

## LEGAL NOTICES

---

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

---

### ESTATE NOTICES

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

---

### LETTERS OF ADMINISTRATION

Estate of FLORIN ANDY IRIZA, Deceased, late of 432 Canoebrook Drive, Hawley, PA 18428.

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

Ecaterina Iriza  
432 Canoebrook Drive  
3118 Hemlock Farms  
Hawley, PA 18428

or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, Pennsylvania 18337.  
08/16/13 • 08/23/13 • 08/30/13

---

### ESTATE NOTICE

Estate of Helen M. Coffin, late of Hawley, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Donna Taylor, 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, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337

08/23/13 • 08/30/13 • 09/06/13

---

### EXECUTRIX'S NOTICE

Estate of Yvonne L Denton late of Milford, Pike County, PA, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Deanne Connolly, PO Box 284, Milford, PA 18337.

08/23/13 • 08/30/13 • 09/06/13

---

### EXECUTORS NOTICE

Estate of Patricia Phillips, deceased, late of Pike County, Pennsylvania, Letters of Administration 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 payments without delay to:  
Margaret Marley, Administratrix or to her attorney:

Charles F. Lieberman  
400 Broad Street  
Milford, Pa. 18428

**08/23/13 • 08/30/13 • 09/06/13**

---

### **ESTATE NOTICE**

Estate of Frances Demaio,  
Dingman Township, Pike  
County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Dawn Curiale 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, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

**08/23/13 • 08/30/13 • 09/06/13**

---

### **NOTICE OF APPLICATION FOR PRIVATE DETECTIVE LICENSE**

Notice is hereby given that Euro Global Corporation has filed an application for Certificate of License under the Private Detective Act of 1953 requesting the issuance of a Private Detective License in Pike County with a Hearing in the matter scheduled for September 23, 2013 at 1:30 P.M. in the Main Courtroom of Pike County Courthouse, Milford, Pennsylvania.

Robert F. Bernathy  
Attorney for Applicant

**08/23/13 • 08/30/13**

---

### **NOTICE OF INCORPORATION NOTICE IS HEREBY**

GIVEN that Articles of Incorporation have been filed and approved by the Department of State, Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on July 10, 2013, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law approved December 21, 1988, P.L. 1444, No. 177, as amended, for the incorporation of Mountain Stream Baptist Church, Inc., of 605 Gandolf Road Tamiment, PA 18371. The purpose of the corporation is that it shall have unlimited power to engage in and do any lawful act concerning any and all lawful business for which corporations may be incorporated under the Business Corporation Law.

ELIZABETH M. FIELD,  
ESQUIRE

Powlette & Field, LLC  
508 Park Avenue  
Stroudsburg, PA 18360

---

### **NOTICE OF FILING OF ARTICLES OF INCORPORATION**

Pursuant to the Business Corporation Law of 1988, as amended, notice is hereby given that on August 8, 2013, Articles of Incorporation for **JUNIOR'S MOBILE DETAILING SERVICES, INC.**, were filed with the Department of State, Harrisburg, Pennsylvania,

the said corporation being organized under the provisions of the Business Corporation Law of 1988, as amended. The purposes of the Corporation are: To engage in and to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended and supplemented, and to do all things and exercise all powers, rights and privileges which a corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania as amended and supplemented.

SPALL, RYDZEWSKI,  
ANDERSON, LALLEY &  
TUNIS, P.C.  
2573 ROUTE 6  
HAWLEY, PA 18428

---

IN THE COURT OF  
COMMON  
PLEAS OF PIKE COUNTY,  
PENNSYLVANIA

Name Change of  
No. 957-2013-CV  
NOTICE OF FILING OF  
PETITION  
FOR NAME CHANGE AND  
DATE OF HEARING  
NOTICE is here by given  
that on August 19, 2013 the  
Amended Petition Alexa  
Michele Gibbs was filed in the  
above-named Court requesting  
an order to change the legal  
name of Alexa Michele Gibbs  
To Alexa Michele Vellani  
The Court has fixed the 3rd

day of September 2013 at 9:00  
a.m. Courtroom No.2, Pike  
County Courthouse, Milford,  
Pennsylvania as the time and  
place for the hearing on said  
Petition when and where all  
interested parties may appear  
and show cause, if any, why the  
request of the Petitioner should  
not be granted.

Thomas Earl Mincer, Esq.  
Law Offices of Thomas Earl  
Mincer  
106 W. High Street  
Milford PA 18337

---

**SHERIFF SALES**

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

---

**SHERIFF SALE**

**September 11 , 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
8-2013r SUR JUDGEMENT  
NO. 8-2013 AT THE SUIT  
OF Generation Mortgage  
Company vs Margaret  
Steuber 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

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

LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF PIKE, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 04/18/2007 AND RECORDED 04/27/2007 IN BOOK 2229 PAGE 536 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LEGAL DESCRIPTION:

ALL CERTAIN LOT OR LAND SITUATE AND BEING IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESIGNATED AS LOT # 54, SECTION 2-C, ON A PLOT OF LOTS MADE A RESULT OF A SURVEY BY EDWARD C. HESS ASSOCIATES, INC., WHICH SURVEY IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR PIKE COUNTY,

PENNSYLVANIA, IN MAP BOOK VOLUME 9, PAGE 117 AND IS DESCRIBED AS LOTS OF POCONO MOUNTAIN LAKE ESTATES.

PARCEL NO. 189.02-02-11  
PARCEL NO. 189.02-02-11

For information purposes only -  
Property also known as:  
Pocono Mountain Lake Estates  
f/k/a 54 Eagle Path  
Bushkill, PA 18324

TITLE TO SAID PREMISES IS VESTED Margaret Steuber, by deed from Joaquin Garcia and Lucia Garcia, dated 4/18/2007 recorded 4/27/2007, as Instrument No.: 200700006465.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret Steuber DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$89,912.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Margaret Steuber DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$89,912.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
Mt. Laurel, NJ 08054  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO89-2010r SUR JUDGEMENT NO. 89-2010 AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. vs

Gregory R. Pallay and Cathie M. Pallay 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:  
SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 89-2010  
WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.  
v.  
GREGORY R. PALLAY  
CATHIE M. PALLAY  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 2171 LANCASTER DRIVE A/K/A 3418 SECT 36 SAW CREEK A/K/A 3418 LANCASTER DRIVE, BUSHKILL, PA 18324 Parcel No. 197.03-06-50 (Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$193,898.92  
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 Gregory R. Pallay  
and Cathie M. Pallay  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$193,898.92,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gregory R.  
Pallay and Cathie M. Pallay  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$193,898.92 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
94-2009r SUR JUDGEMENT  
NO. 94-2009 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association, s/b/m to  
Chase Home Finance, LLC vs  
Robert J. Ruziecki and Lisa A.  
Ruziecki  
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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 94-2009-CIVIL  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
S/B/M TO CHASE HOME  
FINANCE, LLC

v.

ROBERT J. RUZIECKI  
LISA A. RUZIECKI  
owner(s) of property situate  
in the TOWNSHIP OF  
GREENE, PIKE County,

Pennsylvania, being  
101 CARDINAL CIRCLE,  
GREENTOWN, PA  
18426-3501  
Parcel No. 068.04-02-56  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$53,790.24  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Robert J. Ruziecki  
and Lisa A. Ruziecki  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$53,790.24,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert J.  
Ruziecki and Lisa A. Ruziecki  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$53,790.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO116-2013r  
SUR JUDGEMENT  
NO.116-2013 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs John  
M. Ervin 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME

IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 116-2013  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.

