-1-12 BEING KNOWN AS: 1024 Pocono Boulevard a/k/a 1521 Pine Ridge a/k/a Lot 24, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elizabeth Dell'Aquila and Ronald A. Dell'Aquila DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$109,244.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elizabeth Dell'Aquila and Ronald A. Dell'Aquila DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$109,244.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 367-2014r SUR JUDGEMENT NO. 367-2014 AT THE SUIT OF by U.S. Bank National Association as Trustee for the Certificateholders of CitiGroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC1 vs Kenneth Carter, Known Surviving Heir of Kenneth Carter aka Kenneth H., Carter, deceased Mortgagor and Real Owner, unknown Surviving Heirs of Kenneth Carter, aka Kenneth H. Carter, Deceased Mortgagor and Real Owner and Michael Carter, Know

Surviving Heir of Kenneth Carter aka Kenneth H. Carter, Deceased Mortgagor and Real owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Commonwealth of Pennsylvania, being lot or lots No. 1373, Section No. 2, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume 22, Page 47.

Title vested unto Kenneth H. Carter and Eloise Carter, Husband and Wife, by Deed from Michael L. Phillips and Dorothy H. Phillips, Husband and Wife dated August 7, 2997 and recorded August 18, 1997 in Deed Book 1395, Page 152.

On January 24, 2013 Eloise Carter departed this life, leaving title vested solely in Kenneth H. Carter, a/k/a Kenneth H. Carter



by Operation of Law.

The said Kenneth H. Carter died on August 23, 2013. No estate has been opened as a result of the demise of Kenneth Carter a/k/a Kenneth H. Carter. Thereby vesting title in Kenneth Carter, Known Surviving Heir of Kenneth Carter, a/k/a Kenneth H. Carter, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Kenneth Carter, a/k/a Kenneth H. Carter, Deceased Mortgagor and Real Owner, and Michael Carter, Known Surviving Heir of Kenneth Carter, a/k/a Kenneth H. Carter, Deceased Mortgagor and Real Owner by operation of law.

UNDER AND SUBJECT to and together with the same reservations, conditions, restrictions, covenants, exceptions and easements as appear in chain of title and Deed Book volume 1278, Page 292.

TOGETHER WITH THE BENEFIT OF, AND UNDER AND SUBJECT TO, any easements, covenants, and restrictions that appear in the chain of title and/or are visible on the ground, provided, however, that the recital of the within mentioned easements, covenants and restrictions shall not be construed as a revival thereof in the event that they, or any of them, have expired by limitation or for any other reason whatsoever.

Being known as:

1373 ST. ANDREW DRIVE, BUSHKILL, PENNSYLVANIA 18324.  
Parcel Number: 196.02-08-05  
Control Number: 06-0-105407  
THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kenneth Carter, Known Surviving Heir of Kenneth Carter aka Kenneth H., Carter, deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Kenneth Carter, aka Kenneth H. Carter, Deceased Mortgagor and Real Owner and Michael Carter, Known Surviving Heir of Kenneth Carter aka Kenneth H. Carter, Deceased Mortgagor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,853.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kenneth Carter, Known Surviving Heir of Kenneth Carter aka Kenneth H., Carter, deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Kenneth Carter, aka Kenneth H. Carter, Deceased Mortgagor and Real Owner and Michael Carter, Know Surviving Heir of Kenneth Carter aka Kenneth H. Carter, Deceased Mortgagor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,853.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400  
Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 466-2014r SUR JUDGEMENT NO. 466-2014 AT THE SUIT OF Santander Bank NA vs

Elliott V. Artemus and Edward W. Artemus 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 466-2014  
Santander Bank, N.A.  
v.  
Elliott V. Artemus  
Edward W. Artemus  
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being  
Lot 11 Sec 6 Pine Ridge, a/k/a  
136 Murphy Circle, Bushkill, PA 18324  
Parcel No. 194.01-02-31  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$114,334.65  
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 Elliott V. Artemus and Edward W. Artemus DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$114,334.65, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elliott V. Artemus and Edward W. Artemus DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$114,334.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., ste 100  
1 Penn Center  
Philadelphia, PA 19103

01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 543-2014r SUR JUDGEMENT NO. 543-2014 AT THE SUIT OF U.S. Bank, NA as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Arm Trust, Mortgage Pass-Through Certificates, Series 2004-1-, by its servicer Ocwen Loan Servicing, LLC vs Alan Blumenson and James Rogers 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and town lot of land situate, lying and being in the Borough of Milford, County of Pike and State of Pennsylvania, fronting on Ann Street as laid out and defined upon the map or plan of the said Borough and described as follows:

