

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.

EXECUTOR'S NOTICE

ESTATE OF Margaret M. Golden, Late of Dingman 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

Gary P. Golden
125 North Forrest Drive
Milford, PA 18337
Executor

12/20/13 • 12/27/13 • **01/03/14**

ESTATE NOTICE

Estate of Wayne C. Norton., late of Lehman Township, Pike County, Pennsylvania.

Letters of Administration on the above estate having been granted to Marybeth Norton, all persons indebted to the said

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

12/20/13 • 12/27/13 • **01/03/14**

EXECUTRIX'S NOTICE

Estate of John James Ward, Jr., Deceased, late of Hawley, Pike County, Pennsylvania.

Letters of Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Rose Brown of 2759 Owego Turnpike, Hawley, PA 18428, or to Levy, Stieh & Gaughan, P. C., Attorneys for the Estate, P. O. Box D, Milford, PA 18337.

Rose Brown, Executrix
By: Kelly A. Gaughan,
Esquire

Attorney for the Executrix
12/20/13 • 12/27/13 • **01/03/14**

EXECUTRIX'S NOTICE

Estate of James Timothy Naughton, Deceased, late of Milford Township, Pike County, Pennsylvania.

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

estate are requested to make payment, and those having claims should present the same without delay to: Kim Capone Naughton of 129 Mill Ridge Drive, Milford, PA 18337, or to Levy, Stieh & Gaughan, P. C., Attorneys for the Estate, P. O. Box D, Milford, PA 18337.

Kim Capone Naughton,
Executrix

By: Kelly A. Gaughan,
Esquire

Attorney for the Executrix
12/20/13 • 12/27/13 • **01/03/14**

ESTATE NOTIFICATION

Estate of Donald P. Jervis, file number 52-13-00315, late of Palmyra, Pike County, PA (Date of death: 11/07/2013). Michael J. Grady was appointed Executor on November 18, 2013. Jeffrey A. Levine, Esq., Herlands & Levine, 27 North Main Street, Suite 301, Carbondale, PA 18407.

12/27/13 • **01/03/14** • 01/10/13

NOTICE OF DECEDENT'S ESTATE NOTICE IS HEREBY GIVEN

that Letters of Administration have been granted in the Estate of Nancy Litchfield Bragg, a/k/a Nancy L. Bragg, Deceased, late of 502 Mountain View Road, Paupack, PA 18451, who died on March 23, 2013. 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 Administratrix, Cheryl Kenyon, of 2716 Ledge Drive,

Clarks Summit, PA 18411 or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.

Michael N. Krisa, Esquire
KRISA & KRISA, P.C.
12/27/13 • **01/03/14** • 01/10/13

ESTATE NOTICE

Estate of Frank J. Ilardi

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

12/27/13 • **01/03/14** • 01/10/13

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

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 56-2013r SUR JUDGEMENT NO. 56-2013 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee

for Fremont home Loan
Trust 2004-4, Asset-Backed
Certificates, Series 2004-4 vs
John Herrmann and Michelle
M. Herrmann 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
January 15, 2014 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
856-6699-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
Deutsche Bank National
Trust Company, as Trustee
for Fremont Home Loan
Trust 2004-4, Asset-Backed
Certificates, Series 2004-4
Plaintiff

v.
JOHN HERRMANN
MICHELLE M.
HERRMANN
Defendant(s)
COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE

NO. 56-2013

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
BLOOMING GROVE, PIKE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS HC 8
Box 8780 Route 6, n/k/a 1736
Route 6, Hawley, PA 18428
PARCEL NUMBER:
046.00-02-03-01
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES,
P.C.

Attorney for Plaintiff
Nicole LaBletta, Esquire
PA ID 202194

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John Herrmann and
Michelle M. Herrmann
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$135,178.38,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF John
Herrmann and Michelle M.
Herrmann DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$135,178.38 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
243-2012r SUR JUDGEMENT
NO. 243-2012 AT THE
SUIT OF Federal National
Mortgage Association vs David
A. Schwartz DEFENDANTS,
I WILL EXPOSE TO

SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

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

TOGETHER with all rights
and privileges, and under
and subject to the covenants,
exceptions, condition,
reservations and Restrictions as
of Record.

Being the same property
acquired by David A Schwartz,
by Deed recorded 04/27/2007,
of record in Deed Book 2229,
Page 336, in the Office of
the Recorder of Pike County,
Pennsylvania.

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

Title to said premises is vested
in David Schwartz by deed from

Stan Tashlik and Jesse Tashlik,
Husband and Wife dated April
27, 2007 and recorded April 27,
2007 in Deed Book 2229, Page
336.

TAX LD. #: 108.00-01-43

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO David A. Schwartz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$192,604.44,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Schwartz DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$192,604.44 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO308-2013r SUR
JUDGEMENT NO. 308-2013
AT THE SUIT OF The Bank of
New York Mellon fka The Bank
of New York, as Trustee for the
Certificateholders of CWABS,
Inc., Asset-Backed Certificates,
Series 2006-26 vs Quentin
Branch 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,

parcel or piece of land situate in Lehman Township, County of Pike and Commonwealth of Pennsylvania, being Lot 136, Stage VIII, Pine Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plot Book Volume 10, page 127.

BEING KNOWN AS Lot 136 Stage VIII, Bushkill PA 18234 TAX PARCEL # 06-0-039048 BEING KNOWN AS: 1360 Pine Ridge Boulevard, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Quentin Branch DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$336,618.33, 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 Quentin Branch DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$336,618.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 315-2013r SUR JUDGEMENT NO. 315-2013 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 Reed A. Horonick and Elaine B. Horonick 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 315-2013
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP
v.
REED A. HORONICK
ELAINE B. HORONICK
owner(s) of property situate in
MILFORD TOWNSHIP,
PIKE County, Pennsylvania,
being
120 SANTOS DRIVE,
MILFORD, PA 18337-6528
Parcel No. 096.00-01-89.011-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$218,516.28
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Reed A. Horonick
and Elaine B. Horonick
DEFENDANTS, OWNER,
OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$215,516.28,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Reed A.
Horonick and Elaine B.
Horonick DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$215,516.28 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 319-2012r SUR JUDGEMENT NO. 319-2012 AT THE SUIT OF The Bank of New York Mellon formerly known as The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc. Asset-Backed Certificates Series 2006-23 c/o Bank of America, NA vs Debora A. Diodato aka Debora A. Doidato and Joseph V. Diodato 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain parcel of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania being known and designated as follows:

Lot 536, Section 5 as shown on map entitled subdivision of Section 5, Pocono Mountain Lake Forest Corporation on file in the Recorder's Office at Milford, Pennsylvania in Plot

Book 9 Page 228.