JOHN M. ERVIN  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, PIKE County,  
Pennsylvania, being  
106 RAVEN COURT,  
DINGMANS FERRY, PA  
18328-4036

Parcel No. 169.03-03-30  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$146,265.54  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John M. Ervin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$146,265.54,  
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 John M. Ervin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$146,265.54 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
143-2013r SUR JUDGEMENT  
NO. 143-2013 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee  
for Ameriquest Mortgage



Securities Inc., Asset-Backed  
Pass-Through Certificates,  
Series ARSI 2006-M3 vs  
Philip J. Beattie and Christine  
Beattie 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

BEING Lot(s) No. (s) 20, Block  
No. 3, Section No. 4, Sunrise  
Lake, as shown on plat or map  
of Sunrise Lake or Sunnylands,  
Inc., subdivisions recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book 7,  
page 226.

Parcel No. 122.01-03-12/4.3.20

BEING the same premises  
which Harry Lower and Annette  
Lower, his wife, by Deed dated  
August 04, 2006 and recorded  
in the Pike County Recorder  
of Deeds Office on August  
07, 2006 in Deed Book 2188,  
Page 1791, as Deed Instrument  
Number #200600013955,

granted and conveyed unto  
Philip J. Beattie and Christine  
Beattie, his wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Philip J. Beattie and Christine  
Beattie DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$200,350.93,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$200,350.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste 150  
King of Prussia, PA 19406  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 150-2013r SUR JUDGEMENT NO. 150-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Jacqueline Coogan, in her Capacity as Executrix and Devisee of the Estates of Michael Coogan 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution

No. 150-2013  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
v.  
JACQUELINE COOGAN,  
IN HER CAPACITY AS  
EXECUTRIX AND DEVISEE  
OF THE ESTATE OF  
MICHAEL COOGAN  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
RR 6 BOX 6373, A/K/A 120  
GARRIS PLACE, EAST  
STROUDSBURG, PA 18302  
Parcel No. 199.02-02-66-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$182,375.81  
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 Jacqueline Coogan, in her Capacity as Executrix and Devisee of the Estates of Michael Coogan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,375.81, 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 Jacqueline  
Coogan, in her Capacity as  
Executrix and Devisee of the  
Estates of Michael Coogan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$182,375.81 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO

157-2010r SUR JUDGEMENT  
NO. 157-2010 AT THE  
SUIT OF Citizens Savings  
Bank vs Richard Denis  
Gaines and Camari Tomlin  
Gaines 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHERIFF'S SALE  
DESCRIPTION**

By virtue of a Writ of Execution  
No. 2010-CIVIL-157, issued  
out of the Court of Common  
Pleas of Pike County, directed  
to me, there will be exposed to  
public sale, by vendue or outcry  
to the highest and best bidders,  
for cash, in the Pike County  
Administration Building, in the  
City of Milford, Pike County,  
Pennsylvania, all rights, title and  
interest of the Defendants in and  
to:

**ALL THE FOLLOWING**  
certain piece of parcel of land  
lying, being Lot Nos. 90 and 5  
and situate in Tanglwood Lakes,  
Township of Palmyra, County  
of Pike and Commonwealth of  
Pennsylvania, and located at 90  
St. Andrews Drive, Tanglwood  
Lakes, Greentown, Palmyra  
Township, Pike County,

Pennsylvania 18426.

BEING THE SAME  
PREMISES conveyed unto  
Camari Tomlin Gaines, and  
recorded in Pike County,  
Pennsylvania, at Instrument  
Number 200700009436, Deed  
Book 2236, pages 1944-1949-  
on June 14, 2007.

UNDER AND SUBJECT  
to the rights, privileges,  
benefits, easements, covenants,  
conditions, restrictions,  
reservations, terms and  
provisions as more particularly  
set forth in the above recited  
Deed.

TRACT ONE/ LOT  
NUMBER 90

CONTROL NO.: 10-0-111727

MAP NUMBER:  
087.01-03-40.001

KNOWN AS : 90 St. Andrews  
Drive, Greentown, Tanglwood  
Lakes, Palmyra Township, Pike  
County, Pennsylvania 18426

IMPROVEMENTS  
THEREON CONSIST OF:  
a residential vacant lot known  
as 90 St. Andrews Drive,  
Tanglwood Lakes, Greentown,  
Palmyra Township, Pike  
County, Pennsylvania 18426.

TRACT TWO/ LOT  
NUMBER 5

CONTROL NO.: 10-0-111728

MAP NUMBER:  
071.00-01-21.005

KNOWN AS: 90 St. Andrews  
Drive, Greentown, Tanglwood  
Lakes, Palmyra Township, Pike  
County, Pennsylvania 18426

IMPROVEMENTS  
THEREON CONSIST OF:  
a residential house and garage  
known as 114 St. Andrews  
Drive, Tanglwood Lakes,  
Greentown, Palmyra Township,  
Pike County, Pennsylvania  
18426

SEIZED AND TAKEN into  
execution at the suit of Citizens  
Savings Bank against Richard  
Denis Gaines and Camari  
Tomlin Gaines and will be sold  
by:

Sheriff of Pike County, Phillip  
Bueki

KREDER BROOKS  
HAILSTONE LLP  
BY: DAVID K. BROWN,  
ESQUIRE  
Attorneys for Plaintiff

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Richard Denis Gaines  
and Camari Tomlin Gaines  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$1,008,387.56, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard Denis Gaines and Camari Tomlin Gaines DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$1,008,387.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Kreder Brooks Hailstone, LLP  
220 Penn Avenue, Ste. 200  
Scranton, PA 18503  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 191-2013r SUR JUDGEMENT NO. 191-2013 AT THE SUIT OF PNC Bank, National Association vs Dennis C. Hromin and Eileen R. Hromin 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION  
No. 191-2013-Civil

PNC Bank, National Association,  
Plaintiff,

vs.

Dennis C. Hromin and Eileen R. Hromin,  
Defendants.

LEGAL DESCRIPTION

ALL that certain piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and

Commonwealth of Pennsylvania,  
more particularly described as  
follows to wit:

BEING Lot Number 487,  
Section 4, as shown on a map  
entitled Subdivision of Section  
4, Pocono Mountain Lake  
Forest Corporation, on file in  
the Recorder's Office at Milford,  
Pennsylvania, in Plot Book No.  
9, Page 227.

Having erected thereon a  
dwelling known as 235 Fox  
Road, Dingmans Ferry, PA  
18328.

Parcel No. 161.01-06-08  
Control No. 02-0-028648

Being the same premises which  
James D. Gerichten, Thomas  
R. Bosch and David Spellman  
by deed dated 10/03/08 and  
recorded on 10/06/08 in the  
Recorder of Deeds office of  
Pike County, Pennsylvania in  
Instrument No. 200800012111,  
granted and conveyed unto  
Dennis C. Hromin and Eileen  
R. Hromin.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Dennis C. Hromin  
and Eileen R. Hromin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE  
AMOUNT OF \$332,816.38,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Dennis C.  
Hromin and Eileen R. Hromin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$332,816.38 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburgh, PA 15222  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
203-2013r SUR JUDGEMENT  
NO. 203-2013 AT THE SUIT  
OF Green Tree Consumer  
Discount Company vs  
Christopher Beykirch aka  
Christopher H. Beykirch and  
Jennifer Beykirch aka Jennifer  
K. Beykirch 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

Lots 20, ABCD, Block  
W-402, is set forth on a Plan  
of Lots - Wild Acres, Section  
4, Delaware Township, Pike  
County, Pennsylvania, dated  
February 1968, by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania,  
and filed in the Office of the  
Recording of Deeds in and for  
Pike County, Pennsylvania,  
in and for Pike County,  
Pennsylvania in Plat Book 6,

page 132 on March 21, 1968.