BEGINNING at the southeast corner of Ann Street and

Blackberry Alley; THENCE long the line of said Alley one hundred sixty feet (160 ft.) to the line of Pear Alley, in the rear of said lot; THENCE along the line of said Pear Alley in a southerly direction sixty feet (60 ft.) to a point and corner of lot numbered as two hundred and ninety-six (no. 296) on the said map or plan; THENCE at right angles with said last mentioned line and following the division line between with said last mentioned line and following the division line between land hereby conveyed and said lot numbered 296, said line running parallel with the line of said Blackberry Alley, one hundred and sixty feet (160 ft.) to the line of the said Ann Street; THENCE following the line of said street and running along the same in a northerly direction, on the South Side thereof, sixty feet (60 feet.) to the point and place of beginning. Being and comprising the whole of lot numbered as Lot Number Three Hundred and Twenty (320) as laid down and defined upon the said map or plan of said Borough of Milford.

PARCEL #113.13-03-52  
BEING KNOWN AS 107 East  
Ann Street, Milford, PA 18337

BEING THE SAME  
PREMISES which Augustine  
A. Scotto, by Deed dated  
September 10, 2004 and  
recorded September 10, 2004  
in Book 2068 Page 1099 in  
the Office for the Recording of  
Deeds of Pike County conveyed

unto Alan Blumenson, as to an undivided one-half (1/2) interest and James Rogers, as to the other undivided one-half (1/2) interest; the two (2) respective undivided one half (1/2) interests being held as tenants in common.

ALSO BEING THE SAME  
PREMISES which James  
Rogers and Jennifer Rogers,  
his wife, by Deed dated May  
4, 2007 and recorded May 4,  
2007 in Book 2230 Page 790 in  
the Office for the Recording of  
Deeds of Pike County conveyed  
unto Alan Blumenson, one half  
interest.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Alan Blumenson and James  
Rogers DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$469,992.54,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Alan Blumenson and James Rogers DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$469,992.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**01/23/15 · 01/30/15 · 02/06/15**

**SHERIFF SALE  
February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 647-2014r SUR JUDGEMENT NO. 647-2014 AT THE SUIT OF Wells Fargo Bank NA vs Amos Webster, JR. and Sheila Webster 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

MARTHA E. VON ROSENSTIEL, P.C.  
Martha E. Von Rosenstiel,  
Esquire / No. 52634  
Heather Riloff, Esquire / No. 309906  
649 South Avenue, Suite 7  
Secane, PA 19018  
(610) 328-2887  
Attorneys for Plaintiff

WELLS FARGO BANK, N.A.  
Plaintiff  
VS.  
AMOS WEBSTER, JR. AND  
SHEILA WEBSTER  
Defendant(s)  
COURT OF COMMON  
PLEAS  
PIKE COUNTY  
NO: 647-2014 CV

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

Lot(s) Number 60, Stage VIII,  
Pine Ridge, as shown on Plat  
of Pine Ridge, Inc., Stage VIII,  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book Vol. 10 at  
Page 127 on June 20, 1973.

PARCEL IDENTIFICATION  
NO: 188.02-02-43, CONTROL  
#: 06-0-043259  
IMPROVEMENTS:  
Residential dwelling

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Amos Webster,  
JR. and Sheila Webster  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$160,098.24,  
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 Amos

Webster, JR. and Sheila Webster  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$160,098.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, ste. 7  
Secane, PA 19018  
**01/23/15** · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
648-2014r SUR JUDGEMENT  
NO. 648-2014 AT THE SUIT  
OF Bank of America, NA vs  
Ralph Demaio aka Ralph A.  
Demaio Jr. and Marguerite  
Demkaio aka Marguerite P.  
Demaio 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or parcel of land situate in the  
Township of Dingman, County

of Pike and Commonwealth of Pennsylvania, BEING Lot 395, Section 3, as shown on a map or plan of Pocono Mountain Water Forest on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 10, page 50.

BEING THE SAME premises in which Kerry Wymbs by that certain deed dated July 1, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Pike, State of Pennsylvania in Record Book 2061 page 2601 granted and conveyed unto Judith Sellin.

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

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantees, their heirs, and assigns forever.

