

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.

NOTICE OF ADMINISTRATION

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE of CHARLES R. TAPPEN, SR., late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Co-Executors, Charles R. Tappen Sr. of 73 Heulitt Road, Colts Neck, New Jersey 07722 or Holly Tappen of 208 Sherman Avenue, Jersey City, New Jersey 07307 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQ.
02/20/15 • 02/27/15 • 03/06/15

ADMINISTRATRIX NOTICE

ESTATE OF CHRISTOPHER J. BERTALAN, late of Dingman Township, Pike County, Pennsylvania, deceased.

Letters of Administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to DONNA J. BERTALAN, of 4474 Conashaugh Lakes, Milford, PA 18337, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

02/20/15 • 02/27/15 • 03/06/15

ADMINISTRATOR'S NOTICE

Estate of Eleanor R. Rudolph, deceased, late of 225 Rock Hill Drive, Dingmans Ferry, PA 18328.

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

Robert F. Rudolph, Sr.
225 Rock Hill Drive
Dingmans Ferry, PA 18328
Administrator

or to his Attorney:

Christie E. Bower, Esq.
6515 Route 209, Unit 2
Stroudsburg, PA 18360

02/20/15 • 02/27/15 • 03/06/15

ESTATE NOTICE

ESTATE OF HAROLD

DICKISON, late of
Dingmans Ferry, Pike County,
Pennsylvania, deceased.

Letters Testamentary in the above-named Estate having been granted to the undersigned, all persons indebted to the Estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or his attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of Pike County, Sixtieth Judicial District, a particular statement of claim duly verified by an affidavit setting forth an address within the County where notice may be given to claimant.

Charles Dickison,
Co-Executor
513 Thayer Ave.
Silver Spring, MD 20910
Stephen Dickison,
Co-Executor
415 Silver Springs Ave.
Silver Spring, MD 20910
Lori J. Cerato, Esq.
729 Sarah Street
Stroudsburg, PA 18360
570-424-3506

02/20/15 • 02/27/15 • 03/06/15

EXECUTOR'S NOTICE

ESTATE of Joseph

R. Fortin, late of 3226

Hemlock Farms, Pike County,
Pennsylvania, deceased.

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

John J. McManus
25B Trent Ct.

Bridge, NY 11961

02/20/15 • 02/27/15 • 03/06/15

**NOTICE OF
ADMINISTRATION**

Notice is hereby given that Letters of Administration have been granted in the ESTATE of JOSEPH E. MAHON, JR., late of Greene Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Administrator, John W. Mahon of 1534 Route 590, Canadensis, PA 18325 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQ.
02/20/15 • 02/27/15 • 03/06/15

**LETTERS
TESTAMENTARY**

Estate of Barry C. Benner,
Deceased, late of 223 Firetower
Road, Milford, Pennsylvania
18337.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are

requested to make payment, and those having claims to present the same without delay to:

Trina M. Churchill
710 Prospect Hill Road
Huguenot, NY 12746
and

Jason A. Benner
3 Cresthaven Lane
Clifton Park, NY 12065

or to their attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

02/27/15 • 03/06/15 • 03/13/15

EXECUTRIX'S NOTICE

Estate of Francis Xavier Carrozza, late of Lackawaxen, Pike County, Pennsylvania and Staten Island, Richmond County, New York, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those to having claims to present same without delay to June Murphy Carrozza, 102 Log Cabin Drive, Lackawaxen, Pennsylvania 18435, Executrix.
02/27/15 • 03/06/15 • 03/13/15

ESTATE NOTICE

Estate of Gerard Schultz, Late of Brooklyn, New York.

Letters of Administration on the above estate having been granted to Gerard K. Schultz, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski &

Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

02/27/15 • 03/06/15 • 03/13/15

LETTERS TESTAMENTARY

Estate of Lilliam P.

Harwood, Deceased, late of 312 Mountain Top Drive, Dingmans Ferry, PA 18328.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to: Arthur J. Kapetanakis 312 Mountain Top Drive Dingmans Ferry, PA 18328 or to their attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

02/27/15 • 03/06/15 • 03/13/15

ESTATE NOTICE

Estate of Marion B.

Almquist late of Milford, Pennsylvania.

Letters Testamentary on the above estate having been granted to Edgar Almquist, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to his attorney, Joseph Kosierowski, Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

02/27/15 • 03/06/15 • 03/13/15

ADMINISTRATOR'S NOTICE

Estate of Vanessa J. Van Gorder, a/k/a Vanessa Joy

Van Gorder, deceased, late of Palmyra Township, Pike County, Pennsylvania. Any person or persons having any claims against or indebted to said estate, present same to Scott R. Van Gorder, Administrator, 117 Bennett Lane, Paupack, PA 18451, or his attorneys, Bugaj/Fischer, PC, P.O. Box 390, 308 Ninth Street, Honesdale, Pennsylvania 18431.

BUGAJ/FISCHER, PC
P.O. Box 390, 308 Ninth St.
Honesdale, PA 18431
(570) 253-3021
02/27/15 • 03/06/15 • 03/13/15

EXECUTOR'S NOTICE

Estate of Henry E.

Golubiewski, deceased, late of Twin Cedars Senior Living, 364 Little Walker Rd., Shohola, PA 18458.

Letters Testamentary on the above Estate having been granted to the undersigned, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same, without delay to: Walter M. Gursky, 19 Delwood Dr., Danville, PA 17821, Executor.
03/06/15 • 03/13/15 • 03/20/15

EXECUTOR'S NOTICE

Estate of Kenneth A. Kertis, late of Milford, Pike County, Pennsylvania, who died February 1, 2015. Letters Testamentary in the above estate having been granted, all persons having claims or demands against the estate of the decedent shall make them known and present them,

and all persons indebted to said decedent shall make payment thereof without delay to: John Skelton, III, 3 Oratam Road, Upper Saddle River, NJ 07458 or to the Law Office of Charles Kannebecker, 104 West High Street, Milford PA 18337.

03/06/15 • 03/13/15 • 03/20/15

ADMINISTRATOR'S NOTICE

Estate of Neil O'Sullivan, late of Westfall Township, Pike County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to Brian D. Fitzpatrick, 46 Center Grove Rd, Apt U419, Randolph, NJ 07869, Administrator.

03/06/15 • 03/13/15 • 03/20/15

ADMINISTRATOR'S NOTICE

ESTATE of Wayne William Semancik late of 432 Route 739, Lords Valley, PA 18428, Pike County, Pennsylvania. Deceased

Letters of administration 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 the same without delay to

Karl A. Semancik
1117 Grand
Hamptons Drive
Herndon, VA 20170

Administratrix
03/06/15 • 03/13/15 • 03/20/15

SHERIFF SALES

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

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 93-2013r SUR JUDGEMENT NO. 93-2013 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders, CWABS, Inc., Asset-Backed Certificates, Series 2007-5 vs Joseph F. Stallone and Joanne E. Stallone DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township

of Blooming Grove, County of Pike and State of Pennsylvania, more particularly described as Lot 12, Block LXXXV, Hemlock Farms Community, Stage XIV, as shown on plat of Hemlock Farms Community, Laurel Ridge, Stage XIV, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 6, Page 194, on the 15th day of August, 1968.

