
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.

ESTATE NOTICE

Estate of Joyce A. Graham, deceased, late of Westfall Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who requests all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: Phileas Graham, c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428
07/22/16 • 07/29/16 • **08/05/16**

EXECUTRIX NOTICE

ESTATE OF Mark E. Reiner late of Lords Valley, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are

requested to make payment and those having claims to present same, without delay to Jeanne Sasson, 117 Midland Avenue, Montclair, NJ 07042, Executor.
07/22/16 • 07/29/16 • **08/05/16**

EXECUTRIX NOTICE

ESTATE OF LIZANNE SAMUELSON, late of Milford Borough, 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 SUZANNE GALLAHER, of 110 E. High Street, Milford, PA 18337, or to her attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 402 Broad Street, Milford, PA 18337.
07/22/16 • 07/29/16 • **08/05/16**

ADMINISTRATRIX'S NOTICE

Estate of Leslie Ashton Byrne, deceased, late of 209 Lake Drive, Dingmans Ferry, PA 18328

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

Katherine Byrne Leverich
209 Lake Drive
Dingmans Ferry, PA 18328
Administratrix

07/29/16 • 08/05/16 • 08/12/16

**ADMINISTRATRIX'S
NOTICE**

ESTATE OF Michael S.
Messineo late of Milford, Pike
county Pennsylvania, deceased.

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

Amanda Messineo
83 Euclid Ave
Troy, NY 12180
Administratrix

07/29/16 • 08/05/16 • 08/12/16

ESTATE NOTICE

Estate of Stephen J. Kapocsi,
late of Shohola, Pike County,
Pennsylvania.

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

07/29/16 • 08/05/16 • 08/12/16

**ADMINISTRATOR'S
NOTICE**

ESTATE OF Amanda Tooley,

late of Millrift, Pike County,
Pennsylvania, deceased.

Letters of administration for
the above estate having been
granted to the Rhonda Tooley,
all persons indebted to the said
estate are requested to make
payment and those having claims
to present the same without
delay to The Law Offices of
Moulton & Moulton, PC, 693
Route 739, Lords Valley, PA
18428

Attorney for the Administratrix
08/05/16 • 08/12/16 • 08/19/16

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

**Civil Action Number:
1843-2015**

Deutsche Bank Trust Company
Americas as Indenture Trustee
for the registered holders of
Saxon Asset Securities Trust
2006-3 Mortgage Loan Asset
Backed Notes, Series 2006-3
c/o Ocwen Loan Servicing,
LLC, Plaintiff vs. The Unknown
Heirs, Executors and devisees
of the Estate of Lloyd Thomas
Wildrick, Defendant(s)
TO: The Unknown Heirs,
Executors and devisees of
the Estate of Lloyd Thomas
Wildrick, Defendant(s), whose
last known addresses are 13
Steele Circle (Lot 13, Section
7) n/k/a 1155 Steele Circle,
Bushkill, PA 18324; 45 Pidgeon
Hill Road, Wantage, NJ 07461;
7418 West Dogwood Lane,
Mountain Home, PA 18342 and
P.O. Box 441, Mountain Home,
PA 18342.

You have been sued in mortgage foreclosure on 13 Steele Circle (Lot 13, Section 7) n/k/a 1155 Steele Circle, Bushkill, PA 18324, based on defaults since December 3, 2015. You owe \$66,002.67 plus interest.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH**

INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Legal Services of Northeastern PA, Inc.

810 Monroe St., Stroudsburg, PA 18360, (800) 532-8282

M. Troy Freedman, Andrew J. Marley & Edward J. McKee, Attys. for Plaintiff

Stern & Eisenberg, PC
1581 Main Street, Ste. 200

Warrington, PA 18976
215-572-8111

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

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 12-2016r SUR JUDGEMENT NO. 12, 2016 AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing, LLC vs Maureen A. Colligan 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 12-2016

Ditech Financial LLC f/k/a Green Tree Servicing LLC v.

Maureen A. Colligan owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania being Lot 2 Block 1 Section 3, Gold Key Estates, A/K/A 2 Slaymaker Road, Gold Key Estates, Milford, PA 18337 Parcel No. 123.01-03-23- (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$43,278.21
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maureen A. Colligan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$43,278.21, 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 Maureen A. Colligan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$43,278.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF

COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 36-2013r SUR JUDGEMENT NO. 36-2013 AT THE SUIT OF The Falls Community Association, Inc. vs Jorge Coelho 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

COURT OF COMMON PLEAS OF THE SIXTIETH JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA - PIKE COUNTY CIVIL ACTION THE FALLS COMMUNITY ASSOCIATION, INC. Plaintiff

v. JORGE COELHO, Defendant NO. 36 CIVIL 2013 PROPERTY DESCRIPTION ALL THAT CERTAIN lot or parcel of land, situated in Lehman Township, Pike County, PA, being Lot 140, Phase III, Section 1, as is more particularly shown on the plan of lands of Townhouse Properties, Inc., d/b/a The Falls, designated as Phase III, Section 1, the Falls at Saw Creek, recorded in the

Recorder's Office in and for Pike County at Milford, PA in Plot Book Volume 23, Page 164, revised plotting recorded in Volume 24, page 189. BEING THE SAME PREMISES which Maria E. Berde by Deed dated 12/28/2005 and recorded 1/30/2006 in Pike County in Record Book Volume 2157, page 460, conveyed unto Jorge Coelho, in fee. 140 English Court Tax ID/Parcel No. 06-0-196.02-09-53 Pin/Control No. 06-0-104424 a/k/a The Falls at Saw Creek, Lehman Township, Pennsylvania