BEING KNOWN AS: 209  
Water Forest Drive, Milford, PA  
18337  
PROPERTY ID NO.:  
03-0-018723

TITLE TO SAID PREMISES  
IS VESTED IN RALPH

A. DEMAIO, JR. AND  
MARGUERITE P. DEMAIO,  
HIS WIFE BY DEED FROM  
JUDITH SELLIN DATED  
08/30/2004 RECORDED  
08/31/2004 IN DEED BOOK  
2066 PAGE 1304.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ralph Demaio aka  
Ralph A. Demaio Jr. and  
Marguerite Demkaio aka  
Marguerite P. Demaio  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$304,093.43,  
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 Ralph  
Demaio aka Ralph A. Demaio  
Jr. and Marguerite Demkaio  
aka Marguerite P. Demaio  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$304,093.43 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road  
Cherry Hill, NJ 08003  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
674-2014r SUR JUDGEMENT  
NO. 674-2014 AT THE SUIT  
OF HSBC Bank, USA, NA  
vs Carolyn Boada and Mauro  
R. Boada 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  
February 18, 2015 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:

BEING shown and designated  
as Lot No. 164 on a certain  
map or plan of lots entitled,  
“Subdivision of Winona Lakes,  
section 18 (revised), Stony  
Hollow Village, American  
Landmark Corporation,  
Owner and Developer, Middle  
Smithfield Township, Monroe  
County and Lehman Township,  
Pike County, Pennsylvania, dated  
February 17, 1975, prepared by  
Edward C. Hess Associates, scale  
being 1” = 100’”, recorded March  
7, 1975 in Plat Book volume 25,  
Page 71 in the recorder’s Office,  
Stroudsburg, Monroe County,  
Pennsylvania and recorded  
March 13, 1975 in Plat Book  
Volume 12, Page 111 in the  
Recorder’s Office, Milford, Pike  
County, Pennsylvania

CONTAINING: 24,235 square  
feet, more or less.  
BEING Lot No. 154 on the  
above mentioned plan.  
Prepared by Edward C. Hess  
Associates, Inc.  
UNDER AND SUBJECT  
to covenants, conditions and  
restrictions of record that appear  
in the chain of title.  
BEING PARCEL NO.  
199.02-02-20; CONTROL NO.  
06-0-041314

BEING THE SAME  
PREMISES which Gerald J



McRory and Eileen McRory, husband and wife, by Indenture dated 08-14-03 and recorded 09-05-03 in the office of the Recorder of Deeds in and for the County of Pike in Record Book 2004, page 1410, granted and conveyed unto Donna M. Kis, single and unmarried, and Linda M. Johnson, single and unmarried, as tenants in common.

BEING KNOWN AS: 164 Circle Court n/k/a 125 Circle Court, Lehman, PA 18301

PROPERTY ID NO.:

06-0-041314

TITLE TO SAID PREMISES IS VESTED IN MAURO R. BOADA AND CAROLYN BOADA, HUSBAND AND WIFE BY DEED FROM DONNA M. KIS, SINGLE AND UNMARRIED AND LINDA M. JOHNSON, SINGLE AND UNMARRIED, AS TENANTS IN COMMON DATED 05/16/2005 RECORDED 05/24/2005 IN DEED BOOK 2111 PAGE 464.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carolyn Boada and Mauro R. Boada DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$159,004.19,

PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carolyn Boada and Mauro R. Boada DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,004.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road  
Cherry Hill, NJ 08003  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION,

TO EXECUTION NO  
765-2014r SUR JUDGEMENT  
NO.765-2014 AT THE  
SUIT OF Bank of America,  
NA Successor by Merger to  
BAC Homes Loans Servicing,  
LP fka Countrywide Home  
Loans Servicing, LP vs Martin  
L. Diez 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 765-2014  
Bank of America, N.A. Successor  
by Merger to BAC Home Loans  
Servicing, L.P fka Countrywide  
Home Loans Servicing LP  
v.  
Martin L. Diez  
owner(s) of property situate in  
the LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
1387 Woodbridge Drive,  
Bushkill, PA 18324-0000  
Parcel No. 196.04-02-37-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$213,184.75  
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 Martin L. Diez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$213,184.75,  
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 Martin  
L. Diez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$213,184.75 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  
**01/23/15 · 01/30/15 · 02/06/15**

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
811-2014r SUR JUDGEMENT  
NO. 811-2017 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Diane M. Fernandez and John  
C. Fernandez 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
piece, parcel and tract of land  
situate, lying and being in the  
Township of Dingman, County  
of Pike and Commonwealth of  
Pennsylvania, more particularly  
described as LOT NUMBER  
27, SECTION NUMBER  
24, of SUNRISE LAKE as  
shown on the plat or map of  
Sunrise Lake or Sunnylands,

Inc. subdivision, recorded in the  
office of the Recorder of Deeds  
of Pike County in PLAT BOOK  
VOLUME 39 AT PAGE 202.