ALSO, ALL THAT

CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Blooming Grove, County of Pike and State of Pennsylvania, more particularly described as Lot 11, Block LXXXV, Hemlock Farms Community, Stage XIV, as shown on plat of Hemlock Farms Community, Laurel Ridge, Stage XIV, recorded in the Office of the Recorder of Deeds, Pike County, in Plat Book 6, Page 194, on the 15th day of August, 1968.

PARCEL No. 107020212

BEING known as 123 Basswood Drive, Hawley, PA 18428

BEING the same premises which Joseph F. Stallone a/k/a Joseph Stallone and Joanne E. Stallone a/k/a Joanne Stallone, by Indenture dated September 28, 2004 and recorded in the Office of the Recorder of Deeds in and for Pike County, in Book 2072, Page 565, as Instrument No. 200400019414, granted and conveyed unto Joseph f. Stallone and Joanne E. Stallone, his wife.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph F. Stallone and Joanne E. Stallone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$309,998.27, 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 Joseph F. Stallone and Joanne E. Stallone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$309,998.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Federman & Assoc.
305 York Road, Ste. 300
Jenkintown, PA 19046
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 110-2014r SUR JUDGEMENT NO. 110-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs Liliane Reynolds, Individually and in Her Capacity as Executrix of the Estate of Nicholas Petkoff, Deceased DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 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 Dingman, County of Pike, and Commonwealth of Pennsylvania, more particularly described as Lot No. 1, Block No. 40, Section No. 3, Gold Key Estate, as shown on plat or map of Gold Key Estates, subdivisions

recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7 at Page 150.

TAX PARCEL #03-0-019685
BEING KNOWN AS: 1 Daisy Place, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Liliane Reynolds, Individually and in Her Capacity as Executrix of the Estate of Nicholas Petkoff, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$41,454.00, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Liliane Reynolds, Individually and in Her Capacity as Executrix of the Estate of Nicholas Petkoff, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$41,454.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 121-2014r SUR JUDGEMENT NO. 121-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Ronald L. Mozzone and Arlene E. Mozzone DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 121-2014-CV

Wells Fargo Bank, N.A.

v.

Ronald L. Mozzone

Arlene E. Mozzone

owner(s) of property situate
in the DELAWARE

TOWNSHIP, PIKE County,

Pennsylvania, being

109 Weasel Road, Dingmans

Ferry, PA 18328-3098

Parcel No. 161.03-01-23-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$126,727.09

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 Ronald L. Mozzone
and Arlene E. Mozzone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$126,727.09,
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 Ronald
L. Mozzone and Arlene E.
Mozzone DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$126,727.09 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
213-2014r SUR JUDGEMENT
NO. 213-2014 AT THE SUIT
OF Nationstar Mortgage, LLC
vs Clare Murphy aka Clare M.

Murphy DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
TOGETHER WITH all
rights of way and UNDER
AND SUBJECT all covenants,
reservations, restrictions, and
conditions of record, as found in
the Chain of Title.
ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Blooming Grove, County of
Pike and Commonwealth of
Pennsylvania, more particularly
described as follows to wit:
BEING lot 42, Block XXXIV,
Hemlock Farms Community,
Stage XIX, as shown on Plat of
Hemlock Farms Community,
Hemlock Hills, Stage XIX
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book 6 Page 140
on the 26th day of April 1968.
EXCEPTING AND
RESERVING unto the Grantor,
its successors and assigns, the
oil, minerals and gases therein
which reservation does not
include the right of entry by the
Grantor upon the premises for
the purpose of removing the
aforementioned oils, minerals

and gases in the Lot.
Title to said premises is vested
unto Clare Murphy, a/k/a
Clare M. Murphy by deed from
Pierre B. Johnson and Olga
M. Johnson, Married dated
October 25, 2006 and recorded
November 3, 2006 in Deed Book
2202, Page 2596.
Being known as: 102
GRANITE DRIVE,
HAWLEY, PENNSYLVANIA
18428
Map Number: 107.03-07-91
Control Number: 01-0-034771

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Clare Murphy aka Clare M.
Murphy DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$178,755.22,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Clare Murphy aka Clare M. Murphy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,755.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 235-2011r SUR JUDGEMENT NO. 235-2011 AT THE SUIT OF U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass0Through Certificates, Series 2005-10 vs Tani K. Sylvester DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 235-2011 U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-10

v.
Tani K. Sylvester
owner(s) of property situate in the PIKE County, Pennsylvania, being
3429 Lancaster Drive, Bushkill, PA 18324

Parcel No. 197.03-06-61-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$193,379.54
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 Tani K. Sylvester DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$193,379.54,

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 Tani K.
Sylvester DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$193,379.54 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE
March 18, 2015
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
272-2014r SUR JUDGEMENT
NO. 272-2014 AT THE SUIT
OF HSBC Bank USA, NA vs
Anne Marie Allen and Glenn
A. Allen DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

The land referred to in this
Policy is described as follows:
ALL THAT CERTAIN
piece, parcel or tract of land
situate, lying and being in the
Township of Delaware, County
of Pike, and Commonwealth
of Pennsylvania, being more
particularly described as follows,
to wit:
LOT 14ABCD, BLOCK
W-603, as set forth on a Plan
of Lots - WILD ACRES,
SECTION 6, Delaware
Township, Pike County,
Pennsylvania, dated March 1988,
by John B. Aicher, Monroe
Engineering, Inc., Stroudsburg,
Pennsylvania and filed in
the Office for the Recording
of Deeds for Pike County,
Pennsylvania, in Plat Book 6,
Page 197, on August 16, 1968.
BEING KNOWN AS: Lot 14
Block W603 Section 6 n/k/a 212

Wild Acres Drive, Dingman's
Ferry, PA 18328
PROPERTY ID NO.:
02-0-030857
TITLE TO SAID PREMISES
IS VESTED IN GLENN
A. ALLEN AND ANNE
MARIE ALLEN, HUSBAND
AND WIFE, AS TENANTS
BY THE ENTIRETIES BY
DEED FROM HELMUT R.
PETZOLD AND FRANCES
PETZOLD DATED
08/23/2002 RECORDED
08/26/2002 IN DEED BOOK
1941 PAGE 286.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Anne Marie Allen
and Glenn A. Allen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$57,083.76,
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 Anne Marie
Allen and Glenn A. Allen
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$57,083.76 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
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
298-2014r SUR JUDGEMENT
NO. 298-2014 AT THE SUIT
OF Green Tree Servicing, LLC
vs Cheryl H. Alford, individually
and in her capacity as Executrix
of the Estate of Brad A. Alford,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or lots of land in Palmyra Township, Pike County, Pennsylvania, Known and designated as Lot Number 264 on Map 4 of Plan of Lots prepared for Tanglwood Lakes, Inc., by Harry F. Schoenagel, Registered Surveyor, dated December 18, 1969 and recorded in the Office of the Recorder of Deeds for Pike County in Plat Book Number 7, at Page 185. TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record, as found in the Chain of Title. TAX PARCEL #087-01-04-13 BEING KNOWN AS: 114 Beartrap Mountain Road, Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cheryl H. Alford, individually and in her capacity as Executrix of the Estate of Brad A. Alford, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$387,943.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl H. Alford, individually and in her capacity as Executrix of the Estate of Brad A. Alford, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$387,943.18 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
326-2014r SUR JUDGEMENT
NO. 326-2014 AT THE SUIT
OF Wells Fargo Bank, NA vs
Joshua Smith, in his Capacity
as Heir of Blake S. Smith,
Deceased, unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Blake S. Smith,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 326-2014
Wells Fargo Bank, N.A.
v.
Joshua Smith, in His Capacity
as Heir of Blake S. Smith,
Deceased
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Association Claiming Right,
Title or Interest From or Under
Blake S. Smith, Deceased
owner(s) of property situate in