TAX PARCEL #: 169.03-03-18

BEING KNOWN AS: 163  
Wild Acres Drive, Dingmans  
Ferry, PA, 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Christopher Beykirch aka  
Christopher H. Beykirch  
and Jennifer Beykirch  
aka Jennifer K. Beykirch  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$175,457.75,  
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 Christopher  
Beykirch aka Christopher H.  
Beykirch and Jennifer Beykirch  
aka Jennifer K. Beykirch  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$175,457.75 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group\  
701 Market Street  
Philadelphia, PA 19106-1532  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11 , 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 247-2013r SUR  
JUDGEMENT NO. 247-2013  
AT THE SUIT OF Wells  
Fargo Bank, NA vs William  
Kegley 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 247-2013  
WELLS FARGO BANK, N.A.  
v.  
WILLIAM KEGLEY  
owner(s) of property situate  
in the TOWNSHIP OF  
GREENE, PIKE County,  
Pennsylvania, being  
153 LAKE IN THE CLOUDS  
ROAD, CANADENSIS, PA  
18325  
Parcel No. 154.03-02-60 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$108,048.01  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William Kegley  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$10,848.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS



HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William Kegley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$10,848.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 271-2013r SUR JUDGEMENT NO. 271-2013 AT THE SUIT OF Wells Fargo, NA, as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates vs Calvert

Hocker 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel and piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 413, Section 20, Saw Creek Estates, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 13, Page 85.

BEING the same premises which Gerald M. Peterson and Gayle P. Peterson, husband and wife, by Deed dated November 16, 2002 and recorded December 31, 2002, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 1960, Page 1093, Instrument #200200021352, conveyed unto Calvert Hocker, single.

BEING known as 1224 Saw Creek Estates, Bushkill, PA 18324

TAX PARCEL: #192.01-02-13

IMPROVEMENTS:

Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Calvert Hocker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,372.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Calvert Hocker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,372.83 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd.  
1st Floor, Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 281-2010r SUR JUDGEMENT NO. 281-2010 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Sevcing, LP fka Countrywide Home Loans Servicing, LP vs Filiz Mead and Leroy R. Mead 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, being

more particularly described as follows, to wit:

BEGINNING at an iron pin corner situated on the southern most side of Fern Court, said road being 50 feet in right of way leading off Spring road in Wild Acres, further being located South 43 degrees 58 minutes 00 seconds West 445 feet more or less from a point of tangent situated on the above said Fern Court ROW the following, to wit: Thence in a clockwise direction and running along lines of Lot Number 25 South 46 degrees 02 minutes East 225.00 feet to an iron pin corner; thence along lines of lots Number 12 and 11 South 43 degrees 58 minutes West 222.00 feet to an iron pin corner; thence along lines of lot number 28 North 28 degrees 56 minutes West 21.58 feet to an iron pin corner said point being situated on the 50 foot radius cul-de-sac at the end of Fern Court; thence on a curve to the left on a radius of 50 feet and arc distance of 54.29 feet to a point of curve for a corner; thence an a curve to the right on a radius of 35 feet an arc distance of 27.55 feet to an iron pipe corner, said pint being the point of tangent of the lines of said cul de sac with Fern Court; thence along the ROW of said Fern Court North 43 degrees 58 minutes East 84.84 feet to the point of beginning.

The above described lot is a combination of Lots 26 and 27, Block 1902, Wild Acres and is

now known as Lot 26A. A map of new lot 26A is filed in Pike County Plat Book 30, page 228.

TOGETHER WITH unto the grantees herein, their heirs and assigns, all rights, liberties and privileges and UNDER AND SUBJECT to all Restrictions and Reservations set forth in deeds in the chain of title.

TAX PARCEL #02-0-067299

BEING KNOWN AS: 120 Lilac Court, Dingman's Ferry, PA 18328

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Filiz Mead and Leroy R. Mead DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,523.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Filiz Mead and Leroy R. Mead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,523.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Independence Ctr.  
701 Market St.  
Philadelphia, PA 19106  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 344-2013r SUR JUDGEMENT NO. 344-2013 AT THE SUIT OF U.S. Bank National Association as Trustee for RAMP 2005NC1 vs Jessica Rombousek 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 344-2013CIVIL U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005NC1

v.

JESSICA ROMBOUSEK owner(s) of property situate in the BOROUGH OF MATAMORAS, PIKE County, Pennsylvania, being 702 AVENUE M, MATAMORAS, PA 18336-1811

Parcel No. 083.14-02-79 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: \$121,957.01  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jessica Rombousek DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$121,957.01,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jessica  
Rombousek DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$121,957.01 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd  
One Penn Center Plaza, Ste. 1400  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
359-2013r SUR JUDGEMENT  
NO. 359-2013 AT THE  
SUIT OF U.S. Bank National  
Association as Trustee, successor  
in interest to Wachovia Bank,  
NA as Trustee for GSR  
Mortgage Loan Trust 2005-6F  
Mortgage pass-Through  
Certificates, Series 2005-6F vs  
Ernest J. Sibalich and Patience  
A.L. Sibalich 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

BEING lot designated as No.  
4 of that certain Plat Map of  
Victor E. Orben (Dwg. No.  
CC-302-A) dated April 14,  
1980 and recorded June 2,  
1980, in Pike County Plat Book  
Volume 18, Page 127.

CONTAINING 3.517 acres.

Parcel No. 095.00-02-10.002

BEING the same premises which Raymond R. Liebold and Marcella M. Liebold, husband and wife, by Deed dated March 18, 2002 and recorded in the Pike County Recorder of Deeds Office on March 21, 2002 in Deed Book 1920, page 586, granted and conveyed unto Ernest J. Sibalich and Patience A. L. Sibalich, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ernest J. Sibalich and Patience A.L. Sibalich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,161.15, 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 Ernest J. Sibalich and Patience A.L. Sibalich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,161.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste 150  
King of Prussia, PA 19406  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 384-2013r SUR JUDGEMENT NO. 384-2013 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Popular ABS, Inc. Series 2007-A, by its Attorney-in-fact Ocwen Loan Servicing, LLC vs Kurt Arienta 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

TRACT No. 920, Section No.  
IV, Conashaugh Lakes, as shown  
on plat or map recorded in the  
office of the Recorder of Deeds  
of Pike County in Plat Book 8  
Page 78.