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jorge Coelho DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$16,491.50, 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 Jorge Coelho DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$16,491.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory D. Malaska
802 Main Street
Stroudsburg, PA 18360-1602
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 93-2016r SUR JUDGEMENT NO. 93-2016 AT THE SUIT OF Federal National Mortgage Association (“Fannie Mae”), A Corporation Organized and Existing Under The laws of The United States of America vs Michael J. Mahoney and Tina M. Mahoney 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 93-2016 Federal National Mortgage Association (“Fannie Mae”), A Corporation Organized and Existing Under The Laws of The United States of America

v.
Michael J. Mahoney
Tina M. Mahoney
owner(s) of property situate in the WESTFALL TOWNSHIP, PIKE County, Pennsylvania, being 460 Cummins Hill Road, Milford, PA 18337-9469
Parcel No. 065.00-01-09- (Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$312,755.44
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael J. Mahoney and Tina M. Mahoney DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$312,755.44,
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 Michael J.
Mahoney and Tina M. Mahoney
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$312,755.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 148-2016r SUR
JUDGEMENT NO. 148-2016
AT THE SUIT OF Santander
Bank, NA vs Kathleen M.
Schneider and Leonard
Schneider 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 148-2016
Santander Bank, N.A.
v.
Kathleen M. Schneider
Leonard Schneider
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 8 Maple Lake Drive,
Bushkill, PA 18224
Parcel No. 194.01-03-16-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$41,202.29
Attorneys for Plaintiff
Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kathleen M. Schneider and Leonard Schneider DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$41,202.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

\$41,202.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 155-2015r SUR JUDGEMENT NO. 155-2015 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2 vs Opheil Richardson and Michelle Richardson 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution

No. 155-2015 CIVIL
Wells Fargo Bank, National
Association as Trustee for
Option One Mortgage Loan
Trust 2007-2, Asset-Backed
Certificates, Series 2007-2

v.
Opheil Richardson
Michelle Richardson
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Commonwealth
of Pennsylvania, being 32
Bluebird Lane, Bushkill, PA
18324

Parcel No. 182.03-01-06
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$202,795.03
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Opheil Richardson
and Michelle Richardson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$202,795.03,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Opheil
Richardson and Michelle
Richardson DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$202,795.03 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
204-2016r SUR JUDGEMENT
NO. 204-2016 AT THE SUIT
OF First Guaranty Mortgage

Corporation vs Branden V. Conklin and Kathleen A. Conklin 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 204-2016

First Guaranty Mortgage Corporation

v.

Branden V. Conklin

Kathleen A. Conklin

owner(s) of property situate in the DELAWARE

TOWNSHIP, PIKE County,

Pennsylvania, being 506 Marcel

Drive, Dingmans Ferry, PA

18328

Parcel No. 148.04-01-01.005-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$127,840.52

Attorneys for Plaintiff

Phelan Hallinan Diamond &

Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Branden V. Conklin

and Kathleen A. Conklin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,840.52, 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 Branden V. Conklin and Kathleen A. Conklin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,840.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 253-2013r SUR
JUDGEMENT NO. 253-2013
AT THE SUIT OF LSF9
Master Participation Trust vs
Jennifer Doherty and Richard
Doherty 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 253-2013
LSF9 MASTER
PARTICIPATION TRUST
v.
Jennifer Doherty
Richard Doherty
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 311 Rambling Way,
Milford, PA 18337-9564
Parcel No. 125.00-01-96-

(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$201,237.10
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jennifer Doherty
and Richard Doherty
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$201,237.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Jennifer Doherty and Richard Doherty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$201,237.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, Pa 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 358-2015r SUR JUDGEMENT NO. 358-2015 AT THE SUIT OF Deutsche Bank National Trust Company, as Trust Company, as trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE5 Mortgage Pass-Through Certificates, Series 2007-HE5, Mortgage Pass-Through Certificates, Series 2007-HE5, c/o Ocwen Loan Servicing, LLC vs Robert N. Starling 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The following described real property situate in Dingman Township, County of Pike, and commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN parcel, piece or tracts of land situate, lying and being in the Township of Dingman, County of Pennsylvania, being known and designated as LOT NO. 2 BLOCK 10, SECTION 4, Gold Key Lake Estates, Dingman Township, Pike County, Pa., as set forth on a map or plan recorded in the Office of the Recorder of Deeds at Milford, Pike County, Pa., in Plat Book Volume 6 Page 16.

Premises being 103 Northwyn Drive, Milford, PA 18337 Parcel no. 03-0-069087 Map/PIN#109-02-02-56 BEING the same premises which Michael J. D'Antuono and Theresa A. D'Antuono husband and wife by Deed dated October 31, 2002 and recorded October 31, 2002 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 1951 Page 1127, granted and conveyed unto Robert N., Starling

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Robert N. Starling
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$163,427.99,
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 Robert N.
Starling DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$163,427.99 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
430-2013r SUR JUDGEMENT
NO. 430-2013 AT THE
SUIT OF The Bank of New
York Mellon fka The Bank of
New York, as Trustee for the
Certificateholders CWABS,
Inc. Asset-Backed Certificates,
Series 2005-SD2 vs Benigno
Rodriguez DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
DOCKET NO: 430-2013
ALL THAT CERTAIN lot
or piece of ground situate in
Lehman Township, County of
Pike, and Commonwealth of
Pennsylvania
TAX PARCEL NO:
06-0-038595
PROPERTY ADDRESS Lot
14 Pine Ridge, Bushkill, PA

18324
IMPROVEMENTS: A
Residential Dwelling
SOLD AS THE PROPERTY
OF: Benigno Rodriguez
ATTORNEY'S NAME: Robert
W Williams, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Benigno Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$200,010.90,
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 Benigno
Rodriguez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$200,010.90 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
473-2015r SUR JUDGEMENT
NO. 473-2015 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Steven
Borland 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 473-2015

JPMorgan Chase Bank, National Association

v.