BEING the same premises  
which title vested to Diane  
M. Fernandez and John C.  
Fernandez by deed from  
Sunnylands, Inc. A Corporation  
dated June 3, 2009 and recorded  
July 27, 2009 in Deed Book  
2314, Page 2520.

SUBJECT TO the following  
schedule of Property  
Reservations, Covenants,  
Restrictions, Easements and  
Conditions

Being known as: 136 VISTA  
DRIVE, MILFORD,  
PENNSYLVANIA 18337.  
Map Number 108.00-04-32  
Control Number: 03-0-120180

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Diane M. Fernandez  
and John C. Fernandez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$278,202.74,  
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 Diane  
M. Fernandez and John C.  
Fernandez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$278,202.74 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg, & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 817-2013r

SUR JUDGEMENT NO.  
817-2013 AT THE SUIT OF  
Joseph F. Schwartz and Arlene  
Schwartz, His wife vs Thomas  
V. Castorina and Deborah A.  
Castorina 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

TRACT NO. 1  
ALL THAT CERTAIN piece  
and parcel of land situate in the  
Township of Palmyra, County of  
Pike and State of Pennsylvania,  
bounded and described as  
follows, to wit:

BEING Lot No. 28 as shown  
on Map of Lots of Preston Flory  
and Ida M. Flory, his wife, dated  
August 28, 1956.

BEGINNING at the northwest  
corner of lands now or late of  
Charles and Clair Horvath,  
said corner being located on  
the south side of a private road;  
thence along the line of lands  
now or late of Charles and Clair  
Horvath South six (6) degrees  
forty-five (45) minutes West  
ninety-eight and eight-tenths  
(98.8) feet to a corner in the line  
of lands now or late of Preston  
Flory and Ida Flory, his wife, and  
others; thence along the said line

North eighty-three (83) degrees fifteen (15) minutes West fifty (50) feet to a corner of Lot No. 26; thence along the line of Lot No. 26 North six (6) degrees forty-five (45) minutes East ninety-eight and eight-tenths (98.8) feet to the edge of the said private road; thence along the edge of the private road South eighty-three (83) degrees fifteen (15) minutes East fifty (50) feet to the place of beginning.

EXCEPTING AND RESERVING, therefrom and thereout, a strip of land four and fifteen one-hundredths (4.15) feet in width along the said private road so that the said private road will be thirty-three (33) feet in width.

ALSO, granting and conveying the right of ingress, egress and regress over the said private road leading from the above-described premises and the public road, said right to be in common, however, with Preston Flory and Ida M. Flory, his wife, their heirs and assigns.

UNDER AND SUBJECT, nevertheless, to the following restrictions and reservations as follows:

1. That all buildings built on the above-described tract of land shall have shingle roofs and be sided with commercial siding.
2. That no building of any kind be conducted on the above premises and shall be used for residential purposes only.

3. That no business of any kind be conducted on the above premises, but shall be used for residential purposes only.

TRACT NO. 2  
ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Palmyra, County of Pike and State of Pennsylvania, being Lot No. 16 in Block A on plat of lots in Promised Land section of Palmyra Township, Pike County, Pennsylvania, being known as Forest Homes, which map is recorded in Plat Book Volume 2, Page 136, in the office of the Recorder of Deeds in and for Pike County at Milford, Pennsylvania.

The size of the lot is fifty (50) feet by one hundred (100) feet, more or less.

IT BEING THE SAME PREMISES which Joseph F. Schwartz and Arlene Schwartz, his wife, by their Indenture bearing date the eighteenth day of January, A.D. 2012, for the consideration therein mentioned, granted and conveyed unto the said Thomas V. Castorina and Deborah A. Castorina, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for Pike County, at Milford, Pennsylvania, in Record Book Volume 2385, Page 1468, etc., Instrument No. 201200003082, relation being thereunto had, more fully and at

large appears.

Being known as 16 East Balsam Road and 28 Cherry Red Road, Greenville, Pennsylvania, and having Pike County Tax Identifier Nos: 10-0-011861 and 10-9-011860, Map Nos. 103.04-01-43 and 103.04-01-63, respectively.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas V. Castorina and Deborah A. Castorina DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$25,793.15, 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 Thomas V. Castorina and Deborah A. Castorina DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$25,793.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Pierce & Steirer, LLC  
124 Belvidere Street  
Nazareth, PA 18064-2114  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE  
February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 843-2014r SUR JUDGEMENT NO. 843-2014 AT THE SUIT OF One West Bank, NA vs Susan G. Breitner 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN  
piece, parcel and tract of land  
situate, lying and being in the  
Township of Dingman, County  
of Pike and Commonwealth of  
Pennsylvania, more particularly  
described as LOT NUMBER  
11, SECTION NUMBER  
19, of SUNRISE LAKE as  
shown on the plat or map of  
Sunrise Lake or Sunnylands,  
Inc. subdivision, recorded in the  
office of the Recorder of Deeds  
of Pike County in PLAT BOOK  
VOLUME 35 AT PAGE 134.