MATAMORAS BOROUGH,
PIKE County, Pennsylvania
being
310 Avenue F, Matamoras, PA
18336-1114
Parcel No. 083.10-01-61
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$100,975.66
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 Joshua Smith, in his
Capacity as Heir of Blake S.
Smith, Deceased, unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Blake S. Smith, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$100,975.66,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joshua Smith, in his Capacity as Heir of Blake S. Smith, Deceased, unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Blake S. Smith, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$100,975.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 359-2014r SUR JUDGEMENT NO. 359-2014 AT THE SUIT OF Nationstar Mortgage, LLC

vs Margaret A. Marks and Neal A. Marks DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in Pennsylvania Highway #507, in the Town of Greentown; THENCE alone lands of McLain, North eighty-nine degrees, fifty-five minutes, sixteen seconds West (N. 89 degrees 55 minutes 16 seconds W.), six hundred twenty-nine and forty-four one-hundredths (629.44) feet to an iron bar.

THENCE along lands of Keeler, South fifty-five degrees, fifty-eight minutes, fifty-four seconds East (S. 55 degrees 58 minutes 54 seconds E.), three hundred eleven and seventy-five one hundredths (311.75) feet to an iron bar.

Thence along lands of Keeler, and also lands of Butts, South eighty-nine degrees, fifty-five minutes, sixteen seconds East (S. 89 degrees 55 minutes 16

seconds E.) three hundred seventy-eight and ninety-eight one hundredths (378.98) feet (crossing Pennsylvania Highway #507); to a point in the public road Legislative Route 51022 leading to Hemlock Grove. THENCE along Legislative Routs 51022 (as it merges with Pennsylvania Highway #507 the following three (3) courses and distances; North five degrees, forty minutes, sixteen seconds West (N. 5 degrees 40 minutes 16 seconds W.), one hundred seventeen (117) feet; North zero degrees, four minutes, forty-four seconds East (N. 0 degrees 4 minutes 44 seconds E.), thirty-five minutes 59 seconds E.), twenty-four and seventy one-hundredths (24.70) feet to the point and place of beginning. INCLUDING a twenty-five (25) foot right-of-way on the Southern most line for the entrance to other lands of Keeler, Shown on map made by Colen Enterprises, Inc. on Drawing #85-11-25. Said map to be recorded in the County Seat of Milford, Pike County, Pennsylvania. EXCEPTING AND RESERVING unto the Grantors, their heirs and assigns, the right to use a twenty five (25) foot wide right-of-way along the Southern boundary of the property herein described leading from Legislative Route 51022 to a parcel of land of the Grantors herein described leading from Legislative Route 51022 to a parcel of land of the Grantors herein known as Parcel A as

shown on the aforesaid map as a means of ingress, egress and regress to the said parcel. Parcel ID # 114.02-01-10.001 BEING KNOWN AS: 1575 Route 507 Greentown, PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret A. Marks and Neal A. Marks DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,172.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Margaret A. Marks and Neal A. Marks DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,172.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 427-2014r SUR JUDGEMENT NO. 427-2014 AT THE SUIT OF Wayne Bank vs Charles R. Dabb, JR. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DESCRIPTION

“As evidenced in Delaware Township, Pike County. Deed/ Record Book 1004, Page 14R.

Tax ID No. 148.02-01-66 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, being more particularly described as follows, to wit:

Lot 22, Block No. M-402, as shown on a map entitled “Section 4, Martel Lake Estates, Delaware Township, Pike County, Pennsylvania,” which map was duly recorded on June 29, 1983 with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 10, Page 133.

BEING the same premises which Thomas J. Russo and Noreen A. Russo by their deed dated July 20, 1993 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book 1004 page 14R, granted and conveyed unto Charles R. Dabb, Jr., the Mortgagor herein.

UNDER AND SUBJECT to easements, conditions and restrictions, rights of way and covenants of record, including but not limited to, those found at Deed Book 510, page 153.

The Real Property or its address is commonly known as 12308 Marcel Lake Estates, 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 Charles R. Dabb, JR.

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$37,916.34,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Charles R.
Dabb, JR. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$37,916.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Jeffrey S. Treat
916 Court Street
Honesdale, PA 18431
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
468-2012r SUR JUDGEMENT
NO. 468-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association s/b/m
Chase Home Finance, LLC
s/b/m to Chase Manhattan
Mortgage Corporation vs
Jack J. Shen and Ming-chih
Shen DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2012-00468
Jpmorgan Chase Bank, National
Association s/b/m Chase
Home Finance, LLC s/b/m to
Chase Manhattan Mortgage
Corporation
v.
Jack J. Shen
Ming-chih Shen
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
353 Saunders Drive, Bushkill,

PA 18324-8595
Parcel No. 192.02-01-35-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$103,258.17
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE
BY VIRTUE OF A
WRIT OF EXECUTION
ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Jack
J. Shen and Ming-chih Shen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,258.17,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jack J.
Shen and Ming-chih Shen
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$103,258.17 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE
March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
502-2014r SUR JUDGEMENT
NO. 502-2014 AT THE
SUIT OF JPMorgan Chase
Bank, NA vs Scott A.
Frable DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 502-2014
Jpmorgan Chase Bank, N.A.
v.
Scott A. Frable
owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
147 Rabbit Run Circle, Milford,
PA 18337-4440
Parcel No. 109.03-01-24-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$223,342.82
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Scott A. Frable
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$223,342.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Scott A.
Frable DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$223,342.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
503-2014r SUR JUDGEMENT
NO. 503-2014 AT THE
SUIT OF US Bank National
Association, as Trustee for Asset
Backed Securities Corporation
Home Equity Loan Trust,
Series OOMC 2006-HE5.
Asset Backed Pass-Through
Certificates, Series OOMC
2006-HE5, vs Carmen