Steven Borland
owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Commonwealth of Pennsylvania, being 199 Ridge Drive a/k/a 2340 Gold Key Estates, Milford, PA 18337-5069

Parcel No. 123.01-02-25-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$127,266.71
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Steven Borland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,266.71, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven Borland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,266.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 524-2014r SUR JUDGEMENT NO. 524-2014 AT THE SUIT OF LSF9 Master Participation Trust vs Giuseppe Trimarchi and Joann Trimarchi 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All That Parcel Of Land
In Township Of Dingman
Township, Pike County,
Commonwealth Of
Pennsylvania, As More Fully
Described In Deed Book 2272,
Page 310, ID# 03-0-017104,
Being Known And Designated
As Lot 1450, Section H, Pocono
Mountain Woodland Lakes,
Filed In Plat Book 12, Page 94,
Recorded 01/08/1975.
Lot 1450, Section H,
Containing 1.03 Acres, Pocono
Mountain Woodland Lakes,
Plat Book 12, Page 94, Recorded
01/08/1975.
Previously referenced as follows:
Book/Volume 2122, Page 310 of
the recorder of Pike County.
Tax ID: 03-0-017104
TAX PARCEL # 110.02-03-15
BEING KNOWN AS: 115
Rhododendron Lane, Milford,
Pa 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Giuseppe Trimarchi
and Joann Trimarchi
DEFENDANTS, OWNER,

OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$260,704.33,
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 Giuseppe
Trimarchi and Joann Trimarchi
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$260,704.33 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
616-2015r SUR JUDGEMENT
NO. 616-2015 AT THE SUIT
OF Nationstar Mortgage LLC
vs Barbara Thatcher and James
E. Thatcher 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain lot, parcel and
piece of ground bounded and
described as follows:
Being shown and designated as
Lot 6 on a certain map entitled
“Plan of Lots; Rustic Acres,
Section 4; Lehman Township,
Pike County, Pa.”; September
1968, Scale 1 inch = 50 feet as
prepared by Metro Engineering,
Inc., Bethlehem, Pa., said map
being recorded in the Office of
the Recorder of Deeds in Pike
County Plat Book Volume 6 on
Page 243, and more particularly
described as follows:
Beginning at an iron pin on the
easterly side of Wynding Way a
corner common to lots 6 and 8;
thence (1) along the easterly side

of said road, North 10 degrees
18 minutes East 87.69 feet to
an iron pin; thence (2) along
the same on a curve to the right
having a radius of 135.02 feet,
an arc distance of 99.72 feet to
an iron pin, a corner common to
Lots 4 and 6; thence (3) leaving
said road and along said Lot 6,
South 37 degrees 23 minutes
East 223.02 feet to an iron pin,
a corner common to lots 4 and
6; thence (4) along other lands
now or late or Carl E. Rohner,
of which this land was a part,
South 38 degrees 05 minutes
West 32.15 feet to an iron pin;
a corner common to Lots 6 and
8; thence (5) along said Lot 8,
North 79 degrees 42 minutes
West 185.11 feet to the point of
beginning.

Subject to a 5 foot wide
easement for water line and other
utilities along the 4th course of
the herein described lot.

Under and subject to the
conditions and restrictions more
particularly set forth in the chain
of title.

Parcel ID: 06-0-043472
TAX PARCEL# 200.01-02-41
BEING KNOWN AS: 6
Winding Way AKA 278
Wynding Way, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Barbara Thatcher
and James E. Thatcher
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,451.99, 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 Barbara Thatcher and James E. Thatcher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$162,451.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 684-2015r SUR JUDGEMENT NO. 684-2015 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed pass-Through Certificates, Series 2005-R11 c/o Ocwen Loan Servicing, LLC vs Elizabeth Koslower and Richard Koslower 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike, and State of Pennsylvania, being more particularly bounded and described as follows: BEGINNING at a point in the centerline of L.R. 51001, said road being the public road that leads from Shephard's Corner to Bushkill, the said point of beginning being a common corner of Lot 5 and Lot 6; thence running along the center

of said road, north 07 degrees 44 minutes 35 seconds west 117.64 feet to a point; thence along the same, north 07 degrees 59 minutes 59 seconds west 57.36 feet to a point in said road; thence along lot 4, south 85 degrees 39 minutes 35 seconds east 1126.94 feet to an iron bar located in the line of lands of Kurt and Helen Scheerer; thence along said line, south 19 degrees 20 minutes 30 seconds west 245.0 feet to an iron bar, a corner of lot 6; thence along lot 6, north 82 degrees 00 minutes 17 seconds west 1028.74 feet to the point and place of beginning. PREMISES BEING RR2 Box 1190 a/k/a 1090 Milford Road, Dingmans Ferry, PA 18328 MAP # 169.00-01-68 CONTROL/ACCOUNT # 062425