Title to said premises vested in  
Susan G. Breitner, by deed from  
Sunnylands, Inc dated March 19,  
2002 and recorded April 1, 2002  
in Deed Book 1921, Page 688.

Being known as: 3734  
SUNRISE LAKE, MILFORD,  
PENNSYLVANIA 18337.  
Map Number: 108.00-03-11  
Control Number: 03-0-111180

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Susan G. Breitner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$262,759.54,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Susan G.  
Breitner DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$262,759.54 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street, Ste.  
1400  
Philadelphia, PA 19109  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION

NO 851-2014r SUR  
JUDGEMENT NO.851-2014  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Diane M.  
Cooper DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot,  
tract, parcel and piece of land  
situate in Matamoras Borough,  
Pike County, Pennsylvania,  
described as follows:  
LOT 34-A as more particularly  
described in a survey entitled Lot  
improvement, Mountain View  
Estates, by Sincavage Associates,  
Inc. dated November 24, 2000  
and recorded in Pike County  
Plat Book Volume 37 page 138  
(previous deed incorrectly recites  
Book 24 Page 166).  
The resulting lot combination by  
joining Lot 33 and Lot 34 into  
Lot 34A is restricted to use for  
single family dwelling.

TAX PARCEL # 083.13-02-  
17.020  
BEING KNOWN AS:  
101 Mountain View Court,  
Matamoras, PA 18336

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Diane M. Cooper  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$132,400.96,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Diane M.  
Cooper DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$132,400.96 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA



KML Law Group  
701 market Street  
Philadelphia, PA 19106-1532  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 910-2014r  
SUR JUDGEMENT NO.  
910-2014 AT THE SUIT OF  
Green Tree Servicing, LLC vs  
Danuta Kusz 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
Being Lot 623, Section 1E,  
Pocono Mountain Lake Estates,  
as shown on a plan of lots  
recorded in the Office of the  
Recorder of Deeds in and for  
the County of Pike, in Plot book  
Volume 9, Page 33.  
TAX PARCEL # 189.04-06-12  
BEING KNOWN AS: 623  
Mink Court, Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Danuta Kusz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$66,375.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Danuta Kusz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$66,375.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 market Street  
Philadelphia, PA 19106-1532  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 965-2014r  
SUR JUDGEMENT NO.  
965-2014 AT THE SUIT OF  
Santander Bank, NA vs Stephen  
Nelson 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 965-2014-CV  
Santander Bank, N.A.

v.  
Stephen Nelson  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
103 Kingfisher Court, aka 103  
King Fisher Court, Milford, PA  
18337-4327

Parcel No. 122.02-01-47-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$114,387.07  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen Nelson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$114,387.07,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Stephen  
Nelson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$114,387.07 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  
01/23/15 · 01/30/15 · 02/06/15

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1032-2013r SUR  
JUDGEMENT NO. 1032-2013  
AT THE SUIT OF ESSA Bank  
& Trust fka East Stroudsburg  
Savings Association vs  
Patricia A. Valle aka Patricia  
A. Putnam 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or  
piece of land in the Township  
of Lehman, County of Pike  
County, Pennsylvania, bounded  
and described as follows:  
BEGINNING at a point  
on the Southwesterly line of  
Whipporwill Drive, a common  
corner of Lot No. 932 and Lot  
No. 933 as shown on a plan  
titled "Subdivision of Lands  
of Benjamin Foster, Lehman  
Township, Pike County, Section  
One" prepared by Edward C.  
Hess Associates, October 17,  
1969, and recorded in Plat Book  
Vol. 7, Page 155, October 17,  
1969, on file in the Office of  
Recorder of Deeds, Milford,  
Pennsylvania.

BEING Lot No. 932, Section 1  
on the above mentioned plan.

BEING the same premises  
which First Union National  
Bank by its Deed dated March  
28, 1999 and recorded April 16,  
1999 in the Office of the Recorder  
of Deeds in and for the County  
of Pike in Record Book 1739,  
Page 042, granted and conveyed  
unto Patricia A. Valle.