PARCEL #03-0-020559

BEING the same premises  
which Frederick Solis and  
Catherine Solis, by Deed dated  
December 11, 2006 and recorded  
on December 15, 2006 in the  
Office of the Recorder of Deeds  
in and for Pike County in Deed  
Book 2209 Page 2078, granted  
and conveyed unto Kurt Arienta,  
a married man

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

JUDGMENT ON THE  
AMOUNT OF \$157,471.77,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kurt Arienta  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$157,471.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 393-2013r SUR JUDGEMENT NO. 393-2013 AT THE SUIT OF Homeward Residential, Inc. vs Douglas J. Beeden and Nancy P. Beeden 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
Homeward Residential, Inc.  
Plaintiff  
v.  
DOUGLAS J. BEEDEN  
NANCY P. BEEDEN  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 393-2013-CV

SHORT DESCRIPTION FOR ADVERTISING  
ALL THAT CERTAIN LOT OF LAND SITUATE IN LEHMAN TOWNSHIP, PIKE COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 694 Decker Road NKA 6329 Decker Rd., Bushkill, PA 18324  
PARCEL NUMBER:  
192.04-01-79 Control No.  
06-0-066830  
IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
HARRY B. REESE,  
ESQUIRE  
PA ID 310501

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Douglas J. Beeden and Nancy P. Beeden DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$124,483.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES



UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Douglas J.  
Beeden and Nancy P. Beeden  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$124,483.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 442-2013r SUR  
JUDGEMENT NO. 442-2013  
AT THE SUIT OF Nationstar

Mortgage, LLC vs John C.  
Dibble 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

BEING Lots Nos. Eight  
hundred twenty-one and Eight  
hundred twenty-three (Nos.  
821 and 823), lying at the  
southeasterly corner of Madison  
Street, now Avenue N, and  
Second Street, between Second  
and Third Streets, each of the  
above mentioned lots being  
fifty (50) feet in front and rear  
and one hundred (100) feet in  
depth, as designated on Fred  
Wehinger's Map of an Addition to  
the Village, now Borough of  
Matamoras.

BEING THE  
SAME PREMISES  
which RESERVOIR  
INVESTMENTS GROUP,  
INC., by indenture bearing date  
the 12<sup>th</sup> day of December, 2005  
and being recorded at Milford,  
Pennsylvania in the Office for

the Recording of Deeds, in and for the County of Pike, on the 22<sup>nd</sup> day of December, 2005 in Record Book Volume 2151, page 621, granted and conveyed unto RICKAN, INC., A Pennsylvania Corporation, in fee.

The above premises are more particularly described as follows:

BEGINNING at a point in the southeasterly line of Avenue N, said point being located 200.00 feet northeasterly of the northeasterly line of Third Street as measured along the aforesaid line of Avenue N; thence North 38 degrees 41 minutes 00 seconds East 100.00 feet to a point in the southwesterly line of Second Street; thence along said line of Second Street, South 51 degrees 19 minutes 00 seconds East 100.00 feet to a point; thence leaving Second Street and running along Lot No. 920 and then No. 922 on above mentioned Wehinger addition, South 38 degrees 41 minutes 00 seconds West 100.00 feet to a point; thence running along Lot 825 North 61 degrees 19 minutes 00 seconds West 100.00 feet to the point and place of BEGINNING.

The foregoing description is in accordance with survey map dated February 27, 1979, prepared by Gary J. Williams, R.S., File No. 79-107.

Also being the same premises which Rickan, Inc., a

Pennsylvania Corporation, by its certain Deed dated May 10, 2006 and intended to be simultaneously recorded herewith in the Office for the Recording of Deeds of Pike County, Pennsylvania, granted and conveyed unto John C. Dibble, in fee.

TAX PARCEL #:083.10-06-43

BEING KNOWN AS: 200 Avenue N, Matamoras, PA 18336

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John C. Dibble DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,126.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John C. Dibble DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,126.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
Ste. 5000 BNY Independence Ctr.  
701 Market St.  
Philadelphia, PA 19106  
08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 514-2010r SUR JUDGEMENT NO. 514-2010 AT THE SUIT OF The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the Holders Mortgage Pass-Through Certificates Series FHAMS 2007-FA3, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Mater Servicer, in its Capacity as Agent for the Trustee Under the Pooling

and Servicing Agreement vs Radu Lungu and Marina Rodina 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL, PIECE OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF DELAWARE, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LOT 5ABCD, BLOCK W-906, AS SET FORTH ON A PLAN OF LOTS-WILD ACRES, SECTION 9, DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, DATED MARCH 1970, BY JOHN B. AICHER, MONROE ENGINEERING, INC., STROUDSBURG, PENNSYLVANIA, AND FILED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR PIKE COUNTY, PENNSYLVANIA, IN PLAT BOOK 8, PAGE 109, RERECORDED

NOVEMBER 17, 1970, SAID LOT HAVING A FRONTAGE ON LAKE SHORT DRIVE OF SIXTY-FIVE AND SIXTY ONE HUNDREDTHE (65.60) FEET, A REAR LINE OF ONE HUNDRED ONE AND FOURTEEN ONE-HUNDREDTHS (101.14) FEET AND SIDE LINES OF ONE HUNDRED FIFTY (150) FEET AND ONE HUNDRED FORTY-FOUR AND THIRTY-THREE-ONE-HUNDREDTHS (144.43) FEET, RESPECTIVELY. AS DELINEATED ON SAID PLOT AMP WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO.

BEING THE SAME PREMISES THAT WACHOVIA BANK, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING AGENCY BY ITS DEED DATED JUNE 27, 2005 AND RECORDED IN PIKE COUNTY RECORD BOOK 2128 PAGE 2354 GRANTED AND CONVEYED TO YILMAZ GUVER AND OVIDIU TUSINEAN, GRANTORS HEREIN.

PARCEL No. 168.04-06-42

BEING known and numbered as 174 MOUNTAIN LAKE

DRIVE, DINGMANS FERRY, PA, 18328.

BEING the same premises which YILMAZ GUVER AND OVIDIU TUSINEAN, TENANTS IN COMMON, by Deed dated March 10, 2007 and recorded March 12, 2007 in and for Pike County, Pennsylvania, in Deed Book Volume 2222, Page 790, granted and conveyed unto Radu Lungu and Marina Rodina, husband and wife as tenants by the entieties

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Radu Lungu and Marina Rodina DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,411.93, 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 Radu Lungu and Marina Rodina DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,411.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
PO Box 650  
Hershey, PA 17033  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 785-2010r SUR JUDGEMENT NO. 785-2010 AT THE SUIT OF Goldman Sachs Mortgage Company vs Faustino Arroyo 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 September 11, 2013 at 11:00

AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
Goldman Sachs Mortgage  
Company  
Plaintiff  
v.  
FAUSTINO ARROYO  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 785-2010

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 1219  
Spring Circle, Twp of, Lehman  
(Bushkill), PA 18324  
PARCEL NUMBER:  
194.01-02-66  
IMPROVEMENTS:  
Residential Property

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Faustino Arroyo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$130,026.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Arroyo DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$130,026.50 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO886-2012r  
SUR JUDGEMENT NO.  
886-2012 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC  
Home Loans Servicing LP  
fka Countrywide Home  
Loans Servicing, LP vs Eric  
B. Gianna 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 886-2012

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

vs.

ERIC B. GIANNA

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
90 POCONO MOUNTAIN  
LAKE ESTATE, BUSHKILL,  
PA 18324-9003

Parcel No.: 189.02-01-87  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$102,543.30

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Eric B. Gianna  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$102,543.30,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Eric B.  
Gianna DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$102,543.30 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1196-2008r  
SUR JUDGEMENT NO.  
1196-2008 AT THE SUIT  
OF JPMorgan Chase Bank,

National Association, s/b/m to Chase Home Finance, LLC vs Gregory J. Hugo and Patricia A. Hugo 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1196-2008-CV JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC

v.