BEING the same premises which John C. Bland, Jr., single, by Deed dated May 13, 1998 and recorded May 19, 1998 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 1530 Page 183, granted and conveyed unto Richard Koslower and Elizabeth Koslower, his wife, as tenants by the entireties.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elizabeth Koslower and Richard Koslower DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$382,551.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Elizabeth Koslower and Richard Koslower DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$382,551.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
918-2011r SUR JUDGEMENT
NO. 918-2011 AT THE SUIT
OF Duetsche Bank National
Trust Company, as Trustee for
NovaStar Mortgage Funding
Trust, Series 2006-6 vs Vincent
Butler aka Vincent J. Butler, Last
Record owner Barbara Butler,
Record Owner, Dawn Partch aka
Dawn M. Partch, known Heir
of Vincent Butler aka Vincent
J. Butler, Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or
Interest From or Under Vincent
Butler aka Vincent J. Butler,
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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
parcel, piece and tract of land
situate, lying and being in the
township of Shohola, County
of Pike and Commonwealth of
Pennsylvania known as Lot No.
54, Block 3 and 4, section D-2

of Hinkel Estates, as set forth
on a survey prepared by Harry
F. Schoonagol, R.S., dated
January 27, 1975 and recorded
in the Recorder of Deeds
Office of Milford, Pike County,
Pennsylvania in Plat Book
Volume 17 at Page 81.
UNDER AND SUBJECT
to all covenants, conditions,
restrictions, reservations,
easements and exceptions as set
forth in Deed Book Volume 808
page 319.
BEING KNOWN AS: 156 Don
Drive (Hinkel Estates), Shohola,
PA 18458
PROPERTY ID NO.:
12-0-069780
TITLE TO SAID PREMISES
IS VESTED IN VINCENT
BUTLER AND BARBARA
BUTLER, HIS WIFE,
AS TENANTS BY THE
ENTIRETIES BY DEED
FROM RICHARD MURRAY
AND LINDA MURRAY, HIS
WIFE DATED 08/17/1994
RECORDED 08/19/1994 IN
DEED BOOK 937 PAGE 342.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Vincent Butler aka Vincent
J. Butler, Last Record owner
Barbara Butler, Record Owner,
Dawn Partch aka Dawn M.
Partch, known Heir of Vincent
Butler aka Vincent J. Butler,
Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming

Right, Title or Interest From or Under Vincent Butler aka Vincent J. Butler, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$416,996.78, 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 Vincent Butler aka Vincent J. Butler, Last Record owner Barbara Butler, Record Owner, Dawn Partch aka Dawn M. Partch, known Heir of Vincent Butler aka Vincent J. Butler, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Vincent Butler aka Vincent J. Butler, Deceased DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$416,996.78 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
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 968-2014r SUR JUDGEMENT NO. 968-2014 AT THE SUIT OF HSBC Bank USA, NA vs Fernando Valenzuela aka Fernando A. Valenzuela, Yobanny Valenzuela, Beatriz Conception and Clara E. Vargas 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Dingman, Pike County,

Pennsylvania, and being known as 364/3 Pocono Water Forest, Dingmans Ferry, Pennsylvania 18325.

Map Number 136.02-01-20
Control Number: 03-0-021260
THE IMPROVEMENTS
THEREON ARE: Residential
Dwelling

REAL DEBT: \$282,468.57
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF: Fernando
Valenzuela a/k/a Fernando A.
Valenzuela, Yobanny Valenzuela,
Beatriz Concepcion and Clara E.
Vargas
McCabe, Weisberg and Conway,
P.C.

123 South Broad Street, Suite
1400
Philadelphia, PA 19109

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Fernando Valenzuela aka
Fernando A. Valenzuela,
Yobanny Valenzuela, Beatriz
Concepcion and Clara E. Vargas
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$282,468.57,
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
Valenzuela aka Fernando A.
Valenzuela, Yobanny Valenzuela,
Beatriz Concepcion and Clara
E. Vargas DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$282,468.57 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE
August 17, 2016

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

977-2013r SUR JUDGEMENT
NO. 977-2013 AT THE SUIT
OF The Dime Bank vs Kathryn
L. Greiner 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"

By virtue of a writ of execution
case number 977-Civil-2013
THE DIME BANK vs.
KATHRYN L. GREINER
owner of the property which
consists of Lot 7A, Block 3,
Section 3, Sunrise Lake, which
contains 0.711 acres, more or less
in accordance with the survey
prepared by Victor E. Orben,
PLS dated March 5, 2003 and
recorded in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Plat Book 39 Page 34.
Property being known as 137
Sunrise Drive, Lot 7A, Block
3, Section 3, Sunrise Lake,
Milford, Pennsylvania 18337,
which is identified by Tax Map
No. 122.03-02-75 and Control
No. 03-0-018944.
Improvements thereon:
residential dwelling
Attorney: David M. Gregory,
Esquire

THE SALE IS MADE BY

VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kathryn L. Greiner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$102,643.24,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kathryn L.
Greiner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$102,643.24 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
David M. Gregory
307 Erie Street
Honesdale, PA 18431
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1080-2014r
SUR JUDGEMENT NO.
1080-2014 AT THE SUIT
OF Bank of America, NA
s/b/m to BAC Home Loans
Servicing LP f/k/a Countrywide
Home Loans Servicing,
LP vs Johnnie Godette and
Kelly G. Miedreich-Go-
dette 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows:
Lot Number 34, Stage VII, Pine
Ridge, as shown on Plat of Pine

Ridge, Inc., Stage VII, recorded
in the Office of the Recorder of
Deeds of Pike County in Plat
Book Volume 10 at Page 126 on
June 20, 1973.