Tax ID/Assessment No.:  
06-0-182.04-10-08  
Pin/Control No.: 06-0-105345  
Property is improved.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Patricia A. Valle aka Patricia

A. Putnam DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$24,049.86,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Patricia A.  
Valle aka Patricia A. Putnam  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$24,049.86 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Newman, Williams, Mishkin  
Corveleyn Wolfe & Fareri  
712 Monroe St.

PO Box 511  
Stroudsburg, PA 18360-0511  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1096-2013r SUR  
JUDGEMENT NO. 1096-2013  
AT THE SUIT OF Federal  
National Mortgage Association  
vs Marc Dinardo and Kelly  
Warshofsky 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
LOT OR LOTS,  
PARCEL OR PIECE OF  
GROUND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTRY,  
PENNSYLVANIA, BEING  
LOT OR LOTS NO. 442,  
SECTION NO. 21 AS IS  
MORE PARTICULARLY  
SET FORTH ON THE PLOT  
MAP OF LEHMAN-PIKE  
DEVELOPMENT  
CORPORATION, SAW  
CREEK ESTATES, AS SAME

IS DULY RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, MILFORD, PIKE COUNTY, PENNSYLVANIA IN PLOT BOOK VOLUME 14 AT PAGE 34.

BEING THE SAME PREMISES WHICH EDWARD T. FLOWERS, JR. AND CARI A. FLOWERS, HUSBAND AND WIFE, BY DEED DATED 5/15/2001 AND RECORDED 5/4/2001, IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY, IN DEED BOOK VOLUME 1882, PAGE 551, CONVEYED UNTO MARC DINARDO AND KELLY WARSHOFSKY, HUSBAND AND WIFE.

BEING KNOWN AS: 442 SAUNDERS DRIVE, LOT 442 SEC 21, BUSHKILL, PA 18324 TAX PARCEL #192-02-01-75 IMPROVEMENTS: RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Marc Dinardo and Kelly Warshofsky DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$58,732.04,

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Marc Dinardo and Kelly Warshofsky DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$58,732.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Associates  
1310 Industrial Blvd., Ste. 101  
Southampton, PA 18966  
**01/23/15** · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1303-2013r SUR  
JUDGEMENT NO. 1303-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA s/b/m to  
Wachovia Bank, NA fka  
First Union National Bank vs  
Jeffrey M. Schrull and Dale  
M. Schrull 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1303-2013  
Wells Fargo Bank, N.A. s/b/m to  
Wachovia Bank, N.A. f/k/a First  
Union National Bank  
v.  
Jeffrey M. Schrull  
Dale M. Schrull  
owner(s) of property situate in  
DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
3022 Sunrise Lake, a/k/a 129  
Spruce Lake Drive, Milford, PA  
18337  
Parcel No. 109.04-01-41-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$106,074.99  
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  
Jeffrey M. Schrull and Dale  
M. Schrull DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$106,074.99,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANT'S IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN IN  
EXECUTION AS THE  
PROPERTY OF Jeffrey M.  
Schrull and Dale M. Schrull  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$106,074.99 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  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1505-2013r SUR  
JUDGEMENT NO. 1505-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Alexandre  
Getsovich 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
LOT, PIECE OR PARCEL  
OF GROUND SITUATE  
IN THE TOWNSHIP  
OF DELAWARE,  
COUNTY OF PIKE, AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

LOT NO. 7, BLOCK NO.  
1510, SECTION NO. 15,  
WILD ACRES, AS SHOWN  
ON MAP ENTITLED  
SUBDIVISION OF SECTION  
15, WILD ACRES, AS  
SHOWN IN PLAT BOOK  
NO. 12 AT PAGE 105, FILED  
IN THE PIKE COUNTY  
CLERK'S OFFICE.

BEING THE SAME  
PREMISES WHICH  
VERONIKA MASLYUKOVA,  
BY DEED DATED 7/21/2006  
AND RECORDED 7/24/2006,  
IN THE OFFICE FOR THE  
RECORDER OF DEEDS IN  
AND FOR PIKE COUNTY,  
IN DEED BOOK VOLUME  
2186, PAGE 256, CONVEYED  
UNTO ALEXANDRE  
GETSOVICH.