Being known as: 143 WEASEL ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in Joseph V. Diodato and Debora A. Diodato a.k.a. Debora A. Doidato by deed from Harold S. Arnold Jr. dated October 21, 1998 and recorded October 22, 1998 in Deed Book 1628, Page 348.

TAX LD. #: 161.03-01-38

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Debora A. Diodato aka Debora A. Doidato and Joseph V. Diodato DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,997.78, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Debora A. Diodato aka Debora A. Doidato and Joseph V. Diodato DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,997.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Coway
123 South Broad Street
Philadelphia, PA 19109
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 355-2013r SUR JUDGEMENT NO. 355-2013 AT THE SUIT OF Bank of America, NA vs Judith Sandberg, as Administratrix of the Estate of James B. Sandberg, 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF DINGMANS FERRY IN THE COUNTY OF PIKE, AND STATE OF PENNSYLVANIA AND BEING DESCRIBED IN A DEED DATED 02/24/2004 AND RECORDED 02/24/2004 IN BOOK 2033 PAGE 843 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS:

LOT 1, BLK B32, SECTION 5 TOWNSHIP OF DELAWARE
PARCEL NO. 149.04-04-61
ALSO DESCRIBED AS:
ALL THAT CERTAIN piece, parcel and tract of land situated, lying and being in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as follows, to wit: Lot 1ABC, Block B-32, as set forth on a plan of Lots - Birchwood Lakes, Section 5. Delaware Township, Pike County, Pennsylvania, dated November 1963 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania

and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania in Plat Book 5, Page 247 on May 11, 1967.

TAX PARCEL # 02-0-029123
BEING KNOWN AS: 118
Maple Street, 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 Judith Sandberg, as Administratrix of the Estate of James B. Sandberg, deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,797.98, 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 Judith Sandberg, as Administratrix of the Estate of James B. Sandberg, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$192,797.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 364-2013r SUR JUDGEMENT NO. 364-2012 AT THE SUIT OF JPMC Specialty Mortgage, LLC vs Gerald J. Hawley and Janet T. Lori aka Janet Hawley and Lori Hawley 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 January 15, 2014 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 364-2013
JPMC SPECIALTY
MORTGAGE, LLC

v.

GERALD J. HAWLEY
JANET T. HAWLEY A/K/A
JANET HAWLEY
LORI HAWLEY
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
31 FOX COURT, BUSHKILL,
PA 18324

Parcel No. 189.02-09-12
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$201,324.41
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 Gerald J. Hawley and
Janet T. Hawley aka Janet
Hawley and Lori Hawley
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$201,324.41,
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 Gerald J.
Hawley and Janet T. Hawley aka
Janet Hawley and Lori Hawley
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$201,324.41 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
371-2008r SUR JUDGEMENT
NO. 371-2008 AT THE
SUIT OF MorEquity, Inc.
vs Lev Litman and Elena
Litman 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece of parcel of land situate,
lying and being in the Township
of Delaware, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows: Lot No. 14, Block No.
1803, Section No. 18, Wild
Acres, as shown on plan or
map recorded in the office of
the Recorder of deeds of Pike
County in Plat Book 14, Page
72.
BEING the same premises
which Sun Lake Homes, Inc.,
by deed dated 10/12/2000,
recorded 10/17/2000 in the
Office of the Recorder of Deeds
in and for Pike County in
Record Book Volume 1866 at
Page 80, granted and conveyed
unto Lev Litman and Elena
Litman. Subsequently, the
same premises which Sun Lake
Homes, Inc., by corrective deed

dated 02/10/2003, recorded
02/18/2003 in the Office of the
Recorder of Deeds in and for
Pike County in Record Book
Volume 1967 at Page 1258,
granted and conveyed unto Lev
Litman and Elena Litman.
Also Known As 105 High Ridge
Road, Dingmans Ferry, PA
18328
Parcel No. 168.02-01-83
Control No. 02-0-066130
TITLE TO SAID PREMISES
IS VESTED IN Lev Litman
and Elena Litman, by deed
from Sun Lake Homes, Inc.,
dated 10/12/2000, recorded
10/17/2000, in Deed Book 1866,
page 80.
EXHIBIT "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Lev Litman and Elena Litman
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$493,
715.83, 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 Lev Litman and Elena Litman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$493,715.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY; CIVIL DIVISION, TO EXECUTION NO 371-2013r SUR JUDGEMENT NO.371-2013 AT THE SUIT OF U.S. Bank National Association, as trustee for Mastr Asset Backed Securities Trust 2006-WMC4, Mortgage Pass-Through Certificates Series 2006- WMC4 vs

Stanley Kodgis and Salena Marsh 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 371-2013-CV U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-WMC4, MORTGAGE PASS· THROUGH CERTIFICATES SERIES 2006· WMC4

v.

STANLEY KODGIS
SALENA MARSH

owner(s) of property situate in the TOWNSHIP OF LACKAWAXEN, PIKE County, Pennsylvania, being 122 HOEHNE COURT A/K/A, 122-124 HOEHNE COURT, GREELEY, PA 18425

Parcel No. 05-0-106684

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$293,478.99

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stanley Kodgis and Salena Marsh DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$293,478.99, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stanley Kodgis and Salena Marsh DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$293,478.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 409-2012r SUR JUDGEMENT NO.409-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Deborah L. Reynolds and Eric L. Penson 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot or parcel of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, Being Lot 499 Section 3E, as shown on plan of

Pocono Mountain Lake Estates, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 9, Page 123.

BEING the same premises which Pike County Tax Claim Bureau, of Milford, PA, as Trustee, by indenture bearing date the 2nd day of June, 2004, and recorded the 12th day of July, 2004, in the Office for the Recording of Deeds in and for the County of Pike at Milford, Pennsylvania, in Record Book Volume 2057, Page R288, granted and conveyed unto Myownco, Inc, in fee.

Being known as: 499 SPARROW ROAD, Lehman Township, PENNSYLVANIA 18328.

Title to said premises is vested in Deborah L. Reynolds and Eric L. Penson by deed from QuitClaim Deed dated October 25, 2010 in Deed Book 2354, Page 191.