BEING the same premises
which Roseann Maione,
Executrix of the Estate of
Grace Maione, by Deed dated
July 5, 2007 and recorded July
10, 2007, in the Office for the
Recorder of Deeds in and for
Pike County, in Deed Book
Volume 2240, Page 1332 as
Instrument No. 200700010832
conveyed unto JOHNNIE
GODETTE and KELLY G.
MIEDREICH-GODETTE,.
BEING KNOWN AS: LOT
34 STAGE 7 PINE RIDGE
A/K/A 1566 PINE RIDGE,
BUSHKILL, PA 18324
TAX PARCEL #06-0-041030
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Johnnie Godette and
Kelly G. Miedreich-Godette
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$300,455.04,
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
Johnnie Godette and Kelly
G. Miedreich-Godette
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$300,455.04 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1243-2015r SUR
JUDGEMENT NO. 1243-2015

AT THE SUIT OF Federal
National Mortgage Association
vs Christopher R. Kimler, in
his Capacity as Administrator
Dbn of The Estate of Barbara A.
Staskowski, David Staskowski,
in His Capacity as Heir of
the Estates of Barbara A.
Staskowski, Edward Staskowski,
III, in His Capacity as Heir
of the Estate of Barbara
A. Staskowski, Unkonwn
Heirs, Successors, Assigns,
and All Persons, Firms or
Associations Claiming Right,
Title or Interest From or
Under Barbara A. Staskowski,
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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1243-2015
Federal National Mortgage
Association

v.

Christopher R. Kimler, in His
Capacity as Administrator Dbn
of The Estate of Barbara A.
Staskowski
David Staskowski, in His
Capacity as Heir of the Estates
of Barbara A. Staskowski
Edward Staskowski, III, in His
Capacity as heir of the Estate of

Barbara A. Staskowski
Unknown Heirs, Successors,
Assigns, and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Barbara A. Staskowski, Deceased
owner(s) of property situate in
the GREENE TOWNSHIP,
PIKE County, Pennsylvania,
being Lot 11, Block W-502,
Section 5, Black Bear Drive
A/k/a 114 Hedge Drive,
Dingmans Ferry, PA 18328
Parcel No. 087.01-03-80-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$118,691.66
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Christopher R. Kimler, in his
Capacity as Administrator Dbn
of The Estate of Barbara A.
Staskowski, David Staskowski,
in His Capacity as Heir of
the Estates of Barbara A.
Staskowski, Edward Staskowski,
III, in His Capacity as heir
of the Estatee of Barbara A.
Staskowski, Unkonwn Heirs,
Successors, Assigns, and All
Persons, Firms or Associations
Claiming Right, Title or
Interest From or Under Barbara
A. Staskowski, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID

REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,691.66,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
R. Kimler, in his Capacity as
Administrator Dbn of The
Estate of Barbara A. Staskowski,
David Staskowski, in His
Capacity as Heir of the Estates
of Barbara A. Staskowski,
Edward Staskowski, III, in His
Capacity as heir of the Estatee
of Barbara A. Staskowski,
Unkonwn Heirs, Successors,
Assigns, and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Barbara A. Staskowski, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$118,691.66 PLUS

COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1304-2013r
SUR JUDGEMENT NO.
1304-2013 AT THE SUIT
OF JPMorgan Chase Bank,
National Association, s/b/m
Chase Home Finance, LLC vs
Kathleen Jeung aka Kathleen
Rescigno 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1304-2013
JPMorgan Chase Bank, National

Association, s/b/m Chase Home
Finance, LLC

v.

Kathleen Jeung a/k/a Kathleen
Rescigno

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, PIKE County,
Pennsylvania, being 3-340
Mockingbird Court a/k/a, 196
Mockingbird Court, Bushkill,
PA 18324

Parcel No. 189.02-03-35.001
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$144,542.16

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kathleen Jeung
aka Kathleen Rescigno
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$144,542.16,
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 Kathleen Jeung aka Kathleen Rescigno DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,542.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1308-2015r SUR JUDGEMENT NO. 1308-2015 AT THE SUIT OF PNC Bank, National Association, s/b/m/t National City Bank vs Dawn Bates aka Dawn K. Bates and Dave Bates aka

David Bates 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 August 17, 2016 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 BANK, National Association, s/b/m/t NATIONAL CITY BANK
Plaintiff,

v.
DAWN BATES a/k/a DAWN K. BATES and DAVE BATES a/k/a DAVID BATES,
Defendants.

NO: 1308-2015

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DAWN BATES A/K/A DAWN K. BATES AND DAVE BATES A/K/A DAVID BATES OF, IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF LACKAWAXEN, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 628 MCKEAN ROAD, HAWLEY,

PA 18428. 2277, Page
1240, PARCEL NUMBER
017.00-01-08 (Control #
05-0-024429.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dawn Bates aka Dawn K. Bates
and Dave Bates aka David Bates
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$323,388.39,
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 Dawn
Bates aka Dawn K. Bates and

Dave Bates aka David Bates
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$323,388.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Weltman Weiberg & Reis
436 7th Avenue, Ste. 2500
Pittsburgh, PA 15219
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1341-2015r SUR
JUDGEMENT NO. 1341-2015
AT THE SUIT OF Wells
Fargo Bank, NA vs Theodore
R. Robbin 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1341-2015
Wells Fargo Bank, N.A.
v.

Theodore R. Robbins
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 113 Butternut Road,
Milford, PA 18337-5106
Parcel No. 122.02-03-37-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$98,152.48
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Theodore R. Robbin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$98,152.48,
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 Theodore
R. Robbin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$98,152.48 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1407-2015r SUR
JUDGEMENT NO. 1407-2015
AT THE SUIT OF Wells Fargo
Bank, NA vs Elisa Adler, in
Her Capacity as Administratrix
and Heir of the Estate of Arleen
Borella aka Alreen Francis
Borella aka Arleen F. Borella
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title or Interest From
or Under Arleen Borella,
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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1407-2015

Wells Fargo Bank, N.A.

v.