BEING KNOWN AS:  
101 SKYVIEW COURT,  
DINGMANS FERRY, PA  
18328  
TAX PARCEL #02-0-072733  
IMPROVEMENTS:  
RESIDENTIAL PROPERTY

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Alexandre Getsovich  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$183,660.70,

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 Alexandre  
Getsovich DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$183,660.70 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Assoc.  
1310 Industrial Blvd., 2nd floor,  
ste. 202  
Southampton, PA 18966  
**01/23/15** · 01/30/15 · 02/06/15

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1546-2013r SUR  
JUDGEMENT NO. 1546-2013  
AT THE SUIT OF Lakeland  
Bank vs Charles Gray and  
Ladis Gray 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT TRACT OR  
PARCEL OF LAND  
PREMISES, SITUATE,  
LYING AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE, STATE  
OF PENNSYLVANIA. A  
LEGAL DESCRIPTION  
OF THE PROPERTY IS  
CONTAINED IN THE  
OWNERS' DEED WHICH  
IS RECORDED IN THE  
PIKE COUNTY CLERK  
OR REGISTER'S OFFICE  
IN DEED BOOK 1303 ON  
PAGE 118 AND IS ALSO  
KNOWN AS PARCEL  
#03-0-060862 ON THE MAPS  
OF THE TAX ASSESSOR OF  
DINGMAN TOWNSHIP.

BEING the same premises  
which Miriam L. McDonald by  
deed dated December 20, 1996



and recorded in the Pike County Recorder of Deeds Office on January 2, 1997 in deed book 1303, page 118, granted and conveyed to Charles Gray and Ladis Gray, his wife, in fee.

BEING Parcel Number  
108.00-01-01

The Real Property or its address is commonly known as 102 CRANBERRY RIDGE DRIVE, MILFORD, DINGMAN TOWNSHIP, PA 18337.

Property is an improved residential dwelling.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles Gray and Ladis Gray DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,608.55, 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 Charles Gray and Ladis Gray DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,608.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Berger Law Group  
11 Elliott Avenue, Ste. 100  
Bryn Mawr, PA 19010  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1551-2011r SUR JUDGEMENT NO. 1551-2011 AT THE SUIT OF U.S.

Bank National Association as Trustee Ramp 2005efc6 vs Christine Hoopman and Rufus C. Hoopman 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1551-2011  
U.S. Bank National Association as Trustee Ramp 2005efc6  
v.  
Christine Hoopman  
Rufus C. Hoopman  
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being  
129 Laurel Drive, Milford, PA 18337-7738  
Parcel No. 136.02-02-19  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$263,783.28  
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 Christine Hoopman and Rufus C. Hoopman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$263,783.28, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christine Hoopman and Rufus C. Hoopman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$263,783.28 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  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**  
**February 18, 2015**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1610-2010r  
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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

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

v.

Igor Lukyanovskiy  
Asya Lukyanovskaya  
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: \$403,349.13

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 Igor Lukyanovskiy  
and Asya Lukyanovskaya  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$403,349.13,  
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  
Igor Lukyanovskiy and  
Asya Lukyanovskaya  
DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$403,349.13 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  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1613-2013r SUR JUDGEMENT NO. 1613-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Jason Raymond Sams 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 1613-2013  
Jpmorgan Chase Bank, National Association

v.  
Jason Raymond Sams  
owner(s) of property situate in DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being  
143 Raccoon Road, Dingmans Ferry, PA 18328-3143  
Parcel No. 161.01-05-21-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$232,978.18  
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 Jason Raymond Sams DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,978.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jason Raymond Sams DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,978.18 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  
**01/23/15 · 01/30/15 · 02/06/15**

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1639-2013r SUR JUDGEMENT NO. 1639-2013 AT THE SUIT OF Wells Fargo Bank, NA vs Edward Matt 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

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1639-2013-CV Wells Fargo Bank, NA  
v.  
Edward Matt  
owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being  
232 Sedburgh Court, Bushkill, PA 18324-8607  
Parcel No. 196.02-07-31  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$97,516.27  
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 Matt DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$97,516.27, 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 Edward Matt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$97,516.27 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  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE  
February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1873-2011r SUR JUDGEMENT NO. 1873-2011 AT THE SUIT OF Wayne Bank vs Charles Corral and Patricia D.

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

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

LOT NUMBER 49, SECTION NUMBER 12, of SUNRISE LAKE as shown on the plat or map of Sunrise Lake or Sunnylands, Inc. subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 25 Page 173.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Charles Corral and Patricia D. Corral DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$86,754.31, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Charles Corral and Patricia D. Corral DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,754.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Jeffrey S. Treat  
926 Court Street  
Honesdale, PA 18491  
**01/23/15 · 01/30/15 · 02/06/15**

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

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1906-2012r SUR JUDGEMENT NO. 1906-2012 AT THE SUIT OF U.S. Bank, National Association, as trustee for prof-2013-S3 Remic Trust I vs Edwen Blas and Angelina Blas 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 February 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, being Lot No. 249, Stage No. 17, Pine Ridge as shown on a map of Pine Ridge, Inc., on file in the Recorder's Office at Milford, Pennsylvania, Plat Book No. 10, page 74.