TAX LD. #: 182.04-01-16

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Deborah L. Reynolds and Eric L. Penson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$278,716.21, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Deborah L. Reynolds and Eric L. Penson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$278,716.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Coway
123 South Broad Street
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO

412-2009r SUR JUDGEMENT
NO. 412-2009 AT THE SUIT
OF The Bank of New York as
Trustee for the Certificateholders
CWALT, Inc. Alternative Loan
Trust 2006-0C1 Mortgage
Pass-Through Certificates
Series 2006-0C1 vs Sergey
Bobro 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 412-2009-CIVIL
THE BANK OF NEW YORK
AS TRUSTEE FOR THE
CERTIFICATEHOLDERS
CWALT, INC.
ALTERNATIVE
LOAN TRUST
2006-0C1 MORTGAGE
PASS-THROUGH
CERTIFICATES SERIES
2006-0C1

v.
SERGEY BOBRO
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being
1592 WOODBRIDGE DRIVE
EAST, BUSHKILL, PA
18324-0000
Parcel No. 196.02-05-57
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$188,753.76
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 Sergey Bobro
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$188,753.76,
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 Sergey Bobro
DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$188,753.76 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 422-2012r SUR JUDGEMENT NO. 422-2012 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee Forsecutitized Asset Backed Receivables LLC vs Theodore J. Schaefer 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township

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

BEING Lot 7, Block M-I07, as shown on a map entitled "Section 1, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania, which map was duly recorded on June 7, 1971 with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 8, page 170.

BEING KNOWN AS: Lot 7, Block M-107, N/K/A 12368 Marcel Lake Estates, 113 Beecher Road, A/K/A, 113 Beecher Street Dingmans Ferry, (Delaware TWP.) PA 18328 BEING THE SAME premises in which Philip Bueki, Sheriff of the County of Pike, in the Commonwealth of Pennsylvania, by its deed dated January 19,2005 and recorded in the Office of the Recorder of Deeds in and for the County of Pike, State of Pennsylvania granted and conveyed unto JP Morgan Chase Bank FKA The Chase Manhattan Bank Successor by merger to Chase Bank of Texas National Association, FKA Texas Commerce Bank, N.A as Trustee and Custodian by: Saxon Mortgage Services, Inc., FKA Meritech Mortgage Services Inc, asits attorney-in-fact.

Being known as: 113 BEECHER ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in Theodore J. Schaefer by deed from JP Morgan Chase Bank,

fka The Chase Manhattan Bank Successor by merger to Chase Bank of Texas, NA fka Texas Commerce Bank, NA as Trustee and Custodian by: Saxon Mortgage Services Inc., its attorney-in-fact dated March 25, 2005 and recorded March 31, 2005 in Deed Book 2101, Page 243.
TAX LD. #:09-00-00659-01

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Theodore J. Schaefer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$188,097.52, 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 Theodore J. Schaefer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$188,097.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO426-2013r SUR JUDGEMENT NO. 426-2013 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 Luigi A. Bovo and Nunziata Bovo 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 January 15, 2014 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 426-2013

BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP

v.

LUIGI A. BOVO
NUNZIATA BOVO

owner(s) of property situate in
DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 116 LENAPE DRIVE,
A/K/A 1803 CONASHAUGH
LAKES, MILFORD, PA 18337
Parcel No. 121.04-04-04 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$274,459.82
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
Luigi A. Bovo and Nunziata
Bovo DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$274,459.82,

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 Luigi A.
Bovo and Nunziata Bovo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$274,459.82 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 450-2013r SUR JUDGEMENT NO. 450-2013 AT THE SUIT OF Bank of America, NA vs Yima Perez and Francisco Perez aka Francisco A. Perez 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

UDREN LAW OFFICES, P.C.
WOODCREST
CORPORATE CENTER
111 CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
Bank of America, N.A.
Plaintiff

v.
FRANCISCO PEREZ A/K/A
FRANCISCO A. PEREZ
YIMA PEREZ
Defendant(s)
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 450-2013

SHORT DESCRIPTION FOR

ADVERTISING
ALL THAT CERTAIN LOT
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 3558
Dorset Drive, Bushkill, PA
18324
PARCEL NUMBER:
197.01-03-24
IMPROVEMENTS:
Residential Property
Jordan David, Esquire
PA ID #: 311968

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Yima Perez and Francisco
Perez aka Francisco A. Perez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$246,621.90,
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 Yima Perez and Francisco Perez aka Francisco A. Perez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$246,621.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 540-2013r SUR JUDGEMENT NO. 540-2013 AT THE SUIT OF Wells Fargo Bank, NA s/b/m Wells Fargo Home Mortgage, Inc. vs Evans O. Olang 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 540-2013-CIVIL WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC. v.

EVANS O. OLANG owner(s) of property situate in LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 83 OAKENSHIELD WAY, A/K/A 217 OAKENSHIELD DRIVE TAMIMENT, PA 18371-9456

Parcel No. 188.01-02-08 - (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$163,373.04
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 Evans O. Olang DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,373.04, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Evans O.
Olang DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$163,373.04 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 541-2013r SUR
JUDGEMENT NO. 541-2013
AT THE SUIT OF Nationstar
Mortgage, LLC vs Solaiman
Abbasi 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 541-2013-CIVIL
NATIONSTAR
MORTGAGE, LLC
v.
SOLAIMAN ABBASI
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 38 AMOS CIRCLE,
A/K/A 170 AMOS CIRCLE,
BUSHKILL, PA 18324
Parcel No. 188.04-01-47 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$97,103.55
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

OF PENNSYLVANIA
TO Solaiman Abbasi
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$97,103.55,
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 Solaiman
Abbasi DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$97,103.55 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
542-2013r SUR JUDGEMENT
NO. 542-2013 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 Alfred
P. Evangelista aka Alfred
Evangelista aka Alfred Paul
Evangelista 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 542-2013-CIVIL
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP
v.

ALFRED P. EVANGELISTA
A/K/A ALFRED
EVANGELISTA
A/K/A ALFRED PAUL
EVANGELISTA owner(s) of
property situate in LEHMAN
TOWNSHIP, PIKE County,
Pennsylvania, being 70
WINONA LAKES, A/K/A
LOT 70 SECT 17, EAST
STROUDSBURG, PA
18302-9783
Parcel No. 199.02-03~03~
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$181,954.09
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 Alfred P. Evangelista
aka Alfred Evangelista aka
Alfred Paul Evangelista
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$181,954.09,
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 Alfred
P. Evangelista aka Alfred
Evangelista aka Alfred Paul
Evangelista DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$181,954.09 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 576-2013r SUR
JUDGEMENT NO. 576-2013
AT THE SUIT OF Nationstar
Mortgage, LLC vs Mauro A.
Techera 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 576-2013-CV
ALL THAT CERTAIN lot
or piece of ground situate in
Township of Delaware, County
of Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO: 031991
PROPERTY ADDRESS 1203
Westwood Drive
Dingmans Ferry, PA 18328
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Mauro A. Techera
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 Mauro A. Techera
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$211,007.65,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Mauro A.
Techera DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$211,007.65 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
625-2013r SUR JUDGEMENT
NO. 625-2013 AT THE SUIT
OF Bank of America, NA vs
Ivana Morgan 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
January 15, 2014 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
Bank of America, N.A
Plaintiff

v.
IVANA MORGAN
Defendant(s)
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 625-2013