Elisa Adler, in Her Capacity
as Administratrix and Heir of
the Estate of Arleen Borella
aka Alreen Francis Borella aka
Arleen F. Borella Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Arleen Borella, Deceased
owner(s) of property situate in
the PIKE County, Pennsylvania,
being 801 Morgan Court,
Hawley, PA 18428

Parcel No. 120.01-03-26
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$138,194.89

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

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

OF PENNSYLVANIA TO
Elisa Adler, in Her Capacity
as Administratrix and Heir of
the Estate of Arleen Borella
aka Alreen Francis Borella aka
Arleen F. Borella Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Arleen Borella, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$138,194.89,
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 Elisa Adler, in
Her Capacity as Administratrix
and Heir of the Estate of Arleen
Borella aka Alreen Francis

Borella aka Arleen F. Borella
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title or Interest From or
Under Arleen Borella, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$138,194.89 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1428-2015+
SUR JUDGEMENT NO.
1428-2015 AT THE SUIT
OF Ocwen Loan Servicing,
LLC vs Harry Counterman,
Laura Counterman & Mabel
Counterman 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
August 17, 2016 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Delaware County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
follows to wit: Lot No. 2, Block
No. M-405, Section 4, as shown
on a map entitled "Marcel Lake
Estates", on file in the Recorder
of Deeds Office at Milford,
Pennsylvania, in Pike County
Plat Book Volume 10, page 133.
PREMISES BEING 156
Michelle Court, Dingmans
Ferry, PA 18328
PARCEL # 148.02-01-15
BEING the same premises
which Laura Counterman by
Deed dated February 6, 2013
and recorded February 7, 2013
in the Office of the Recorder of
Deeds in and for Pike County
in Deed Book: 2411 Page 330,
granted and conveyed unto
Harry Counterman and Mabel
Counterman, husband and wife,
and Laura Counterman.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Harry Counterman,
Laura Counterman &
Mabel Counterman
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,759.84, 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 Harry Counterman, Laura Counterman & Mabel Counterman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,759.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976

07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1449-2015r SUR JUDGEMENT NO. 1449-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Frank Lopez, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1449-2015 Wells Fargo Bank, N.A.
v.
Frank Lopez Jr
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Pennsylvania, being 142 Hickory Road, Dingmans Ferry, PA 18328-3102
Parcel No. 148.04-08-32
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$125,926.05
Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Frank Lopez, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$125,926.05,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Frank
Lopez, Jr. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$125,926.05 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO. 1489-2015r SUR
JUDGEMENT NO.
1489-2015 AT THE SUIT
OF NE PA Community
Federal Credit Union vs
George Sanford and Nancy
Sanford 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Tax ID: 01-0-059.02-01-11
Pin No. 01-0-069979
LEGAL DESCRIPTION
ALL THAT CERTAIN Lot,
piece or parcel of land situate
in the Township of Blooming

Grove, in the County of Pike and State of Pennsylvania known as Lot No. 11 Hitching Post Mobile Home Community Unit 1, as shown on a map surveyed by Harry E. Schoenagel on July 22, 1981, Scale 1" = 50', approved by the Blooming Grove Planning Commission on September 3, 1980, and August 3, 1981, and approved by the Blooming Grove Township Supervisors on November 3, 1980 and August 3, 1981, and recorded in Pike County to Plat Book 19 on Page 67 on December 2, 1980.

TOGETHER with all rights-of-way and UNDER AND SUBJECT to the Declaration and other recorded condominium documents filed and all exceptions, reservations, easements and restrictions of record.

Located thereon is a 1977 Danbury Home Serial #6514.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO George Sanford and Nancy Sanford DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$23,849.87, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George Sanford and Nancy Sanford DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$23,849.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Cramer, Swetz, McManus &
Jordan
711 Sarah St
Stoudsburg, PA 18360
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION

NO 1522-2014r SUR
JUDGEMENT NO. 1522-2014
AT THE SUIT OF LSF9
Master Participation Trust vs
Richard DeMarco and Selena
DeMarco aka Selena M.
DeMarco 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
August 17, 2016 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 Lackawaxen, County of
Pike and Commonwealth of
Pennsylvania, being known,
styled and designated as Lot
No. 18 on a certain map entitles
“Hunter’s Ridge Map”, dated
May 24, 1973, as prepared by
Harry F. Schoenagel, R.S.,
and recorded in the Office of
the Recorder of Deeds in and
for Pike County, Pennsylvania
in Plat Book 10, at page 209,
and being further described as
follows, to wit:
BEGINNING at the Northerly
most corner of lands herein
conveyed thence from said point
of beginning South 02 degrees
53 minutes 03 seconds East
665.00 feet to a point for corner,
thence South 57 degrees 39
minutes 28 seconds East 435.0
feet to a point for corner in the

Easterly line of a certain private
road known as Partridge Lane;
thence along the said Easterly
line of Partridge Lane, North 15
degrees 02 minutes 20 seconds
West 273.53 feet to a point for
a corner; thence along an arc
having a radius of 50 feet, a
distance of 146.11 feet to a point
for corner; thence North 27
degrees 36 minutes 14 seconds
West 660.43 feet to the point
and place of BEGINNING and
CONTAINING 3.12 acres of
land, be the same more or less.
SUBJECT to any physical
easements showing on the
ground.