UNDER AND SUBJECT to all covenants, conditions and restrictions as of record.

BEING the same premises which LTS Development, Inc. by deed dated October 18, 2004 and recorded April 20, 2005 in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Deed Book

2105, Page 31, granted and conveyed unto Romec, Inc. AND BEING the same premises which became vested in Edwin Blas and Angelina Blas, husband and wife, by deed of Romec, Inc., dated February 14th, 2008 and recorded contemporaneously herewith in the Office of the Recorder of Deeds in and for Pike County.

Parcel #06-0-041966

BEING THE SAME PREMISES WHICH ROMEC, INC., BY DEED DATED 2/14/2008 AND RECORDED 2/26/2008, IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY, IN DEED BOOK VOLUME 2267, PAGE 2036, CONVEYED UNTO EDWEN BLAS AND ANGELINA BLAS, HUSBAND AND WIFE.

BEING KNOWN AS: 1585 PINE RIDGE A/K/A 249 SECTION 6, PINE RIDGE, BUSHKILL, PA 18324 TAX PARCEL #06-0-041966 IMPROVEMENTS: RESIDENTIAL PROPERTY.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edwen Blas and Angelina Blas DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$309,485.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edwen Blas and Angelina Blas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$309,485.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Power Kirn & Assoc.  
1310 Industrial Blvd., Ste. 101  
Southampton, PA 18966  
**01/23/15 · 01/30/15 · 02/06/15**

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**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2001-2011r  
SUR JUDGEMENT NO.  
2001-2011 AT THE SUIT  
OF Bank of America, NA  
Successor by Merger to BAC  
Home Loans Servicing, LP  
vs Evelyn Grady and John J.  
Hare, 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2001-CIVIL-2011  
Bank of America, N.A. Successor  
by Merger to BAC Home Loans  
Servicing, LP  
v.  
Evelyn Grady  
John J. Hare, Jr.  
owner(s) of property situate  
in the TOWNSHIP OF  
SHOHOLA, PIKE County,  
Pennsylvania, being  
147 German Hill Road, Shohola,  
PA 18458  
Parcel No. 027.00-03.21.001,  
027.00-03-12

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$225,762.42  
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  
Evelyn Grady and John J. Hare,  
Jr. DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$225,762.42,  
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 Evelyn

Grady and John J. Hare, Jr.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$225,762.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., ste. 100  
1 Penn Center  
Philadelphia, PA 19103  
01/23/15 · 01/30/15 · 02/06/15

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**SHERIFF SALE**  
**February 18, 2015**

BY VIRTUE OF WRIT OF  
EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2098-2011r SUR  
JUDGEMENT NO. 2098-2011  
AT THE SUIT OF U.S. Bank,  
N.A., as Legal Title Trustee for  
Truman 2012 SC2 Title Trust  
vs Keith Modeste and Angela  
Modeste 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  
February 18, 2015 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THAT CERTAIN lot

or parcel of land situate in the  
Township of Lehman, County  
of Pike and Commonwealth  
of Pennsylvania, being LOT  
3213 SEC 34 as shown on a  
map or plan of SAW CREEK  
ESTATES on file in the  
Recorder of Deeds Office  
at Milford, Pike County,  
Pennsylvania in Plat Book  
Volume 26 Page 111 & 166.  
Pike County Control #  
06-0-108734  
Pike County Tax ID #  
197.03-03-25

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Keith Modeste and Angela  
Modeste DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$295,615.33,  
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 Keith Modeste and Angela Modeste DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$295,615.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Romano, Garubo & Argentieri  
52 Newton Avenue  
Woodbury, NJ 08096  
**01/23/15 · 01/30/15 · 02/06/15**

**SHERIFF SALE**

**February 18, 2015**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2286-2012r SUR JUDGEMENT NO. 2286-2012 AT THE SUIT OF Nationstar Mortgage LLC vs Alberto Torres 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

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

**SHORT DESCRIPTION**

By virtue of a Writ of Execution no. 2286-2012  
Nationstar Mortgage, LLC  
v.  
Alberto Torres  
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being  
123 Juniper Dr, Milford, PA 18337-7255  
Parcel No. 110.02-02-24  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$278,309.40  
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 Alberto Torres DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$278,309.40, 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 Alberto Torres  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$278,309.40 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  
**01/23/15 · 01/30/15 · 02/06/15**

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