SHORT DESCRIPTION FOR
ADVERTISING
AT THAT CERTAIN

LOT OF LAND SITUATE
IN TOWNSHIP OF
LEHMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS Lot 61
Section 5 Pine Ridge AKA 4152
Pine Ridge Drive, (Lehman
Township), Bushkill, PA 18324
PARCEL NUMBER:
194-01-01-53
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff
SALVATORE CAROLLO,
ESQUIRE
PA ID 311050

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ivana Morgan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,230.94,
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 Ivana Morgan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,230.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 647-2013r SUR JUDGEMENT NO. 647-2013 AT THE SUIT OF Wells Fargo Bank, NA, as Trustee for Option One Mortgage Loan Trust 2007-FXD1 Asset-Backed Certificates, Series 2007-FXD1 vs Samuel DeGroat and Stacey M. DeGroat 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Shohola In the County of Pike and Commonwealth of Pennsylvania, more particularly described as follows;

BEING LOT 8, BLOCK 4, SECTION 2, as shown on a map of Sagamore Estates, Inc. dated December 12, 1957, and recorded with tile Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 3, page 14; and reference may be had to said map or the record thereof for a more full and complete description of the lot or lots herein conveyed.

PARCEL NO. 078.04-06-490 - BEING THE SAME PREMISES which Samuel DeGroat and Stacey M, Kopec, now by marriage, Stacey M. DeGroat, by indenture dated 11-21-05 and recorded 11-30-05 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 2147, Page 457, granted and conveyed unto Samuel DeGroat and Stacey M. DeGroat, His Wife.

Tax Id No: 078.04-06-49
PROPERTY IS IMPROVED by single family dwelling and

shed
For information purposes only -
Property also known as:
116 Samantha Road
Shohola, PA 18458

TITLE TO SAID PREMISES
IS VESTED IN Samuel
DeGroat and Stacey M.
DeGroat, his wife, heirs
successors and assigns, by
deed from Samuel DeGroat
and Stacey M. Kopec, now by
marriage Stacey M. DeGroat.,
dated 11/21/2005 and recorded
11/30/2005, in Book 2147, Page
457
EXHIBIT "A"

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Samuel Degroat
and Stacey M. Degroat
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$313,278.02,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Samuel
Degroat and Stacey M. Degroat
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$313,278.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5054
Mount Laurel, NJ 08054-1539
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
650-2013r SUR JUDGEMENT
NO. 650-2013 AT THE
SUIT OF PNC Bank, National
Association, successor by
merger to National City
Mortgage, a division of National
City Bank vs Christopher
Tepedino and Bonnie N.
Tepedino 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
January 15, 2014 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,
being Tract No. 5506, Section
No. XVIII, Conashaugh
Lakes, as shown on plat or
map recorded in the office of
the Recorder of Deeds of Pike
County in Plat Book 18 page
141.
TAX PARCEL #121.04-01-84
BEING KNOWN AS: 4350
Conashaugh Lakes, Milford, PA
18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher Tepedino
and Bonnie N. Tepedino
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$302,532.73,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
Tepedino and Bonnie N.
Tepedino DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$302,532.73 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
685-2013r SUR JUDGEMENT

NO. 685-2013 AT THE
SUIT OF First Horizon Home
Loans a Division of First
Tennessee Bank, National
Association vs Kathryn
Smith DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LOTS 1,2 & 3, as shown on
map entitled "Plan of Lots
divided for Donald E. LaBar,
being part of land known as
Glass House Property, Premises
located in Westfall Township,
Pike County, Pa., Scale 1"- 50
feet, as surveyed May 11, 1950
by Ernest Appert, Civil Engineer
and Surveyor, Drawing No.
1-1166 which said map was filed
in the Pike County, Pennsylvania
Recorder's Office on August 7,
1950 in Plat Book 2, Page 190,
and to which said map reference
is hereby made for a metes and
bounds description of lots.
Being known as: 1225
DELAWARE DRIVE,
MATAMORAS,

PENNSYLVANIA 18336.
Title to said premises is vested
in Kathryn Smith and James
Smith by deed from Patrick
A. McAlamey and Janice A.
McAlarney, Husband and Wife
recorded February 2, 1999 in
Deed Book 1693, Page 179.
And Thereafter James Smith
departed this life on January 20,
2012. Whereupon, title to said
premises is solely vested unto
Kathryn Smith, by rights of
survivorship.
TAX I.D. #: 13-0-002615
SEIZED IN EXECUTION AS
THE PROPERTY OF Kathryn
Smith on Judgment Number
CI-685 2013

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kathryn Smith
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$77,332.17,
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 Kathryn Smith DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$77,332.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
23 S. Broad Street
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 725-2013r SUR JUDGEMENT NO. 725-2013 AT THE SUIT OF Nationstar Mortgage LLC vs Jose R. Ortiz and Nancy Ortiz DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY January 15, 2014 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 of Lots No. 1066, Section No. 16, as it more particular set forth on the Plot Map of Lehman-Pike Development Corp., Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 17, Page 3.

Being the same premises that Alexander Schefer and Raissa Schefer, by their deed dated April 7th 2008 and recorded in the Office for the Recording of Deeds in and for Pike County in Record Book Volume 2272, Page 2568 granted and conveyed unto Jose R. Ortiz and Nancy Ortiz; Mortgagors hereof in fee. Being known as: LOT 1066 SECTION 16 SAW CREEK, BUSHKILL, PENNSYLVANIA 18324. Title to said premises is vested in Jose R. Ortiz and Nancy Ortiz by deed from Alexander Schefer and Raissa Schefer, Husband and Wife dated April 4, 2008 and recorded April 10, 2008 in Deed Book 2272, Page 2568. TAX I.D. #: 06-0-065226

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose R. Ortiz and Nancy Ortiz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$249,584.16, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jose R. Ortiz and Nancy Ortiz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$249,584.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 766-2013r SUR JUDGEMENT NO. 766-20 13 AT THE SUIT OF US Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE1 vs Christine J. Brady 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THA T CERTAIN piece, parcel and tract of land situate, lying and being in the Township

of Blooming Grove, County Pike and Commonwealth of Pennsylvania described as follows to wit:

BEING Lot 16, Block XII, Hemlock Farms Community, Stage LVI, as shown on Plat of Hemlock Farms Community, Stage LVI recorded in the office of the Recorder of Deeds of Pike County in Plat Book 7, page 98 on the 13th day of June, 1969. TAX PARCEL # 120.04-03-36 TAX ID 01-0-035140 BEING KNOWN AS: 311 Canoebrook Drive, Hawley, PA, 18428