TAX PARCEL # 025.02-01-03
BEING KNOWN AS: 118
Partridge Lane, Rowland, PA
18458 a/k/a 18 Partridge Lane,
Rowland, PA 18457

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Richard DeMarco
and Selena DeMarco
aka Selena M. DeMarco
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$219,608.79,
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 Richard DeMarco and Selena DeMarco aka Selena M. DeMarco DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$219,608.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1526-2015r SUR JUDGEMENT NO. 1526-2015 AT THE SUIT OF PNC

Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by Merger to National City Mortgage, Inc. f/k/a National City Mortgage Co. vs Frances Ford and Adrian L. Ford 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 August 17, 2016 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, being Lot Number 31, Stage 8, Pine Ridge, as shown on map of Pine Ridge, Inc., on file in the Recorder of Deeds Office at Milford, Pennsylvania in Plat Book No. 10 at Page 127, (previously incorrectly recited as Book 10, Page 27.) TOGETHER with all rights and privileges and UNDER AND SUBJECT to the covenants, exceptions, conditions, reservations and restrictions as of record. TAX ID #: 188-02-02-15 (Control #06-0-038100) BEING KNOWN AS: 1711 Pine Ridge, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frances Ford and Adrian L. Ford DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$207,860.32, 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 Frances Ford and Adrian L. Ford DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$207,860.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1565-2015r SUR JUDGEMENT NO. 1565-2015 AT THE SUIT OF Primary Residential Mortgage, Inc. vs Pedro Rabassa, Jr. a/k/a Peter Rabassa and Ramona R. Rabassa 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION PRIMARY RESIDENTIAL MORTGAGE, INC., Plaintiff,
Vs
PEDRO RABASSA, JR.
a/k/a PETER RABASSA and
RAMONA R. RABASSA,

Defendants.

NO; 1565-2015

LEGAL DESCRIPTION

ALL that certain lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot or Lots No. 1551, Section no. 8, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 21, Page 8.

UNDER and SUBJECT to the covenants, charges, reservations, conditions, restrictions and requirements set forth in the above recited deed recorded in the aforesaid Recorder's Office and which shall be deemed to run with the land herein described. The said covenants, restrictions, reservations, conditions and requirements shall apply to all lots conveyed by Lehman-Pike Development Corporation for single family residential dwelling purposes but not to other lands of Lehman-Pike Development Corporation which may be designated by Lehman-Pike Development Corporation for other purposes.

HAVING erected thereon a dwelling known as 1551 Woodbridge Dr. E., Bushkill, PA 18324.

TAX MAP NO. 196.02-04-25.
CONTROL NO. 06-0-074982.

BEING the same premises which Sheryl A. Rosen, single,

by Deed dated 06/17/2013 and recorded 06/19/2013 in the Recorder's Office of Pike County, Pennsylvania, in Deed Book Volume 2282, Page 945, granted and conveyed unto Pedro Rabassa a/k/a Peter Rabassa and Ramona Rabassa, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Pedro Rabassa, Jr. a/k/a Peter Rabassa and Ramona R. Rabassa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,391.36, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Pedro
Rabassa, Jr. a/k/a Peter Rabassa
and Ramona R. Rabassa
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$158,391.36 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Lois M. Vitti Esq.
215 Fourth Avenue
Pittsburg, PA 15222
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1588-2015r
SUR JUDGEMENT NO.
1588-2015 AT THE SUIT OF
HSBC Bank USA, National
Association, as Trustee for
Fremont Home Loan Trust
2006-D, Mortgage-Backed
Certificates, Series 2006-D
c/o Ocwen Loan Servicing,
LLC vs Beth Ann Spinelli
aka Beth Spinelli and Frank
Spinelli, Jr. aka Frank
Spinelli 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEGINNING at a point for
corner in the center of a 50 ft.
wide road called Forest Oaks
Drive, said point also being
about 693 ft. from the center
of Township Road T-267 and
running; thence, along the
center of Forest Oaks Drive
the following five courses; 1)
South 16 degrees 01 minutes
16 seconds west 29.77 ft., 2)
South 14 degrees 51 minutes
18 seconds west 197.53 ft., 3)
South 08 degrees 13 minutes
29 seconds west 134.88 ft., 4)
South 00 degrees 13 minutes 09
seconds west 44.37 ft., and 5)
South 09 degrees 01 minutes 15
seconds 51.85 ft.; thence, along
the common line between lots
6C and 6B north 57 degrees 39
minutes 46 seconds west 323.52
ft to a point for corner in the line
of lands of Robert Frieda; thence
along the line of lands of same
north 10 degrees 01 minutes
53 seconds east 481.60 ft. to a
point for corner, thence cutting
through the lands of the grantor
south 54 degrees 08 minutes 39
seconds east 320.42 ft. to the

point and place of beginning. CONTAINING 3.00 acres of land, more or less, and being Lot 6B of the Forest Oaks Development. Excepting and reserving for highway purposes that portion of Forest Oaks Drive that lies within the bounds of the herein described premises. The above description is in accordance with a survey by John A. Boehm dated November, 1987.

Drawing No. G. TOGETHER with unto the Grantees herein, their 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 a foregoing recited deed; Reference may be had to said deed or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

Grantee herein agrees to pay the sum of \$200.00 per year to Road Maintenance and Plowing. Grantor reserves the right to adjust said road maintenance fee in the discretion of the Grantor. PREMISES BEING 6b Forest Oaks Drive, Rowland, PA 18457 PARCEL # 104848/017.00-01-40.001

BEING the same premises which George R. McKean and Marie McKean, widow, individually and as Executrix of the Estate of George McKean, deceased by Deed dated

February 3, 1988 and recorded March 17, 1988 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 1222 Page 052, granted and conveyed unto Frank Spinelli Jr., and Beth Ann Spinelli, his wife, as tenants by entireties.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Beth Ann Spinelli aka Beth Spinelli and Frank Spinelli, Jr. aka Frank Spinelli DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,602.31, 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 Beth Ann
Spinelli aka Beth Spinelli and
Frank Spinelli, Jr. aka Frank
Spinelli DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$182,602.31 PLUS COSTS
AND INTEREST AS
AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1623-2015r SUR
JUDGEMENT NO. 1623-2015
AT THE SUIT OF U.S. Bank
National Association, as Trustee
for The Pennsylvania Housing
Finance Agency vs Christopher
M. Steele 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN
piece of land situated in the
Township of Delaware, County
of Pike, Pennsylvania, being Lot
14ABC, Block B-88, Plan of
Lots-Birchwood Lakes, Section
12, Pike County Plat Book 5,
Page 125.