Darwich a/k/a Carmen Maria
Darwich DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot or Lots No. 1052, Section
No. 15 as is more particularly
set forth on the Plot Map of
Lehman-Pike Development
Corporation, Saw Creek Estates,
as same is duly recorded in the
Office for the Recording of
Deeds, Milford, Pike County,
Pennsylvania in Plot Book
Volume 15, Page 14.
BEING KNOWN AS: 1052
Decker Road n/k/a 4125
Winchester Way, (Lehman
Township), Bushkill, PA 18324
PROPERTY ID NO.:
192.02-02-81
TITLE TO SAID PREMISES
IS VESTED IN Carmen
Maria Darwich, a married
person BY DEED FROM
John Daniel Englese, a single
person DATED 11/14/2008
RECORDED 11/18/2008 IN
DEED BOOK 2294 PAGE
246.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Carmen Darwich a/k/a
Carmen Maria Darwich
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$306,405.94,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Carmen
Darwich a/k/a Carmen Maria
Darwich DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$306,405.94 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
517-2014r SUR JUDGEMENT
NO. 517-2014 AT THE SUIT
OF M&T Bank vs Angela
Cooper DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot
or piece of land Situate in the
Township of Lehman, County of
Pike and State of Pennsylvania,
bounded and described as
follows:-
BEGINNING at a point on
the Southwesterly line of Deer
Run, a common corner of Lot
No. 209 and lot 210 as shown
on a Plan titled "Subdivision

of Land of Benjamin Foster,
Lehman Township, Pike
County, Section Three" prepared
by Edward C. Hess Associates,
October 17, 1968 and recorded
in Plat Book Vol. 7 page 157,
October 17, 1989 on File in the
office of the Recorder of Deeds,
Milford, Pennsylvania, from
which a stone corner marking
the Southwesterly corner of
Parcel No. 2, of lands conveyed
by Benjamin Foster to Pocono
Ranch Lands Lmtd., by deed
dated November 27, 1971 and
recorded in the aforementioned
Office, in Deed Book Vol. 258
page 824 bears North 77 degrees
13 minutes 00 seconds East
distant 8528.24 feet, also from
which a stone corner marking
the Westerly corner of Parcel
No. 6. of the above mentioned
lands conveyed by Benjamin
Foster to Pocono Ranch Lands,
Lmtd., bears South 56 degrees
12 minutes 42 seconds West
distant 749.80 feet; thence by
Lot No., 208, South 88 degrees
41 minutes 13 seconds West
300.00 feet to a point; thence
by lands of Pocono Ranch
Lands, Lmtd., North 3 degrees
44 minutes 28 seconds West
182.44 feet to a point; thence by
Lot No. 211 North 88 degrees
41 minutes 13 seconds East
295.00 feet to a point on the
Southwesterly line of Deer Run;
thence along the Southwesterly
line of Deer Run on a curve to
the left having a radius of 240.76
feet or an arc length of 76.00 feet
(chart bearing and distance being
South 2 degrees 46 minutes 13
seconds West 74.71 feet) the

piece of beginning.
CONTAINING 38,951 square
feet, more or less.
BEING Lot No. 210 on the
above mentioned Plan.
BEING COUNTY PARCEL
#182.1-1-21
Title to said premises is vested
in Angela Cooper by deed
from Gita Srinivasan dated
October 22, 2003 and recorded
November 17, 2003 in Deed
Book 2018, Page 1483.
Being known as: 1490 DEER
RUN, F/K/A 210 DEER
RUN ROAD, F/K/A 107
RANCHLANDS, BUSHKILL,
PENNSYLVANIA 18324.
Map Number: 182.01-01-21
Control Number: 06-0-042344

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Angela Cooper
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$94,715.03,
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 Angela
Cooper DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$94,715.03 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
557-2014r SUR JUDGEMENT
NO. 557-2014 AT THE
SUIT OF PNC Bank, National
Association vs Kenneth Boss aka
Kenneth E. Boss and Traceyann
Boss DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY

IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

Legal Description of the land:
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:
Lot 12ABC, Block W-108, as
set forth on a Plat of Lots - Wild
Acres, Section 2, Delaware
Township, Pike County,
Pennsylvania, and filed in the
Office for the Recording of
Deeds in and for Pike County,
Pennsylvania in Plat Book
Volume 10 page 13, re-recorded
October 17, 1972.
BEING THE SAME premises
which Nicholas Castronoa aka
Nicholas Castronova and Susan
Castronova, his wife, by their
deed dated September 8, 1999
and recorded in Pike County
Deed Book Volume 1806 Page
951 granted and conveyed unto
Ollis Jason and Kelly Jason
BEING KNOWN AS: 125
Doe Drive, Dingmans Ferry, PA
18328
PROPERTY ID NO.:
02-0-028677
TITLE TO SAID
PREMISES IS VESTED IN
TRACEYANN BOSS BY

DEED FROM KENNETH E.
BOSS AND TRACEYANN
BOSS DATED 03/15/2010
RECORDED 03/26/2010 IN
DEED BOOK 2332 PAGE
2625.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kenneth E. Boss
and Traceyann Boss
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$109,137.00,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Kenneth
E. Boss and Traceyann Boss
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$109,137.00 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
573-2013r SUR JUDGEMENT
NO.573-2013 AT THE SUIT
OF Well Fargo Bank, NA
vs Iris Albarron and Michael
Albarron DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT PROPERTY
DESCRIPTION
BY VIRTUE OF A WRIT OF
EXECUTION TO CASE NO.

573-2013-CV
ISSUED TO PLAINTIFF:
WELLS FARGO BANK, N.A.
PROPERTY BEING
KNOWN AS:
ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows;
Lot Number 91, Stage 4, Pine
Ridge, as shown on Plat of Pine
Ridge, Inc. Stage 4, recorded in
the Office for the Recorder of
Deeds of Pike County in Plat
Book Volume 7, at Page 107, on
July 19, 1969.

TOGETHER with all
rights and privileges and
UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.
BEING KNOWN AS: 1789
Pine Ridge Bushkill, PA 18324
IMPROVEMENTS
THEREON CONSIST OF:
Residential Dwelling
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Iris Albarron
and Michael Albarron
PIN NUMBER, WHICH IS
THE ASSESSMENT OR
PARCEL NO., MAP, BLOCK
AND LOT: 193.02-01-44
CONTROL #: 06-0-041366
ATTORNEY ON WRIT:
MARTHA E. VON
ROSENSTIEL, P.C.