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christine J. Brady DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,493.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christine J. Brady DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,493.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
Ste. 5000 BNY Mellon Ind Ctr
701 Market Street
Philadelphia, PA 19106
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 770-2013r SUR JUDGEMENT NO. 770-2013 AT THE SUIT OF Federal National Mortgage Association vs Jose A. Maldonado 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN
village lot of land, situate in
the Borough of Matamoras,
County of Pike and State
of Pennsylvania, know and
designated on Charles St.
John's map of an addition to
said Village as lot number four
hundred and ten (410); lying
on the northerly corner of
Washington (now Avenue K)
and Biddis Street and being one
hundred feet in depth and fifty
feet wide on Washington Street
(now Avenue K).
Being known as: 11 AVENUE
K, MATAMORAS,
PENNSYLVANIA 18336.
Title to said premises is vested
in Jose Maldonado by deed from
Robert M. Killmer and Jonell
D. Killmer, Husband and Wife
recorded December 10, 2007 in
Deed Book 2260, Page 150.
TAX I.D. #: 07-0-007666

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

JUDGMENT ON THE
AMOUNT OF \$255,239.34,
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 Jose A.
Maldonado DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$255,239.34 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 819-2013r SUR JUDGEMENT NO. 819-2013 AT THE SUIT OF U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., SCFB Mortgage-Backed Pass-Through Certificates, Series 2005-12 vs Lisa Reiher and Clifford Reiher aka Clifford C. Reiher 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 819-2013 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSFB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-12

v.

LISA REIHER
CLIFFORD REIHER A/K/A
CLIFFORD C. REIHER
owner(s) of property situate
in the TOWNSHIP OF

DINGMAN, PIKE County, Pennsylvania, being 180 ROUTE 2001, MILFORD, PA 18337-6560 Parcel No. 112.00-03-31 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$232,846.79 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 Lisa Reiher and Clifford Reiher aka Clifford C. Reiher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,846.79, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Lisa Reiher and Clifford Reiher aka Clifford C. Reiher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,846.79 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 866-2013r SUR JUDGEMENT NO. 866-2013 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Deborah Bilello 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 866-2013

OCWEN LOAN
SERVICING, LLC

v.

DEBORAH BILELLO

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

387 SAW CREEK ESTATES,
BUSHKILL, PA 18324-9420

Parcel No. 192.04-06-19 -

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$147,880.92

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

TO Deborah Bilello

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$147,880.92,

PLUS COSTS & INTEREST.

THE SALE MADE

SUBJECT TO ALL PAST

DUE AND CURRENT

REAL ESTATE TAXES

UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Deborah
Bilello DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$147,880.92 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO.
876-2012r SUR JUDGEMENT
NO. 876-2012 AT THE
SUIT OF Wells Fargo Bank,
NA, as trustee for Securitized
Asset Backed Receivables LLC
Trust 2006-OP1, Mortgage

Pass-Through Certificates,
Series 2006- OP1 vs Fernando
Beltran and Rosemarie
Beltran 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

UDREN LAW OFFICE, P.C.
WOODCREST
CORPORATE CENTER
111 WOODCREST ROAD,
SUITE 200
CHERRY HILL, NJ
08003-3620
856-669-5400
pleadings@udren.com
ATTORNEY FOR
PLAINTIFF
Wells Fargo Bank, N.A., as
Trustee for Securitized Asset
Backed Receivables LLC
Trust 2006-OP1, Mortgage
Pass-Through Certificates, Series
2006-OP1
Plaintiff

v.
FERNANDO BELTRAN
ROSEMARIE BELTRAN
COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County
MORTGAGE
FORECLOSURE
NO. 876-2012
SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 171 Saw
Creek Est, Bushkill, PA 18324
PARCEL NUMBER:
06-0-104352
IMPROVEMENTS:
Residential Property
UDREN LAW OFFICES, P.C.
Attorney for Plaintiff
SALVATORE CAROLLO,
ESQUIRE
PA ID 311050

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Fernando Beltran
and Rosemarie Beltran
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$170,971.84,
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 Fernando
Beltran and Rosemarie Beltran
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$170,971.84 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Office
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003-3620
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
892-2013r SUR JUDGEMENT
NO.892-2013 AT THE SUIT
OF Wells Fargo Bank, NA vs
Patrick J. Kelly, Jr. and Elizabeth
Kelly 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 892-2013

WELLS FARGO BANK, N.A.

v.

PATRICK J. KELLY JR
ELIZABETH KELLY

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

179 POCONO MOUNTAIN
LAKE ESTATE, A/K/A 1109
MINK COURT, BUSHKILL,
PA 18324-9007

Parcel No. 189.04-06-09 -
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$141,548.59

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 Patrick
J. Kelly, Jr. and Elizabeth Kelly
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$41,548.50,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Patrick J.
Kelly, Jr. and Elizabeth Kelly
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$141,548.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 968-2013r SUR
JUDGEMENT NO. 968-2013
AT THE SUIT OF Wells
Fargo Bank, NA vs Jenny C
Thiessen. 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 968-2013
WELLS FARGO BANK, N.A.
v.
JENNY C. THIESSEN
owner(s) of property situate in
GREENE TOWNSHIP, PIKE
County, Pennsylvania, being
1812 HORIZON DRIVE,
A/K/A 121 HORIZON
DRIVE, GREENTOWN, PA
18426
Parcel No. 129.01-01-24-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$162,607.65
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

TO Jenny C. Thiessen
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$162,607.65,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jenny C.
Thiessen DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$162,607.65, PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza

Philadelphia, PA 19103
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO972-2012r
SUR JUDGEMENT NO.
972-2012 AT THE SUIT OF
Citimortgage, Inc. vs Shawnelle
Prestidge DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 972-2012
ALL THAT CERTAIN lot
or piece of ground situate in
Blooming Grove Township,
County of Pike, and
Commonwealth of Pennsylvania
TAX PARCEL NO:
107-04-05-74
PROPERTY ADDRESS 111
Lone Pine Bay Lords Valley, PA
18428
IMPROVEMENTS: a
Residential Dwelling
SOLD AS THE PROPERTY
OF: Shawnelle Prestidge
ATTORNEY'S NAME: Patrick