GREGORY J. HUGO  
PATRICIA A. HUGO  
owner(s) of property situate in the TOWNSHIP OF DELAWARE, PIKE County, Pennsylvania, being 160 SPRUCE DRIVE, DINGMANS FERRY, PA 18328

Parcel No. 162.02-12-03  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$307,941.61  
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 Gregory J. Hugo and Patricia A. Hugo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$307,941.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gregory J. Hugo and Patricia A. Hugo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$307,941.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA



Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1220-2010,  
SUR JUDGEMENT NO.  
1220-2010 AT THE SUIT OF  
OneWest Bank, FSB vs Gladys  
Jimenez 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

ALL THAT CERTAIN  
LOT, PARCEL OR PIECE  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA, BEING  
LOT NO. 3503, SECTION  
NO. 37, AS IS MORE  
PARTICULARLY SET  
FORTH ON THE PLAN OF  
LOTS OF DEVELOPMENT  
KNOWN AS SAW CREEK

ESTATES, RECORDED  
IN THE RECORDERS  
OFFICE IN AND FOR PIKE  
COUNTY AT MILFORD,  
PENNSYLVANIA, IN PLOT  
BOOK VOLUME 34, PAGES  
112, 113, 114, 115, 116, AND  
117 AND PLOT BOOK 36,  
PAGE 12.

Tax Parcel No.: 06-0-110696

Property Address: 3503 Bedford,  
Drive Bushkill, PA 18324  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gladys Jimenez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$284,919.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gladys Jimenez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$284,919.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1315-2012r SUR JUDGEMENT NO. 1315-2012 AT THE SUIT OF Aurora Bank, FSB vs John C. Dibble 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF

SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WESTFALL, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEING MORE PARTICULARLY DESCRIBED IN SURVEY PREPARED BY VICTOR E. ORBEN, R.S., DATED AUGUST 31, 1981, DRAWING DD-114, AS FOLLOWS TO WIT:

BEGINNING AT AN IRON BAR THE SOUTH LINE OF MARGARET STREET LOCATED NORTH 49 DEGREES 20 MINUTES EAST 125 FEET FROM OAK AVENUE AND BEING A COMMON CORNER OF LOT 84 AND LOT 82; THENCE RUNNING ALONG THE LINE OF MARGARET STREET NORTH 49 DEGREES 20 MINUTES EAST 50.00 FEET TO AN IRON BAR; THENCE ALONG LOTS 78, 79, 80 AND CUTTING THROUGH LOT 81, SOUTH 40 DEGREES 40 MINUTES EAST 200.00 FEET TO

AN IRON BAR; THENCE  
ALONG OTHER LANDS  
SOUTH 49 DEGREES,  
20 MINUTES WEST 25  
FEET TO AN IRON BAR,  
THENCE ALONG LOT  
87 NORTH 40 DEGREES  
40 MINUTES WEST 50  
FEET TO AN IRON BAR,  
THENCE ALONG LOT  
87 SOUTH 20 MINUTES  
WEST 25 FEET TO AN  
IRON BAR; THENCE  
ALONG LOTS 86, 85 AND  
84 NORTH 40 DEGREES  
40 MINUTES WEST 150.00  
FEET TO THE POINT AND  
PLACE OF BEGINNING.  
CONTAINING LOT 82 AND  
PART OF LOT 81.

PARCEL NO. 083180125.001

BEING KNOWN AND  
NUMBERED AS 1014  
MARGARET STREET,  
MATAMORAS, PA, 18336.

BEING THE SAME  
PREMISES WHICH JOHN  
C. DIBBLE AND JODI L.  
DIBBLE, BY DEED DATED  
MARCH 2, 2006 AND  
RECORDED MARCH 29,  
2006 IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN DEED BOOK VOLUME  
2166, PAGE 338, GRANTED  
AND CONVEYED UNTO  
JOHN C. DIBBLE

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

OF PENNSYLVANIA  
TO John C. Dibble  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$210,446.04,  
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 John C.  
Dibble DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$210,446.04 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
PO BOX 650

Hershey, PA 17033  
08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1355-2009r SUR  
JUDGEMENT NO. 1355-2009  
AT THE SUIT OF GMAC  
Mortgage LLC, s/i/I to GMAC  
Mortgage Corporation vs Rick  
Alan Sickler and Danielle  
L. Young f/k//a Danielle L.  
Sickler 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1355-2009  
GMAC MORTGAGE  
LLC, S/I/I TO  
GMAC MORTGAGE  
CORPORATION  
v.  
RICK ALAN SICKLER  
DANIELLE L. YOUNG  
F/K/A DANIELLE L.  
SICKLER  
owner(s) of property situate  
in the TOWNSHIP OF

DINGMAN, PIKE County,  
Pennsylvania, being  
117 BALD RIDGE ROAD,  
A/K/A LOT 8A, BLOCK 9,  
SECTION 2, MILFORD, PA  
18337  
Parcel No. 122.02-01-87  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$86,629.27  
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 Rick Alan Sickler  
and Danielle L. Young  
f/k/a Danielle L. Sickler  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$86,629.27,  
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 Rick Alan Sickler and Danielle L. Young f/k/a Danielle L. Sickler DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$86,629.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1371-2008r SUR JUDGEMENT NO. 1371-2008 AT THE SUIT OF The Bank of New York Mellon, as successor Trustee under Novastar mortgage Funding Trust 2003-1 vs Tereska Hollins a/k/a Tereska N. Hollins 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PREMISES "A"

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Lehman, County of Pike, and State of Pennsylvania, being Lot/Lots No. 25, Section No. 1A, as shown on map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Millford, Pennsylvania, in Plot Book No. 9, Page 81.

TAX PARCEL NUMBER:

06.0.043544

MAP NUMBER: 189.04-01-68

PREMISES "B"

ALL THAT CERTAIN lot/lots, parcel or piece of ground situate in the Township of Lehman, County of Pike, and State of Pennsylvania, being Lot/Lots No. 26 Section No. 1A, as shown on map of Pocono Mountain Lake Estates, Inc., on file in the Recorder's Office at Millford, Pennsylvania, in Plot Book No. 9, Page 109.

TAX PARCEL NUMBER:

06.0.037948

MAP NUMBER: 189.04-01-69

Being known as: 25 EAGLE PATH, BRUSHKILL,

PENNSYLVANIA 18324.

Title to said premises is vested in Tereska Hollins a/k/a Tereska N. Hollins by deed from William A. Tonnett and Florence M. Tonnett, husband and wife, dated December 20, 2002 and recorded January 3, 2003 in Deed Book 1960, Page 2076, Lot # 25 and in Deed Book 1960, Page 2079, Lot # 26.

TAX I.D. #: 06.0.043544  
MAP#189.04-  
01-68 & 06.0.037948  
MAP#189.04-01-69

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tereska Hollins a/k/a Tereska N. Hollins DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,993.43, 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 Tereska Hollins a/k/a Tereska N. Hollins DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,993.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad street,  
Ste. 2080  
Philadelphia, PA 19109  
08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1434-2012r SUR JUDGEMENT NO. 1434-2012 AT THE SUIT OF Bank of America, NA vs Tesfamariam Guadad and Rita Guadad 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  
September 11, 2013 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 the Township  
of Lehman, Pike County,  
Pennsylvania, being lot or lots  
No. 444, Section No. 21 as Is  
more particularly set forth on  
the Plot Map of Lehman Pike  
Development Corporation, Saw  
Creek Estates as is duly recorded  
in the Office for the Recording  
of Deeds, Milford, Pike County,  
Pennsylvania in Plot Book  
Volume No. 14 at Page No. 34.

UNDER AND SUBJECT  
to restrictions, covenants,  
conditions etc., as set forth  
of record In Pike County  
Courthouse.