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

THE COMMONWEALTH OF PENNSYLVANIA TO Iris Albarron and Michael Albarron DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,313.83, 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 Iris Albarron and Michael Albarron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,313.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel

649 South Avenue, Ste. 7
Secane, PA 19018
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 656-2014r SUR JUDGEMENT NO. 656-2014 AT THE SUIT OF The Dime Bank vs Gregory Cannon DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a corner in middle of Public Road from Greeley to Lackawaxen being also the corner of land conveyed to grantors by deed from Edward Faust and wife, Mary 12, 1923; thence along line of said property, south 88 1/2 degrees East thirty-six hundred fifty (3650) feet to a stone corner on original line of the Abraham

Lukens warrantee; thence along said original line, South 43 1/2 degrees East about forty (40) rods to corner of land now or late of John M. Rickert; thence along line of same, North 87 1/2 degrees West thirty-four hundred seventy-one (3471) feet to a corner of land conveyed to said John M. Rickert by said Edward Faust and wife; thence along the same the two following courses: North 7 3/4 degrees East one hundred ten (110) feet to corner; thence North 87 1/4 degrees West six hundred ninety seven (697) feet to corner in middle of said road; thence along middle of said road about seventeen and one-fourth 17 1/4 rods to the place of BEGINNING. CONTAINING thirty-six acres (36 As.) more or less. The above courses and distances are partly as per draft made by John C. Westbrook, County Surveyor, in May, 1923.
Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gregory Cannon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,701.00, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gregory Cannon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,701.00 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Kimberly D. Martin
1022 Court Street
Honesdale, PA 18431
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE
March 18, 2015
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

700-2014r SUR JUDGEMENT
NO. 700-2014 AT THE SUIT
OF Nationstar Mortgage LLC
vs Juan Avila DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET NO:

700-2014-CIVIL

ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania

TAX PARCEL NO:

189.01-03-78

PROPERTY ADDRESS 6

Cardinal Drive, a/k/a 2151
Cardinal Drive, Bushkill, PA
18324

IMPROVEMENTS: a

Residential Dwelling

SOLD AS THE PROPERTY

OF: Juan Avila

ATTORNEY'S NAME: Robert
W. Williams, 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
Juan Avila DEFENDANTS,

OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$210,598.86,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Juan Avila
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$210,598.86 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
705-2014r SUR JUDGEMENT
NO. 705-2014 AT THE SUIT
OF Wells Fargo Bank, NA as
Trustee for the Pooling and
Servicing Agreement Dated as
of October 1, 2004 Park Place
Securities Inc. Asset-Backed
Pass-Through Certificates Series
2004-MHQ1, by its services
Ocwen Loan Servicing LLC
vs David Boccio and Margaret
Boccio DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL that certain Lot, piece
or parcel of land situate, lying
and being in the Township
of Dingman, County of Pike,
Commonwealth of Pennsylvania,
more particularly described as
follows:
Tract No. 1401, Section V,
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 157.
Premises being 100 Oneida

Way, Milford, PA 18337
Parcel no. 121-02-04-27
BEING the same premises
Richard J. Arrabito and Dawn R.
Arrabito, husband and wife, by
Deed dated November 7, 2003
and recorded November 7, 2003
in the Office of the Recorder of
Deeds in and for Pike County
in Deed Book: 2017 Page 929,
granted and conveyed unto
David Boccio and Margaret
Boccio, husband and wife, as
tenants by the entirety, in fee.
Residential Real Estate

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
David Boccio and Margaret
Boccio DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$304,549.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF David Boccio and Margaret Boccio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$304,549.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 775-2014r SUR JUDGEMENT NO. 775-2014 AT THE SUIT OF Volt Asset holdings Trust XVI vs Michael J. Flanagan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

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

ALL THAT CERTAIN lot, piece or parcel or land situate, lying and being in the Township of Dingman, County of Pike, and State of Pennsylvania, More particularly described as Lot Number 4, Block Number 7, Section Number 2 of Sunrise Lake, as shown on the map of said section recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 6, Page 30.

TOGETHER WITH unto the grantee herein, his hers and assigns, all rights, liabilities and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exception as set forth in the a foregoing recited deed. Reference may be had to said deed or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein. TAX PARCEL # 122.01-05-95 BEING KNOWN AS: 121 Sunfish Road, Milford PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael J. Flanagan DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$107,376.88, 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 Michael J. Flanagan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$107,376.88 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 781-2014r SUR JUDGEMENT NO. 781-2014 AT THE SUIT OF The Bank of New York Mellon Trust Company, NA as Trustee on Behalf of CWABS Asset-Back Certificates Trust 2005-4 vs James Monaghan and Linda Monaghan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land, lying and being in the Township of Lackawaxen, County of Pike and State of Pennsylvania, bounded and described as follows, to wit: BEGINNING at an iron bar set for corner on the northerly side of Township Road T-454, said corner also being the southwesterly corner of lands formerly of L. Giampapa and running; thence, along the northerly side of Township Road T-454 north 89 degrees 45 minutes 25 seconds west

155.38 feet to a point for corner; thence, along the line of lands of Richard Kuhn north 05 degrees 55 minutes 54 seconds east 296.34 feet to an iron bar set for corner; thence, cutting through the lands of the grantor herein and following the southerly line of PARCEL "B" north 88 degrees 19 minutes 49 seconds east 161.36 feet to an iron bar set for corner in the line of lands formerly of L. Giampapa; thence, along the line of lands formerly of L. Giampapa south 06 degrees 56 minutes 15 seconds west 302.33 feet to the point and place of BEGINNING.

TAX PARCEL # 047.00-01-47
BEING KNOWN AS: 121
Pine Forrest Road, Greeley, PA
18425

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Monaghan and Linda Monaghan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$215,451.31, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF James Monaghan and Linda Monaghan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$215,451.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 822-2014r SUR JUDGEMENT NO. 822-2014 AT THE SUIT OF Wells Fargo Bank, NA as Trustee, for The Certificate Holders of Asset-Backed

Pass-Through Certificates,
Series 2005- Wcw3 vs Charles
L. Truitt aka Charles T.
Truitt DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 822-2014

Wells Fargo Bank, N.A., as
Trustee, for The Certificate
Holders of Asset-backed
Pass-through Certificates, Series
2005-Wcw3

v.

Charles L. Truitt a/k/a Charles
T. Truitt

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

111 Collette Lane, aka 7 Collette
Lane, Dingmans Ferry, Pa
18328

Parcel No. 148.02-01-90-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$152,147.82

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
Charles L. Truitt aka Charles
T. Truitt DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$152,147.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Charles L.
Truitt aka Charles T. Truitt
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$152,147.82 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan & Hallinan
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
823-2014r SUR JUDGEMENT
NO. 823-2014 AT THE SUIT
OF Nationstar Mortgage, LLC
vs William Crum aka William
Crum, Sr. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 823-2014
ALL THAT CERTAIN lot
or piece of ground situate in
Dingman Township, County
of Pike, and Commonwealth of
Pennsylvania.
TAX PARCEL NO:
110.4-1-28
PROPERTY ADDRESS 120
Nelson Road, Milford, PA
18337
IMPROVEMENTS: a

Residential Dwelling
SOLD AS THE PROPERTY
OF: William Crum a/k/a
William Crum, Sr.
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 William Crum
aka William Crum, Sr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$168,589.46,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF William
Crum aka William Crum, Sr.
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$168,589.46 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO839-2013r SUR
JUDGEMENT NO. 839-2013
AT THE SUIT OF Green Tree
Consumer Discount Company vs
Theresa S. Dixon and Emanuel
Moreira DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 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:

BEGINNING at a point for a
corner located in the centerline
of Legislative Route No. 51008,
said point being a common
corner of lands of the grantors
herein, and lands of E. Barbara
Shoenthal, thence along lands
of E. Barbara Shoenthal and
crossing the Raymondskill Creek
South 24 degrees 20 minutes
West 689.84 feet to a point
for a corner; thence North 56
degrees 32 minutes West 150.27
feet to a point for a corner;
thence cutting the lands of the
grantors herein and crossing
the aforesaid creek North 24
degrees 20 minutes East 670.56
to a point for a corner located in
the centerline of the aforesaid
public road; thence cutting the
lands of the grantors herein
North 29 degrees, 17 minutes
02 seconds East 510.58 feet to
a found iron pipe in stone wall
for a corner; thence along lands
of Hoffman South 2 degrees 35
minutes West 41.41 feet to a
found iron pipe and stones for a
corner; thence along same South
9 degrees, 52 minutes West
81.20 feet to a found iron pipe in
a stone wall for a corner, thence
along same South 4 degrees 49
minutes 09 seconds West 195.39
feet to the point for a corner,
thence South 24 degrees 20
minutes West 213.54 feet to the
point and place of beginning.