J. Wesner, Esquire
SHERIFF'S NAME: Phil Buecki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Shawnelle Prestidge
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,239.43,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Shawnelle
Prestidge DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$234,239.43 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East. Ste 301
Cherry Hill, NJ 08002
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1015-2013r SUR
JUDGEMENT NO.1015-20
13 A T THE SUIT OF
Deutsche Bank National Trust
Company, as trustee for Morgan
Stanley ABS Capital I Inc
Trust 2007-HE3, Mortgage
Pass-through Certificates, Series
2007-HE2, by its Servicer
Ocwen Loan Servicing, LLC
vs Stacey E. Najuch and Diana
S. 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel or tract of land, situate,

lying and being in the Township
of Matamoras, County of Pike
and State of Pennsylvania
known and designated as and
by Lots 960 and 962 upon a
map showing 1924 subdivision
of Frederick Wehinger Estate
Lands, in the Borough of
Matamoras, Pike County,
Pennsylvania, Irving Righter.
E.R, which said map was duly
filed on July 18, 1924, in the
Office of the Recorder of Deeds
of Pike County, Pennsylvania,
and recorded in Plat Book
No. 1, page 51 on said date,
said Lots 960 and 962 being
situated on the Northwesterly
side of Avenue P, SUBJECT,
however, to the restrictions that
no buildings shall be erected.
On said premises within twenty
(20) feet of the front line of
said lot; and the said Grantees
for themselves, their heirs and
assigns, do, by the acceptance;
hereof, covenant, promise and
agree that no buildings shall be
at any time hereafter erected on
said premises within twenty (20)
feet of the front line of said lot.
PARCEL 083.11-01-14
BEING the same premises
which Stacy E. Najuch, not
married, by Deed dated August
20, 2008 and recorded January
30, 2009 in the Office of the
Recorder of Deeds in and for
Pike County in Deed Book
2298 Page 2628, granted and
conveyed unto Diana S. Young,
not married

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stacey E. Najuch and Diana S. Young DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$216,883.75, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stacey E. Najuch and Diana S. Young DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$216,883.75 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Stern & Eisenberg
261 Old York Road, Ste. 410
Jenkintown, PA 19046
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1078-2009r SUR JUDGEMENT NO. 1078-2009 AT THE SUIT OF BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP vs William O. Grogan 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOT NO.

39, SECTION NUMBER 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 37.

PARCEL NO. 106393 BEING THE SAME PREMISES WHICH WILLIAM O. GROGAN AND KIMBERLY S. GROGAN, BY DEED DATED 06-10-05 AND RECORDED 06-27-05 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PIKE IN RECORD BOOK 2117 PAGE 2023, GRANTED AND CONVEYED UNTO WILLIAM O. GROGAN.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William O. Grogan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$260,119.01, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William O. Grogan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$260,119.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 19109
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1086-2013r SUR JUDGEMENT NO. 1086-2013 AT THE SUIT OF Beneficial Consumer

Discount Company vs Judith Baksovich 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

CONTAINING 23,113 square feet, more or less. BEING Lot No. 569 on the above mentioned plan. Prepared by Edward C. Hess Associates, Inc.

TOGETHER with unto the Grantee herein, his heirs and assigns, all rights, rights of way, and privileges and under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in the foregoing deed.

BEING the same premises which Michael John Baksovich by Deed dated May 24, 2000 and recorded June 7, 2000 in the Office of the Recorder of Deeds for the County of Pike in Deed Book 1855 Page 857 as Instrument Number 200000006025, granted and conveyed unto Judith Baksovich, a single woman, in fee.

PARCEL NO. 189.02-09-42
Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Judith Baksovich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$95,263.77, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Judith Baksovich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$95,263.77 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stem & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1094-2012r
SUR JUDGEMENT NO.
1094-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Donna
Merz 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2012-01094
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
DONNA MERZ
owner(s) of property situate in

WESTFALL TOWNSHIP,
PIKE County, Pennsylvania,
being
3010 GREY CLIFF WAY,
MILFORD, PA 18337-9493
Parcel No. 098.07-02-51 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$271,362.44
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 Donna Merz
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$271,362.44,
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 Donna Merz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$271,362.44 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1107-2013r SUR JUDGEMENT NO. 1107-2013 AT THE SUIT OF Bank of America, NA vs Bryan Speck and Joanna Speck 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, more particularly described as follows, to wit: BEING Lot 23, Block M-302, Section 3, as shown on a map or Plan of Marcel Lake Estates, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book 8, page 173.

BEING KNOWN as 140 Maria Lane, Dingmans Ferry, PA. PARCEL NO. 148-04-04-38 BEING the same premises which Thomas C. Speck and Elaine Speck, husband and wife, by Deed dated March 25, 2009 and recorded in the Pike County Recorder of Deeds Office on April 16, 2009 in Deed Book 2305, Page 1108, granted and conveyed unto Bryan Speck and Joanna Speck.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Bryan Speck and Joanna Speck DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,628.55, 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 Bryan Speck and Joanna Speck DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,628.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1108-2013r SUR JUDGEMENT NO. 1108-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs. William R. Brown 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1108-2013
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
WILLIAM R. BROWN
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being
147 MIDLAKE DRIVE,
A/K/A 3320 SUNRISE LAKE,
MILFORD, PA 18337-4368
Parcel No. 122.02-01-23
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$213,349.74
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William R. Brown DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$213,349.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William R. Brown DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$213,349.74 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1189-2013r SUR JUDGMENT NO. 1189-2013 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Sean Babcock and Carrieanne Babcock 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1189-2013 OCWEN LOAN SERVICING, LLC v. SEAN BABCOCK CARRIEANNE BABCOCK owner(s) of property situate in SHOHOLA TOWNSHIP, PIKE County, Pennsylvania,

being
102 KYRA LANE,
SHOHOLA, PA 18458-4505
Parcel No. 078.04-05-33 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$124,339.89
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 Sean Babcock and
Carrieanne Babcock
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$124,339.89
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$124,339.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1207-2012r SUR
JUDGEMENT NO.1207-2012
AT THE SUIT OF Bank of
America. NA as successor by
merger to BAC Home Loans
Servicing. LP fka Countrywide
Home Loans Servicing vs
Jaime S. Pinzone and Joseph
A. Pinzone 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
January 15, 2014 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1207-2012

BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP

v.

JAIME S. PINZONE
JOSEPH A. PINZONE
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
120 COBBLESTONE DRIVE,
MILFORD, PA 18337-4432
Parcel No. 122.01-02-40-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$179,557.31
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 Jaime S. Pinzone
and Joseph A. Pinzone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$179,557.31,

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 Jaime S.
Pinzone and Joseph A. Pinzone
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$179,557.31 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1301-2012r SUR
JUDGEMENT NO. 1301-2012
AT THE SUIT OF U.S.

Bank National Association, as
Trustee for The Holders of the
Structured Asset Investment
Loan Trust 2006-3 vs Timothy
M. Attison and Gloria
Attison 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1301-2012-CIVIL
U.S. BANK NATIONAL
ASSOCIATION, AS
TRUSTEE FOR THE
HOLDERS OF THE
STRUCTURED ASSET
INVESTMENT LOAN
TRUST 2006-3

v.