BEING the same premises  
which Joseph DiCandio, et al,  
by Deed dated August 26, 2003  
and recorded January 14, 2004,  
in the Office for the Recorder of  
Deeds in and for Pike County,  
in Deed Book Volume 2027,  
Page 2038, conveyed unto  
TESFAMARIAM GUADAD  
and RITA GUADAD

BEING KNOWN AS:  
444 SAUNDERS DRIVE,  
BUSHKILL, PA 18324

TAX PARCEL #192.02-01-77

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Tesfamariam  
Guadad and Rita Guadad  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$138,661.68,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$138,661.68 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Jarvardian  
1310 Industrial Blvd., Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO1485-2009r  
SUR JUDGEMENT NO.  
1485-2009 AT THE SUIT  
OF JPMorgan Chase Bank,  
NA f/k/a Washington  
Mutual Bank, FA vs Cecilie  
Koch 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1485-2009-CIVIL  
JPMORGAN CHASE BANK,

N.A. F/K/A WASHINGTON  
MUTUAL BANK, F.A.

v.

CECILIE KOCH

owner(s) of property situate  
in the TOWNSHIP OF  
MILFORD, PIKE County,  
Pennsylvania, being  
127 EVERGREEN LANE,  
MILFORD, PA 18337-9554  
Parcel No. 1: 112.00-01-30  
Parcel No. 2: 112.00-01-26  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$448,124.35

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Cecilie Koch  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$448,124.35,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cecilie Koch DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$448,124.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Llp  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1489-2011r SUR JUDGEMENT NO. 1489-2011 AT THE SUIT OF Wells Fargo Bank, NA successor by merger to Wachovia Bank, NA vs Timothy Ross and Kellie Stadler Ross 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SHOHOLA, COUNTY OF PIKE AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 9 (ERRONEOUSLY SIGHTED AS LOT NUMBER 8), BLOCK NUMBER 2, SECTION 1, AS SHOWN ON A MAP OF SAGAMORE ESTATES, INC., DATED JUNE 12, 1958, AND RECORDED WITH THE RECORDER OF DEEDS OF PIKE COUNTY, PENNSYLVANIA IN PLAT BOOK NUMBER 3, PAGE 73 AND REFERENCE MAY BE HAD TO THE SAID MAP OR THE RECORDING THEREOF FOR A MORE AND FULL DESCRIPTION OF THE LOT ON LOTS HEREIN CONVEYED.

PARCEL NO. 12-0-005958

BEING KNOWN AND  
NUMBERED AS 113  
JOSEPHINE LANE,  
SHOHOLA, PA, 18458.

BEING THE SAME  
PREMISES WHICH  
KATHRYN C. SIEGEL, BY  
DEED DATED MARCH  
15, 2007 AND RECORDED  
MARCH 15, 2007 IN AND  
FOR PIKE COUNTY,  
PENNSYLVANIA, IN  
DEED BOOK VOLUME  
2223, PAGE 05, GRANTED  
AND CONVEYED UNTO  
TIMOTHY ROSS AND  
KELLIE STADLER ROSS,  
HUSBAND AND WIFE  
AS TENANTS BY THE  
ENTIRETIES

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Timothy Ross and  
Kellie Stadler Ross  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$176,433.88,  
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 Timothy Ross  
and Kellie Stadler Ross  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$176,433.88 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
PO Box 650  
Hershey, PA 17033  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
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 US  
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  
September 11, 2013 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 TOWNSHIP OF  
DINGMAN, 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: \$239,929.63  
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 \$239,929.63,  
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  
\$239,929.63 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE  
September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1592-2012r  
SUR JUDGEMENT NO.  
1592-2012 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Indenture  
Trustee for new Century Home  
Equity Loan Trust 2005-3 vs  
Gregory Wood and Mercedes  
Wood 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Lehman, County of Pike and  
State of Pennsylvania, more  
particularly described as Lot  
No. 184, Section 2, as shown  
on map of Pocono Mountain  
Lake Estates, Inc., on file in the  
Recorder's Office at Milford,  
Pennsylvania, in Plat Book  
Number 9, Page 117.

BEING the same premises

which Maureen M. Bier,  
Executrix of the Estate of  
Richard L. Kilcoyne, Sr., by  
Deed dated August 31, 2000  
recorded November 14, 2000,  
in the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book Volume 1868, Page  
989, conveyed unto Gregory  
Wood and Mercedes Wood, his  
wife.

BEING known as 352 Pocono  
Mountain Lake Estate, Bushkill,  
PA 18324

TAX PARCEL: #189-02-02-31

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gregory Wood  
and Mercedes Wood  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$126,405.93,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gregory Wood and Mercedes Wood DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$126,405.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd.  
1st Floor, Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1693-2012r SUR JUDGEMENT NO. 1693-2012 AT THE SUIT OF US Bank NA as Trustee on behalf of Servertis Fund 1 Trust 2009-1 Grantor Trust Certificates, Series 2009-1 vs Kevin P.

Clare 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at the Northeast corner, said corner being the Southeast corner of the lands of Frank and Anna Knobl and located in the center of the Main Private Road leading through the lands of the Grantors, herein; thence

- 1) Along the said lands of Frank and Anna Knobl, North 55° 45' West, 150 feet to a corner; thence
- 2) Through the lands of the Grantors South 20° West, 294 feet to the center of the "Woods" Road; thence
- 3) Along the center of the said Road South 48° 17' East, 126.3 feet to a corner; thence
- 4) North 72° 5' East, 44.2 feet to the center of the said Main Private Road; thence
- 5) Along the center of the

said Road North 16° 57' East, 200 feet and North 23° 8' East, 77.6 feet to the place of BEGINNING.

A more accurate description by survey conducted by John A. Boehm, R.S., dated April, 1984, Drawing No. E49-908, said map intended to be recorded on or about July 6, 1984 is as follows:

BEGINNING at the Northeast corner, said corner being the Southeast corner of the lands of Frank and Anna Knobl and located in the center of the Main Private Road leading through the lands of the Grantors, herein; thence

1) Along the said lands of Frank and Anna Knobl, North 55° 45' West, 150 feet to a corner; thence

2) Through the lands of the Grantors South 20° West, 294 feet to the center of the "Woods" Road; thence

3) Along the center of the said Road South 48° 17' East, 126.3 feet to a corner; thence

4) North 27° 5' East, 44.2 feet to the center of the said Main Private Road; thence

5) Along the center of the said Road North 16° 57' East, 200 feet and North 22° 50' 35" East, 77.03 feet to the place of BEGINNING.

EXCEPTING AND RESERVING a strip of land 15 feet wide along the Easterly side of the above described premises for the one-half width of the said

Main Private Road.

ALSO EXCEPTING AND RESERVING a strip of land 16.5 feet wide along the Southwesterly side for the one-half width of the said "Woods" Road.

BEING the same premises which Patrick J. Clare, married, Anne F. Clare, single, Elizabeth Surman, married and Kevin P. Clare, unmarried, by Deed dated November 30, 2005 recorded December 7, 2005, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2148, Page 2324, conveyed unto Kevin P. Clare, unmarried.

BEING known as 104 Main Street, Greentown, PA 18426

TAX PARCEL: #04-0-069740

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kevin P. Clare DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$90,675.64 , PLUS COSTS & INTEREST. THE SALE MADE SUBJECT

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kevin P. Clare  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$90,675.64 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian  
1310 Industrial Blvd.  
1<sup>st</sup> Floor, Ste. 101  
Southampton, PA 18966  
08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE**

**September 11, 2013**

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

NO 1769-2012r SUR  
JUDGEMENT NO. 1769-2012  
AT THE SUIT OF PNC Bank  
National Association vs William  
Tanis 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO: 1769-2012  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,  
vs  
WILLIAM TANIS,  
Defendant.