The above description is
pursuant to the following (2)
entitled maps, to wit: (1) "Lot

1-A-2.31 acres proposed to be conveyed by Bernard Dubbs, Dingman Township, Pike County, Pennsylvania, Victor Orben, Scale 1" - 100', March 16, 1976 Dwg. No. BB-123 A Revision A April 5, 1976," said map is filed in the Recorder of Deeds Office of Pike County, Pennsylvania, in Plat Book 13, Page 95. (2) Bernard Dubbs, Subdivision Revision of Lot 1 and 2, Dingman Township, Pike County, Penna., Scale 1" - 100', February 16, 1977, DWG. No. CC-125, said map is filed in the Recorder of Deeds Office of Pike County, Pennsylvania, in Slide 66 at page 3.

TAX PARCEL # 124.00-02-23 BEING KNOWN AS: 746 Raymondskill Road, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theresa S. Dixon and Emanuel Moreira DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$295,052.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Theresa S. Dixon and Emanuel Moreira DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$295,052.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 871-2014r SUR JUDGEMENT NO. 871-2014 AT THE SUIT OF Bank of America, NA vs Thomas J. Constandino, Ana Constandino and Olivia

Alexandra Coller aka Alexandra Constandino DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 871-2014

Bank of America, N.A.

v.

Thomas J. Constandino

Ana Constandino

Olivia Alexandra Coller a/k/a

Alexandra Constandino

owner(s) of property situate in

the BLOOMING GROVE

TOWNSHIP, PIKE County,

Pennsylvania, being

214 Surrey Drive, Blooming

Grove, PA 18428

Parcel No. 107.03-05-01

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$55,439.46

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas J. Constandino, Ana Constandino and

Olivia Alexandra Coller aka Alexandra Constandino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$55,439.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Thomas J. Constandino, Ana Constandino and Olivia Alexandra Coller aka Alexandra Constandino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$55,439.46 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan & Hallinan
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
890-2013r SUR JUDGEMENT
NO. 890-2013 AT THE
SUIT OF JPMorgan Chase
Bank, NA vs Ann Volpone,
in her Capacity as Heir of
Anthony Volpone, Deceased
unknown Heirs, Successors,
Assigns, as All Persons, Firms,
or Associations Claiming
Right, Title or Interest From
or Under Anthony Volpone,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 890-2013
Jpmorgan Chase Bank, N.A.
v.
Ann Volpone, in her Capacity
as Heir of Anthony Volpone,

Deceased unknown Heirs,
Successors, Assigns, as All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Anthony
Volpone, Deceased
owner(s) of property situate
in LACKAWAXEN
TOWNSHIP, PIKE County,
Pennsylvania, being
216 Cottonwood Drive, a/k/a
199 Cottonwood Drive Lot 216,
Hawley, PA 18428-4013
Parcel No. 009.03-01-11
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$189,714.24
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 Ann Volpone, in her
Capacity as Heir of Anthony
Volpone, Deceased unknown
Heirs, Successors, Assigns,
as All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Anthony Volpone, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,714.24,
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 Ann Volpone,
in her Capacity as Heir of
Anthony Volpone, Deceased
unknown Heirs, Successors,
Assigns, as All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Anthony Volpone, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$189,714.24 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE
March 18, 2015
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
941-2014r SUR JUDGEMENT
NO. 941-2014 AT THE
SUIT OF Bank of America,
NA vs Eric D. Toher aka Eric
Toher and Vicki L. Toher aka
Vicki Toher DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 941-2014
Bank of America, N.A.
v.
Eric D. Toher a/k/a Eric Toher
Vicki L. Toher a/k/a Vicki
Toher
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
116 Manor Ridge Drive,
Shohola, PA 18458-3434
Parcel No. 093.00-01-07-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$130,031.64
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 D. Toher aka Eric Toher and Vicki L. Toher aka Vicki Toher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$130,031.64, 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 Eric D. Toher aka Eric Toher and Vicki L. Toher aka Vicki Toher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$130,031.64 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK BLVD, Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 954-2014r SUR JUDGEMENT NO. 954-2014 AT THE SUIT OF U.S. Bank national Association, as Trustee Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-Z, by its servicer Ocwen Loan Servicing, LLC vs Harry Lonas DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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 4, Block Number 605, Section Number 6, as shown on map entitled subdivision of Section Number 6, Wild Acres as shown in Plat Book Number 6, at Page 197, filed in the Pike County Clerk's Office.

UNDER AND SUBJECT to, in favor of the Grantor herein and its assigns, a covenant prior to construction of any residential dwelling on the premises herein conveyed, to give to the Grantors herein or its assigns the right of first refusal to construct said residential dwelling The Grantees herein, their heirs and assigns, covenant that they will notify the Grantors herein or its assigns, of any bona fide construction bid from any proposed contractor by certified mail, return receipt requested, and the Grantor herein or its assigns shall have thirty (30) days from receipt of such notice to accept or reject the construction bid. If accepted Grantor and/or its assigns will then construct the said residential dwelling under the same term and conditions as the proposed bid.

Premises being 231 Wild Acres Drive, Dingmans Ferry, PA 18328

Parcel no. 175-02-01-19
BEING THE SAME

PREMISES which Georgiy Vetsper and Tayana Vetsper, his wife by Deed dated August 25, 2006 and recorded August 25, 2006 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2191 Page 2358, granted and conveyed unto Harry Lonas, a Married Man, as Sole Owner, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Harry Lonas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$190,650.33, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Harry Lonas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$190,650.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 956-2014r SUR JUDGEMENT NO. 956-2014 AT THE SUIT OF HSBC Bank, USA, NA vs Claudia Young DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

UDREN LAW OFFICES,

P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
HSBC Bank USA, N.A.
Plaintiff

v.
CLAUDIA YOUNG
Defendant
COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 956-2014
SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN LOT
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS Lot 3318
Sec 35 Saw Creek Estates a/k/a
Lot 3318 Sec 35 Saw n/k/a 1074
Lancaster Drive, Bushkill, Pa
18324
PARCEL NUMBER:
06-0-108460
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Claudia Young
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$244,599.67,
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 Claudia
Young DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$244,599.67 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices

111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1046-2013r SUR
JUDGEMENT NO.1046-2013
AT THE SUIT OF PennStar
Bank, a division of NBT Bank,
NA now by assignment, CNB
Realty Trust vs Joanne V. Bierly,
Administratrix of the Estate of
Joanne Rose Bierly, deceased
and Joanne V. Bierly, Terre
Tenant DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"

ALL THAT CERTAIN parcel,
lot, or tract of land situate lying
and being in the Township of
Greene, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows, to wit:
Lot 179, Section B,
Wallenpaupack Drive, as
shown on a plan of Lots, Lake

Wallenpaupack Estates, Section 2, dated January 15, 1970, by Harry F. Schoenagel, R.S., Scale 1"=100', as recorded in the office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book 7, page 215, on the 12th day of March 1970, said map being incorporated by reference herewith as if attached hereto.