TIMOTHY M. ATTISON
GLORIA ATTISON
owner(s) of property situate in
DELAWARE TOWNSHIP,
PIKE County, Pennsylvania,
being
134 KEYSTONE DRIVE,
DINGMANS FERRY, PA
18328
Parcel No. 175.02-05-52

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$99,011.39
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 Timothy M Attison
and Gloria Attison
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$99,011.39,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF Timothy
M. Attison and Gloria Attison
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$99,011.39 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1453-2008r SUR
JUDGEMENT NO.1453-2008
AT THE SUIT OF The
Bank of New York Mellon
fka The Bank of New York
as Trustee for the Benefit of
the Certificateholders of the
CWABS, Inc., Asset-Backed
Certificates, Series 2004-5 vs
Ishaurna James and Cheryl
Morris 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
January 15, 2014 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 the Township
of Lehman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows:

Being Lot Number 107, Stage
VIII, Pine Ridge, as shown on
Plot of Pine Ridge, Inc., Stage
VIII, recorded in the Office of
the Recorder of Deeds, of Pike
County in Plot Book Volume 10,
Page 27, on June 20, 1973.

BEING KNOWN AS 1332
PINE RIDGE, BUSHKILL
PA 18324

TAX PARCEL NO:

188.04-04-22

PARCEL ID#06-0-043273

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Ishaurna James and Cheryl
Morris DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$143,095.94,
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 Ishaurna James and Cheryl Morris DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143,095.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1593-2010r SUR JUDGEMENT NO. 1593-2010 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, National Association vs Linda E. Wall and John C.

Durham 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION PNC MORTGAGE, a division of PNC BANK, NATIONAL ASSOCIATION, Plaintiff,
Vs
LINDA E. WALL and JOHN C. DURHAM, Defendants.

LEGAL DESCRIPTION

No: 1593-2010

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/Lots No. 1543, Section I, as shown on map entitled subdivision of Section 1, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania in Plot Book No. 12, Page 94.

HAVING erected thereon a dwelling known as 114 Chinkapin Drive, Milford, PA

18337.
PARCEL NO.
110.02-02-50-03-0.
BEING the same premises
which David W. Iversen, a
married man, by Deed dated
9/25/2006 and recorded on
9/28/2006 in the Recorder's
Office of Pike County,
Pennsylvania, Deed Book
Volume 2196, Page 2503,
Instrument No. 200600017251,
granted and conveyed unto
Linda E. Wall and John C.
Durham, as joint tenants with
rights of survivorship and not as
tenants in common, their heirs
and assigns.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Linda E. Wall and John C.
Durham DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$320,393.32,
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 Linda E.
Wall and John C. Durham
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$320,393.32 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Louis P. Vitti & Assoc.
215 4th Avenue
Pittsburgh, PA 15222
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1655-2012r SUR
JUDGEMENT NO. 1655-2012
AT THE SUIT OF Bayview
Loan Servicing LLC vs Michael
Dellasantro 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 1655 Civil 2012
ALL THAT CERTAIN lot or piece of ground situate in Township of Palmyra, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO: 010405
PROPERTY ADDRESS 1116 Route 507 Greentown, PA 18426
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Michael Dellasandro
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 Michael Dellasandro DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,964.98, 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 Michael Dellasandro DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,964.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
220 Lake Drive East, Ste. 301
Cherry Hill, NJ 08002
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1731-2012r SUR JUDGEMENT NO. 1731-2012 AT THE SUIT OF JPMorgan

Chase Bank, NA vs Angel A. Rivera 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1731-2012

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
v.

ANGEL A. RIVERA

owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 1148 DOVER DRIVE, BUSHKILL, PA 18324 Parcel No. 192.02-04-82 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$167,227.23

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Angel A. Rivera DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$167,227.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Angel A. Rivera DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$167,227.23 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1745-2011r SUR JUDGEMENT NO. 1745-2011AT THE SUIT OF PNC Bank, NA sbm to National City Bank sbm to National City Mortgage Co dba Eastern Mortgage Services vs Damian Joseph aka Damien Joseph and Jason Degroot aka Jason Charles Vanrick Degroot 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1745-2011 PNC BANK, N.A. SBM TO NATIONAL CITY BANK SBM TO NATIONAL CITY MORTGAGE CO DBA EASTERN MORTGAGE SERVICES v. DAMIAN JOSEPH A/K/A DAMIEN JOSEPH JASON DEGROOT A/K/A JASON CHARLES

VANRYCK DEGROOT owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 1154 CRANBERRY DRIVE AIKIA LOT 162 PINE RIDGE A/K/A, STAGE 6 LOT 162 CRANBERRY DRIVE, BUSHKILL, PA 18324-9608 Parcel No. 188.04-02-20 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$201,242.01 Attorneys for Plaintiff Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Damian Joseph aka Damien Joseph and Jason Degroot aka Jason Charles Vanrick Degroot DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$201,242.01, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Damian Joseph aka Damien Joseph and Jason Degroot aka Jason Charles Vanrick Degroot DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$201,242.01 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1836-2009r
SUR JUDGEMENT NO.
1836-2009 AT THE SUIT
OF First Horizon Home
Loan Corporation, a Division
for First Tennessee Bank

National Association vs
Felix Valentin and Milka
Gutierrez DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 1836-2009-CIVIL
FIRST HORIZON HOME
LOAN CORPORATION,
A DIVISION OF FIRST
TENNESSEE BANK
NATIONAL ASSOCIATION
v.
FELIX VALENTIN
MILKA GUTIERREZ
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, PIKE County,
Pennsylvania, being
121 SOUTH NICHE CRONK
ROAD, DINGMANS FERRY,
PA 18328-3166
Parcel No. 148.04-08-77
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$290,555.55
Attorneys for Plaintiff
Phelan Hallinan, LLP

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

THE COMMONWEALTH OF PENNSYLVANIA TO Felix Valentin and Milka Gutierrez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AF SAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT \$290,555.55, 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 Felix Valentin and Milka Gutierrez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$290,555.55 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
12/20/13 · 12/27/13 · 01/03/14

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2065-2011r SUR JUDGEMENT NO.2065-2011 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Thomas A. Haynes-Palozzi and Sophy T. Haynes 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 January 15, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN right-of-way, situate and being in the Township of Delaware, Pike County, Pennsylvania more particularly described on a map by P.R. Addio, Inc., entitled Stone Ridge Road Right-Of-Way, surveyed July 2006 and marked drawing number 06-126A, to wit: BEGINNING at a point-of-curve situated on the

North side of the Silver Lake Road (S.R. 2004) Right-of-way, and being most common with the Southeast side of Lot 1, in the Trinity Ridge Subdivision, Delaware Township, Pike County, Pennsylvania, the following to wit:

Thence, on a curve to the left, on a radius of 30.00 feet, an arc distance of 45.05 feet to a point-of-tangent, situated on the West side of the Stone Ridge Road Right-of-Way.