**LEGAL DESCRIPTION**

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

BEING Lot 8ABC, Block  
B-94, as set forth on a Plan of  
Lots-Birchwood Lakes, Section  
12, Delaware Township, Pike  
County, Pennsylvania, dated July  
1965 by John B. Aicher, Monroe

Engineering, Inc. Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds, in and for Pike County, Pennsylvania, in Plat Book 5, page 125 on August 18, 1966.

HAVING erected thereon a dwelling known as 152 Spruce Drive, Dingmans Ferry, PA 18328.

PARCEL NO. 02-0-028013.

BEING the same premises which Steven A. Yanecko, Jr. and Boey K. Yanecko, husband and wife, by Deed dated 09/18/2008 and recorded 09/22/2008 in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2289, Page 1261, Instrument No. 200800011531, granted and conveyed unto Willaim Tanis, a married man, his heirs and assigns.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Tanis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$105,431.28, 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 William Tanis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,431.28 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburgh, PA 15222  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1775-2011r SUR JUDGEMENT NO. 1775-2011 AT THE SUIT OF James



B. Nutter & Company vs  
Harold Gottlieb a/ka Harold  
J. Gottlieb 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ALL THAT CERTAIN lot,  
piece or parcel of land, situate,  
lying and being in the Township  
of Porter, County of Pike and  
State of Pennsylvania, more  
particularly described as Lot 24,  
Block X Stage LXVI, Hemlock  
Farms, on a subdivision plan  
recorded in the Recorder of  
Deeds Office in and for Pike  
County, Pennsylvania on March  
8, 1971 in Map Book Volume 8,  
Page 140.

BEING the same premises  
which Norman J. Judkins &  
Mary Judkins, by Deed dated  
July 6, 1979 and recorded July  
9, 1979, in the Office for the  
Recorder of Deeds in and for  
Pike County, in Deed Book  
Volume 674, Page 344, conveyed  
unto HAROLD GOTTLIEB  
A/K/A HAROLD J.  
GOTTLIEB.

BEING KNOWN AS: 117  
ROOSEVELT DRIVE,  
HAWLEY, PA 18428

TAX PARCEL #133.03-03-23

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Harold Gottlieb a/  
ka Harold J. Gottlieb  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$92,415.13,  
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 Harold  
Gottlieb a/ka Harold J. Gottlieb

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$92,415.13 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Powers Kirn & Javardian  
1310 Industrial Blvd, 1<sup>st</sup> floor,  
Ste. 101

Southampton, PA 18966  
08/16/13 • 08/23/13 • 08/30/13

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1832-2010r  
SUR JUDGEMENT NO.  
1832-2010 AT THE SUIT  
OF First Horizon Home  
Loans, a division of First  
Tennessee Bank National  
Association c/o Nationstar  
Mortgage, LLC vs William  
Cortez, 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Dingman, County of Pike,  
Commonwealth of Pennsylvania,  
more particularly described as  
Lot 17, Block No. 2, Section  
No. 10, Gold Key Lake Estates,  
subdivision recorded in the office  
of the Recorder of Deeds of Pike  
County in Plat Book 6 page 9.

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

BEING KNOWN AS  
TAX PARCEL NUMBER:  
123.03-02-31; CONTROL  
NUMBER 021494.

Being part of the same premises  
which Louis F. Weiskopf, by  
Indenture dated 06-05-03 and  
recorded 06-11-03 in the Office  
of the Recorder of Deeds in and  
for the County of Pike in Record  
Book 1986, page 2624, granted  
and conveyed unto Vannatta  
Realty & Builders, Inc.

I.  
TITLE TO SAID PREMISES  
IS VESTED IN William  
Cortez, Jr., by Deed from  
Vannatta Realty and Builders,  
Inc., dated 10/08/2004, recorded  
10/25/2004 in Book 2075, Page  
2235.

NOTICE: Deed describes  
both Lot 14 and Lot 17. Lot  
14 was conveyed to Patrick  
Danczewski and Julianne  
Danczewski, his wife, as tenants

by the entireties, by Deed from Vannatta Realty and Builders, Inc., dated 08/26/2003, recorded 08/27/2003 in Book 2002, Page 1804. Consequently, the deed to William Cortez, Jr. for Lot 14 and 17 was recorded on 10/25/04, after Lot 14 had been already conveyed to Danezewski. Therefore, the Legal Description for current deed in Book 2075, Page 2235 should not have included Lot 14.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William Cortez, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$240,962.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William Cortez, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$240,962.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
3 Greentree Centre  
7001 Lincoln Dr.  
Marlton, NJ 08053-0974  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1849-2012r SUR JUDGEMENT NO.1849-2012 AT THE SUIT OF OneWest Bank, FSB vs Cheryl A. Olivier and Ronald D. Olivier 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
One West Bank, FSB  
Plaintiff  
v.  
CHERYL A. OLIVIER  
RONALD D. OLIVIER  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1849-2012

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS  
254 Bristol Way, (Lehman  
Township), Bushkill, PA 18324

PARCEL NUMBER:  
196-02-07-65

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
J. Eric Kishbaugh, Esquire  
PA ID 33078

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Cheryl A. Olivier  
and Ronald D. Olivier  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$63,749.36,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl A. Olivier and Ronald D. Olivier DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$63,749.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1915-2009r SUR JUDGEMENT NO. 1915-2009 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-HE1 Mortgage pass-Through Certificates Series 2005-HE1 vs June Maher and James Mills 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
Deutsche Bank National Trust  
Company, as Trustee for  
GSAMP Trust 2005-HE1,  
Mortgage Pass-Through  
Certificates, Series 2005-HE1  
Plaintiff

v.  
JUNE MAHER  
JAMES MILLS  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1915-2009-CV

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS Lot  
17 Westfall Drive a/k/a 233  
Westfall Drive, Dingmans Ferry,  
PA 18328

PARCEL NUMBER:  
168.04-02-39

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
Stuart Winneg, Esquire  
PA ID 45362

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
June Maher and James Mills  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,977.65,  
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 June Maher  
and James Mills  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$165,977.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1928-2012r  
SUR JUDGEMENT NO.  
1928-2012 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee  
for the Certificateholders of  
Soundview Home Loan Trust  
2006-OPT1, Asset-Backed  
Certificates, Series 2006-OPT1  
vs Anthony J. Rosati and Kelyn  
M. Rosati 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

BEGINNING at a point for a  
corner in the center of the public  
road which leads from Albright's  
Corners, Delaware Township,  
Pike County, Pennsylvania,  
to Milford, Pike County,  
Pennsylvania, known as the back  
road to Milford, said corner  
being also a corner of lands now  
or late of Herguth (known as  
the Maple Manor property);  
thence South twenty-two and  
one-half (22 1/2) degrees East  
forty three and three-fourths (43  
3/4) rods to stone corner at foot  
of hemlock tree (Emery Woods);  
thence North forty-nine (49)  
degrees East fifty-one (51)  
rods to lands now or late of  
the William C. Sproul Estate;  
thence North forty-four (44)  
degrees West sixty-eight (68)  
rods to a point on the southeast  
side of said public road; thence  
South forty-four (44) degrees  
West thirty-one (31) rods to the  
point of beginning. Containing

fourteen (14) acres, ninety-seven  
(97) perches, more or less.