IMPROVED with a single dwelling erected thereon. SUBJECT TO and TOGETHER with all the restrictions, covenants, conditions, easements, and rights-of-way that may be of record including those contained in Pike County Deed Book Volume 240 at Page 219, et seq. And those that may be visible on the ground.

MAP/PARCEL/PLATE:
084.02-03-28
PIN NO. 04-0-014917

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joanne V. Bierly, Administratrix of the Estate of Joanne Rose Bierly, deceased and Joanne V. Bierly, Terre Tenant DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$31,900.49, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joanne V. Bierly, Administratrix of the Estate of Joanne Rose Bierly, deceased and Joanne V. Bierly, Terre Tenant DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$31,900.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hourigan, Kluger & Quinn
600 Third Avenue
Kingston, PA 18704
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE
March 18, 2015
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1090-2012r SUR
JUDGEMENT NO. 1090-2012
AT THE SUIT OF Bank of
America, NA Successor by
Merger To BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP
vs Tayde Bisono aka Tayde
Debisono DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1090-2012

Bank of America, N.A.
Successor by Merger to BAC
Home Loans Servicing, L.P.
f/k/a Countrywide Home Loans
Servicing, L.P.

v.
Tayde Bisono a/k/a Tayde
Debisono
owner(s) of property situate in
the PIKE County, Pennsylvania,
being
69 Lewis Blvd f/k/a Lot 69 Stage
10, Lewis Blvd a/k/a lot 69 stage
10 Pine Ridge, Bushkill, PA
18324
Parcel No. 193.04-01-69
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$194,949.45
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
Tayde Bisono aka Tayde
Debisono DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$194,949.45,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$194,949.45 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1097-2013r
SUR JUDGEMENT NO.
1097-2013 AT THE SUIT OF
Citimortgage, Inc vs Kenneth
D. Keene and Elizabeth E.
Keene DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:
ALL THAT CERTAIN
LOT, PIECE, OR PARCEL
OF LAND SITUATE,
LYING AND BEING IN
THE TOWNSHIP OF

DINGMAN, COUNTY OF
PIKE, COMMONWEALTH
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS LOT
NO. 15, BLOCK NO. 23,
SECTION NO. 2, GOLD
KEY ESTATES, AS SHOWN
ON PLAT OR MAP OF
GOLD KEY ESTATES,
SUBDIVISION RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK 6, PAGE 6.
BEING THE SAME
PREMISES WHICH
ANTHONY JAMES GIAMAS
AND ANITA BARBARA
SIAMAS, HUSBAND AND
WIFE, BY DEED DATED
10/9/1991 AND RECORDED
10/9/1991, IN THE OFFICE
FOR THE RECORDER
OF DEEDS IN AND FOR
PIKE COUNTY, IN DEED
BOOK VOLUME 451, PAGE
311, CONVEYED UNTO
KENNETH D. KEENE AND
ELIZABETH E. KEENE,
HUSBAND AND WIFE.
BEING KNOWN AS:
15 WILLIAM DRIVE,
MILFORD, PA 18337
TAX PARCEL #03-0-018597
IMPROVEMENTS:
RESIDENTIAL PROPERTY.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kenneth D. Keene
and Elizabeth E. Keene

DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$41,176.67,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kenneth D.
Keene and Elizabeth E. Keene
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$41,176.67 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers, Kirn & Assoc.
8 Nashaminy Interplex, Ste. 215
Trevose, PA 19053
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1333-2013r SUR
JUDGEMENT NO. 1333-2013
AT THE SUIT OF Wells
Fargo Bank, NA vs Joan M.
Fairweather DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1333-2013

Wells Fargo Bank, N.A.

v.

Joan M. Fairweather
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being

131 Spring Drive, a/k/a 2248
Spring, Drive, a/k/a 223
Ranchlands, Bushkill, PA 18324
Parcel No. 182.01-05-33-
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$142,806.15

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 Joan M. Fairweather DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$142,806.15, 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 Joan M. Fairweather DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$142,806.15 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1376-2010r SUR JUDGEMENT NO. 1376-2010 AT THE SUIT OF Bank of America, NA as Successor by Merger to BAC Home Loans Servicing, LP vs Henry McCallum DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1376-2010-CIVIL Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, LP v. Henry Mccallum owner(s) of property situate

in the TOWNSHIP OF
DELAWARE, PIKE County,
Pennsylvania, being
100 Primrose Lane, Dingmans
Ferry, PA 18328-4239
Parcel No. 149.04-13-74
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$117,494.03
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 Henry McCallum
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$117,494.03,
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 Henry
McCallum DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$117,494.03 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE
March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1471-2013r
SUR JUDGEMENT
NO. 1471-2013 AT THE
SUIT OF Federal National
Mortgage Association vs
Susan Piper DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

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

Unit 3.2, Phase I, of Milford
Landing, as set forth on a
final plan dated February 17,
1987, as surveyed by Swendsen
Engineering of Honesdale, PA,
and recorded in the Office of
the Recorder of Deeds in and
for Pike County in Plat Book
Volume 24 at page 168, on the
14th day of April, 1987.

The separation wall between this
Residence Unit and adjoining
Residence Units, if any, in
the above description is “as
build” on the site at the time of
conveyance.

Further, this conveyance does
not include the land outside
of the foundation, nor under
decks, if any are included with
the Residence Unit. Said decks
are part of the Residence Unit,
and an easement to provide
for their use and enjoyment is
hereby granted. However, said
easement and use shall in no
way be expanded in the further
beyond the present size and
use, and the easement granted
herein is expressly so limited.

Any patios are conveyed to the
within Grantees along with the
Residence Unit.

BEING the same premises
which June S. Brush and Susan

Piper, by Deed dated May 7,
2008 and recorded May 9, 2008
in Deed Book 2276, Page 657,
granted and conveyed unto June
S. Brush and Susan Piper, as
Joint Tenants with Right of
Survivor ship and not as Tenants
in Common.

The said June S. Brush died on
June 25, 2013 thereby vesting
title in Susan Piper by Operation
of Law.