Thence, along the Stone Ridge Road Right-of-Way, and Lot 1, North 22 degrees 43 minutes East, a distance of 257.01 feet, to a corner.

Thence, along the Stone Ridge Road Right-of-Way, and Lot 2A, North 22 degrees 43 minutes East, a distance of 13.10 feet, to a point.

Thence, continuing along the Stone Ridge Road Right-of-Way, and along Lots 2A and 3B, North 24 degrees 50 minutes 53 seconds East, a distance of 422.95 feet to a corner.

Thence, continuing along the Stone Ridge Road Right-of-Way, along Lots 4C and 5, North 22 degrees 43 minutes East, a distance of 332.61 feet, to a point-of-curve, common with Lots 5 & 6.

Thence, along Lots 6 & 7, on a curve to the right, on a 70.00 foot cul-de-sac radius, an arc distance of 389.02 feet to a point-of-curve, at the East side of Stone Ridge Road, common with Lots 7 & 8.

Thence, along said East side

of the Stone Ridge Road Right-of-Way, along Lots 8 & 9, South 22 degrees, 43 minutes West, a distance of 352.35 feet, to a corner.

Thence, continuing along the Stone Ridge Road Right-of-Way, along Lots 10 & 11, South 24 degrees 50 minutes 53 seconds West, a distance of 403.73 feet to a corner.

Thence, along Lot 12, South 22 degrees 43 minutes West, a distance of 262.49 feet, to a point of- curve for a corner.

Thence, on a curve to the left, on a radius of 30.00 feet, an arc distance of 49.20 feet, to a point-of-curve on the North side of Silver Lake Road.

Thence, along Silver Lake Road, North 71 degrees 14 minutes 42 seconds, a distance of 110.27 feet, to the Point of Beginning. CONTAINING 1.567 acres of road right-of-way, more or less.

Said right-or-way is being conveyed for purposes of Delaware Township accepting Stone Ridge Road as a public roadway by dedication.

Being known as: 107 STONERIDGE ROAD, DINGMANS FERRY, PENNSYLVANIA 18328.

Title to said premises is vested in Thomas A. Haynes-Palozzi and Sophy T. Haynes by deed from Delaware Township dated September 30, 2006 in Deed Book 2219, Page 2130.

TAX I.D. #: 02-0-111455

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Thomas A. Haynes-
Pallozzi and Sophy T. Haynes
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$328,415.09,
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 Thomas A.
Haynes-Pallozzi and Sophy
T. Haynes DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$328,415.09 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 2080
Philadelphia, PA 1910
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE

January 15, 2014

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2194-2012r SUR
JUDGEMENT NO. 2194-2012
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
Clinton Stone 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2194-2012
BANK OF AMERICA,
N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP

v.
CLINTON STONE
owner(s) of property situate
in LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being
1912 PINE RIDGE,
BUSHKILL, PA 18324-9612
Parcel No. 193.02-04-37.001-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$203,776.48
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Clinton Stone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$203,776.48
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Clinton Stone
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$203,776.48 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan & Hallinan
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2285-2012r
SUR JUDGEMENT NO.
2285-2012 AT THE SUIT
OF JPMorgan Chase Bank,
NA vs Nora Viola and Livio
Viola 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

January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Advertising Description
ALL THAT CERTAIN piece,
parcel and lot of land, situate,
lying and being in the Township
of Lackawaxen, County of
Pike in the Commonwealth of
Pennsylvania.
Being known as: 256 RR 1,
HAWLEY, PENNSYLVANIA
18428.
Parcel No.: 012.01-01-58
Improvements Consists of:
Residential Dwelling
Sold as the Property of Nora
Viola and Livio Viola
Hand Money \$38,06.54
Title to said premises is vested
in Nora Viola and Livio Viola
by deed from Russell Gittle and
Abbe Gittle, Husband and Wife,
Scott Heller and Toni Heller,
Husband and Wife and Guy
Maranga and Joan Maranga,
Husband and Wife recorded
May 31, 2002 in Deed Book
1929, Page 928.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Nora Viola and Livio Viola
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$380,635.44,

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
Nora Viola and Livio Viola
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$380,635.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Coway
123 South Broad Street
Philadelphia, PA 19109
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2305-2012r SUR
JUDGEMENT NO. 2305-2012
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs of Catherine
M. Hynes, in her capacity as
Administratrix and heir to the
estates of Christopher Hynes,
unknown heirs, successors,
assigns, and all persons, firms,
or associations claiming
right, title or interest from
or under Christopher Hynes,
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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 2305-2012
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
v.
CATHERINE M. HYNES,
IN HER CAPACITY AS
ADMINISTRATRIX AND
HEIR OF THE ESTATE OF
CHRISTOPHER HYNES
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS,
AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR

UNDER CHRISTOPHER
HYNES, DECEASED
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, PIKE County,
Pennsylvania, being
198 WILD MEADOW
DRIVE, MILFORD, PA
18337-6404
Parcel No. 108.00-02-12 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$173,136.20
Attorneys for Plaintiff
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
of Catherine M. Hynes, in
her capacity as Administratrix
and heir to the estates of
Christopher Hynes, unknown
heirs, successors, assigns,
and all persons, firms, or
associations claiming right,
title or interest from or under
Christopher Hynes, deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$173,136.20,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF of Catherine M. Hynes, in her capacity as Administratrix and heir to the estates of Christopher Hynes, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Christopher Hynes, deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$173,136.20 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
12/20/13 · 12/27/13 · **01/03/14**

SHERIFF SALE
January 15, 2014
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 45598-2013r SUR
JUDGEMENT NO.
45598-2013 AT THE SUIT
OF Walker Lakeshores
Landowners Association vs
Michael J. Vingo and Irene A.
Letscher 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
January 15, 2014 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Description for Michael J. Vingo
and Irene A. Letscher
ALL THOSE FOLLOWING
described lots or parcels of land,
situate, lying and being in the
development of Walker Lake
Shores, Shohola Township,
County of Pike and State of
Pennsylvania, to wit:
Lot Nos. 11, 13 and 15, in
Block No. 11, of Unit No. 2,
as shown on the survey and
original plat of Walker Lake
Shores, Shohola Township, Pike
County, Pennsylvania, made
by a Certified Land Surveyor
and of record in recorder of
Deeds Office of Pike County,
Pennsylvania, in Plat Book No.
3 at page 65, etc., reference
being made thereto for a more
particular description of the lot
herein conveyed.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael J. Vingo and Irene A. Letscher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$112,908.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael J. Vingo and Irene A. Letscher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$112,908.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Eric L. Hamill, Esq.
501 Broad Street
Milford, PA 18337
12/20/13 · 12/27/13 · **01/03/14**