Parcel No. 150-00-01-45

BEING the same premises  
which Esther Pasztory, an  
adult individual, by Deed dated  
11/17/2005 and recorded in  
the Pike County Recorder of  
Deeds Office on 11/22/2005 in  
Deed Book 2145, page 1538,  
as well as, Instrument No.  
200500022570, granted and  
conveyed unto Anthony J. Rosati  
and Kelyn M. Rosati, his wife,  
tenants by the entirety.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anthony J. Rosati  
and Kelyn M. Rosati  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$359,173.77,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Anthony J. Rosati and Kelyn M. Rosati DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$359,173.77 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste 150  
King of Prussia, PA 19406  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1956-2012r SUR JUDGEMENT NO. 1956-2012 AT THE SUIT OF JPMorgan Chase Bank National Association vs Luz Sanchez a/k/a Luz M. Sanchez 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1956-2012 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. LUZ SANCHEZ A/K/A LUZ M. SANCHEZ owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 111 QUAIL COURT, A/K/A 230 QUAIL COURT, BUSHKILL, PA 18324 Parcel No. 194.01-06-38- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$165,658.97 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 Luz Sanchez a/k/a Luz M. Sanchez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,658.97,



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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Luz Sanchez  
a/k/a Luz M. Sanchez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$165,658.97 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd, Stte.1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1996-2012r SUR  
JUDGEMENT NO. 1996-2012  
AT THE SUIT OF U.S. Bank  
National Association as Trustee  
for RASC 2005KS12 vs Douglas  
J. Damiano 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

**SHORT DESCRIPTION**

DOCKET NO: 2012-01996  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Blooming Grove Township,  
County of Pike, and  
Commonwealth of Pennsylvania

TAX PARCEL NO:  
107-04-03-71

PROPERTY ADDRESS 105  
Cottonwood Drive Hawley, PA  
18428

IMPROVEMENTS: a  
Residential Dwelling

SOLD AS THE PROPERTY  
OF: Douglas J. Damiano

ATTORNEY'S NAME: Patrick  
J. Wesner, Esquire

SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Douglas J. Damiano DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$262,963.78, 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 Douglas J. Damiano DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$262,963.78 PLUS COSTS

AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
220 Lake Drive, Ste. 301  
Cherry Hill, NJ 08002-9946  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2026-2011r SUR JUDGEMENT NO. 2026-2011 AT THE SUIT OF GMAC Mortgage, LLC S/I/I to GMAC Mortgage Corporation vs GMAC Mortgage, LLC S/I/I to GMAC Mortgage Corporation 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 September 11, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 2026-2011  
GMAC MORTGAGE  
LLC, S/I/I TO  
GMAC MORTGAGE

CORPORATION

v.

LISA MARIE GANNON

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, PIKE County,  
Pennsylvania, being  
LOT#5 117 PEDERSON  
RIDGE ROAD, A/K/A 117  
PEDERSEN RIDGE ROAD,  
MILFORD, PA 18337

Parcel No. 095.03-01-14

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$139,485.14

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  
GMAC Mortgage, LLC S/I/I to  
GMAC Mortgage Corporation  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$139,485.14,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF GMAC  
Mortgage, LLC S/I/I to  
GMAC Mortgage Corporation  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$139,485.14 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2307-2012r SUR  
JUDGEMENT NO. 2307-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Jesse A.  
Martinez 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot,  
parcel or piece of land situate  
in Lehman Township, Pike  
County, Pennsylvania, being Lot  
No. 3607, Section No. 37, as is  
more particularly set forth on the  
Plan of Lots of Development  
known as Saw Creek Estates,  
recorded in the Recorder's  
Office in and for Pike County at  
Milford, Pennsylvania, in Plot  
Book Volume 34, pages 112,  
113, 114, 115, 116 and 117 and  
Plot Book 36, page 12.

UNDER AND SUBJECT  
to all covenants, conditions,  
restrictions and agreement of  
record and the Amendment  
to Declaration of Protective  
Covenants, Restrictions,  
Exceptions, Reservations and  
Conditions recorded in Pike  
County Record Book 1246, Page  
118.

TITLE TO SAID PREMISES  
IS VESTED IN Jesse A.  
Martinez, by Deed from Tito  
Espinosa, a single person,  
dated 02/23/2011, recorded  
02/23/2011 in Book 2358, Page  
192.

Tax Parcel: 197.01-02-68 -

Premises Being: 3607 DORSET  
DRIVE A/K/A 1107 DORSET  
DRIVE, BUSHKILL, PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jesse A. Martinez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$289,199.65,  
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 Jesse A.

Martinez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$289,199.65 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**

**September 11, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2387-2009r SUR  
JUDGEMENT NO. 2387-2009  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as Successor  
Trustee for JPMorgan Chase  
Bank, NA as Trustee for  
NovaStar Mortgage Funding  
Trust, Series 2006-1 NovaStar  
home Equity Loan Asset-Backed  
Certificates, Series 2006-1  
vs Baytric Bullock and Maria  
Rosario 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  
September 11, 2013 at 11:00

AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

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

The Bank of New York Mellon  
fka The Bank of New York, as  
Successor Trustee for JPMorgan  
Chase Bank, N.A., as  
Trustee for NovaStar Mortgage  
Funding Trust, Series 2006-1  
NovaStar Home Equity Loan  
Asset-Backed Certificates, Series  
2006-1  
Plaintiff

v.  
BAYTRIC BULLOCK  
MARIA ROSARIO  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 2387-2009 CIVIL

SHORT DESCRIPTION FOR  
ADVERTISING

ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF

LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 337  
Sparrow Loop, Bushkill, PA  
18324

PARCEL NUMBER:  
183.03-04-2-9

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff  
David Neeren, Esquire  
PA ID 204252

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Baytric Bullock and Maria  
Rosario DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$239,131.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Baytric  
Bullock and Maria Rosario  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$239,131.76 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
08/16/13 • 08/23/13 • 08/30/13

---

**SHERIFF SALE**  
**September 11, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 45660-2009r SUR  
JUDGEMENT NO.  
45660-2009 AT THE SUIT  
OF Masthope Mountain  
Community POC vs  
Patsy Garry and William  
Manns 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  
September 11, 2013 at 11:00  
AM PREVAILING TIME  
IN THE AFORENOON OF  
SAID DATE:

LEGAL DESCRIPTION

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

Lot No. 818, said lot being  
shown on a subdivision plan  
of development, consisting of  
seventeen sections, entitled  
Falling Waters at Masthope,  
prepared by Edwin C. Hess  
Associates, Inc. and recorded  
in the Office of the Recorder  
of Deeds of Pike County,  
Pennsylvania in Plat Book  
Volume 16 at Pages 18-34.

BEING THE SAME  
PREMISES which Patsy Garry  
by Deed dated May 26, 1994  
and recorded on June 8, 1994 in  
Record Book 904 at page 318  
in the Office of the Recorder  
of Deeds in and for the County  
of Pike, granted and conveyed  
unto Patsy Garry and William B.  
Manns.

Assessment No.:  
05-0-013.03-06-64  
Pin/Control No.: 05-0-104276

Property is improved.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Patsy Garry and William Manns  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$7,855.72,  
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 Patsy  
Garry and William Manns  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$7,855.72 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

James V. Fareri, Esq.

712 Monroe Sr.

Stroudsburg, PA 18360-0511

08/16/13 • **08/23/13** • 08/30/13

---