Being known as: 3019 Grey
Cliff Way a/k/a Unit 3.2, Phase
I of Milford Landing, Milford,
Pennsylvania 18337
Map Number: 098.07-02-13
Control Number: 13-0-103744

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Susan Piper DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$134,264.18,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Susan Piper
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$134,264.18 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1550-2013r SUR
JUDGEMENT NO 1550-2013
AT THE SUIT OF Green
Tree Servicing LLC vs Louis
P. Guyre and Tammy S.
Guyre DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD

STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 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 Number 15,
Section 15, of Sunrise Lake
as shown on the plat or map
of Sunrise Lake Section 15,
recorded in the office of the
Recorder of Deeds of Pike
County in Plat Book Volume 26
at page 38.

TAX PARCEL #03-0-107740
BEING KNOWN AS: 178
Wild Meadow Drive, Milford,
PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Louis P. Guyre and Tammy
S. Guyre DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$104,393.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Louis P.
Guyre and Tammy S. Guyre
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$104,393.55 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1731-2013 SUR
JUDGEMENT NO 1731-2013

AT THE SUIT OF Bank of
America, NA s/b/m to BAC
Home Loans Servicing a/b/m
to Countrywide Home Loans
Servicing, LP vs William
Bridges and Juanita Lovejoy
Bridges DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot or
lots, parcel or piece of ground
situate in Lehman Township,
Pike County, Pennsylvania,
being Lot or Lots No. 3349
Section No. 35 as is more
particularly set forth on the
Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 28, page 132.
PARCEL NUMBER

197.01-01-68; CONTROL NO
06-0-108325

Title to said premises is
vested unto William Bridges
and Juanita Lovejoy Bridges,
husband and wife, by deed from
Barry ayor and Josephine Taylor,
Husband and Wife dated April
30, 2007 and recorded May 29,
2007 in Deed Book 2233, Page

1006.

Being known as:

3349 LANCASTER
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

Map Number: 197.01-01-68

Control Number: 06-0-10835

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO William Bridges and
Juanita Lovejoy Bridges
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$315,825.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF William
Bridges and Juanita Lovejoy
Bridges DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$315,825.98 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1779-2013r
SUR JUDGEMENT NO.
1779-2013 AT THE SUIT
OF EverBank vs Fred S.
Taylor DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
March 18, 2015 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot or piece
of land situate in Lehman

Township, Pike County, PA bounded and described as follows, to wit:
 Being shown and designated as Lot 3 on a certain map entitled "Plan of Lots, Rustic Acre Estates, Section 4, Lehman Township, Pike County, Pa., September 1968, Scale 1" = 50'; as prepared by Metro Engineering, Inc., Bethlehem, Pa.," said map being recorded in the Office for the Recorder of Deeds, in Milford, Pa., in and for the County of Pike in Plat Book Vol. 6, page 243, and more particularly described as follows: Beginning at a point on the northerly side of Winding Way, as shown on the above captioned map, said point being a corner common to Lots 1 and 3; thence (1) along the northerly side of said road, South 52 degrees 37 minutes West, 100.00 feet to a point, a corner common to Lots 3 and 5; thence (2) leaving said road and along said Lot 5; North 37 degrees 23 minutes West, 150.00 feet to a point, a corner common to Lots 3, 5, 16 and 17, section 2; thence (3) along said Lot 16 and also along Lot 17, North 52 degrees 37 minutes East, 100.00 feet to a point on Line of said Lot 17, a corner common to Lots 1 and 3; thence (4) along said Lot 1, South 37 degrees 23 minutes East, 150 feet to the place of Beginning. Containing 15,000 square feet, more or less.
 Subject to a 5.00 foot easement for water lines and other utilities along the 3rd course herein.
 Under and Subject to restrictions

as of record.
 Being known as: RR 5
 BOX 24, BUSHKILL,
 PENNSYLVANIA 18324.
 Title vest unto Fred S. Taylor by Deed from Fred S. Taylor and Donna Sue Taylor, Husband and Wife dated August 26, 2004 and recorded September 14, 2004 in Deed Book 2068, Page 2041.
 Map Number 200.01-02-14
 Control Number: 06-0-039269
 THE SALE IS MADE BY
 VIRTUE OF A WRIT OF
 EXECUTION ISSUED BY
 THE PROTHONOTARY OF
 THE COMMONWEALTH
 OF PENNSYLVANIA
 TO Fred S. Taylor
 DEFENDANTS, OWNER,
 OR REPUTED OWNERS
 OF THE AFORESAID
 REAL PROPERTY FOR
 EXECUTION UPON A
 JUDGMENT ON THE
 AMOUNT OF \$164,127.44
 PLUS COSTS & INTEREST.
 THE SALE MADE
 SUBJECT TO ALL PAST
 DUE AND CURRENT
 REAL ESTATE TAXES
 UNLESS OTHERWISE
 ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Fred S. Taylor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$164,127.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1957-2013r SUR JUDGEMENT NO. 1957-2013 AT THE SUIT OF LSF8 Master Participation Trust vs Anthony J. Turrentine and Ana Turrentine DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Lehman, Pike County, Pennsylvania, and being known as 1860 Pine Ridge, Bushkill, Pennsylvania 18324.

Map Number: 188.02-01-56

Control Number: 06-0-038970

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$308,382.97

SEIZED AND TAKEN

IN EXECUTION AS THE

PROPERTY OF: Anthony J.

Turrentine and Ana Turrentine

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anthony J. Turrentine and Ana Turrentine DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$308,382.97, 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 Anthony J. Turrentine and Ana Turrentine DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$308,382.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street
Philadelphia, PA 19109
02/20/15 · 02/27/15 · **03/06/15**

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1969-2013r SUR JUDGEMENT NO. 1969-2013 AT THE SUIT OF Bank of America, NA as Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide

Home Loans Servicing, LP vs Joseph A. Jean aka Joseph Anderson Jean and Rose M. Direny-Jean aka Rose Margalie Direny-Jean DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1969-2013-CV Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countryside Home Loans Servicing, LP v.

Joseph A. Jean a/k/a Joseph Anderson Jean
Rose M. Direny-Jean a/k/a Rose Margalie Direny-Jean
owner(s) of property situate in LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being
1380 Pine Ridge, Bushkill, PA 18324-9759
Parcel No. 194.03-02-30- (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$261,379.03
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph A. Jean aka Joseph Anderson Jean and Rose M. Direny-Jean aka Rose Margalie Direny-Jean DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$261,379.03, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph A. Jean aka Joseph Anderson Jean and Rose M. Direny-Jean aka Rose Margalie Direny-Jean DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$261,379.03 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
02/20/15 · 02/27/15 · 03/06/15

SHERIFF SALE

March 18, 2015

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2249-2012r SUR JUDGEMENT NO. 2249-2012 AT THE SUIT OF Christina Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner Trustee on Behalf of RBSHD 2013-1 Trust vs Jay Goldberg DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 18, 2015 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

Lot 14, Section C, as shown on a map or plan of Crescent Lake on file in the Recorder of Deeds office at Milford, Pike County, Pennsylvania in Plat Book Volume 3, Page 1184.

Being Parcel No: 123.03-03-22
Property Address: 137 Lewis Road, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jay Goldberg DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,619.64, 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 Jay Goldberg DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$315,619.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
02/20/15 · 02/27/15 · **03/06/15**