HAVING THEREON
ERECTED A DWELLING
KNOWN AS 118 E. MAHELI
DRIVE, DINGMANS
FERRY, PA 18328.

MAP # 162.02-13-61.

CONTROL # 02-0-029058
Pike County Instrument No.
200800006439.

TO BE SOLD AS
THE PROPERTY OF
CHRISTOPHER M. STEELE
UNDER PIKE COUNTY
JUDGMENT NO. 2015-01623.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher M. Steele
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,560.87,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
M. Steele DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$106,560.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17105-2392
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1626-2015r
SUR JUDGEMENT NO.

1626-2015 AT THE SUIT
OF The Dime Bank vs Diane
M. Casey 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"

By virtue of a writ of execution
case number 1626-Civil-2015
THE DIME BANK vs.
DIANE M. CASEY

owner of the property which
consists of Lot Number 195 in
the subdivision of Oak Hills
Division, Section III, recorded
in the Office of the Recorder of
Deeds of Pike County in plat
Book Volume 7 at Page 186 on
December 22, 1969.

Property being known as 159
Cottonwood Drive, Fawn Lake
Forest, Hawley, Pennsylvania
18428, identified by Tax map
No. 009.03-02-69 and Control
No. 05-0-026034.

Improvements thereon:
residential dwelling
Attorney: David M. Gregory,
Esquire

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

TO Diane M. Casey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$63,611.12,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Diane M.
Casey DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$63,611.12 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1631-2015r SUR
JUDGEMENT NO. 1631-2015
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP
vs Scott Axelband and Amy
Axelband 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or parcel of land situate in
the Borough of Matamoras,
County of Pike and State of
Pennsylvania, described as
follows, on the map or plan of
said Borough of Matamoras,
to wit: One lot numbered on
said map forty-eight containing
in front on Milton Street now
Avenue B fifty in depth along
Kidder Street one hundred feet.
BEING the same premises
which LAWERENCE

AXELBAND, single by Deed dated 01/14/2004 and recorded 01/28/2004, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2029, Page 1775, conveyed unto SCOTT AXELBAND and AMY AXELBAND, husband and wife, in fee.
BEING KNOWN AS: 106 AVENUE B, MATAMORAS, PA 18336
TAX PARCEL #07-0-083.06-01-31
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Scott Axelband and Amy Axelband DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$101,672.63, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Scott Axelband and Amy Axelband DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$101,672.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1651-2014r SUR JUDGEMENT NO. 1651-2014 AT THE SUIT OF Volt Asset Holding Trust, Xvi vs John Sladicka and Dorothy Sladicka 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1651-2014-CV Volt Asset Holdings Trust, Xvi v.

John Sladicka
Dorothy Sladicka
owner(s) of property situate in the DELAWARE TOWNSHIP, PIKE County, Commonwealth of Pennsylvania, being 111 Lakeview Drive, Dingmans Ferry, PA 18328-4097

Parcel No. 175.02-04-08-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$141,403.26
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Sladicka and Dorothy Sladicka DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,403.26,

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 Sladicka and Dorothy Sladicka DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,403.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1743-2010r SUR
JUDGEMENT NO. 1743-2010
AT THE SUIT OF Green Tree
Servicing, LLC vs Catherine
Hockin 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1743-2010-CIVIL
Green Tree Servicing LLC
v.

Catherine Hockin
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Commonwealth
Pennsylvania, being 1065
Canterbury Road, a/k/a 2 Saw
Creek Estate, Bushkill, PA
18324

Parcel No. 192.04-06-02-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$178,686.82
Attorney for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Catherine Hockin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$178,686.82,
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 Catherine
Hockin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$178,686.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1763-2015r SUR
JUDGEMENT NO. 1763-2015
AT THE SUIT OF The Bank
of New York Mellon Trust
Company, National Association
fka The Bank of New York Trust
Company, NA as successor
to JPMorgan Chase Bank,
NA as Trustee for Residential
Asset Mortgage Products,
Inc. Mortgage Asset-Backed
Pass-Through Certificates, Series
2005-RP1 vs James Bunnell and
Joann Bunnell 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

The land referred to in this
Policy is described as follows:
ALL THAT CERTAIN

LOT, PIECE OR PARCEL
OF LAND BEING SHOWN
AND DESIGNATED AS
LOT 20 ON A CERTAIN
MAP ENTITLED "PLAN
OF LOTS" RUSTIC ACRES
ESTATE; SECTION 4,
LEHMAN TOWNSHIP,
PIKE COUNTY, PA;
SEPTEMBER 1968; SCALE
1"-50", AS PREPARED BY
METRO ENGINEERS,
INC., STROUDSBURG, PA;
SAID MAP INTENDED
TO BE RECORDED AND
MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT
ON THE SOUTHERLY
SIDE OF SYNDING SAY
AS SHOWN ON THE
ABOVE CAPTIONED MAP,
A CORNER COMMON
TO LOTS 18 AND 20;
THENCE (1) ALONG THE
SOUTHERLY SIDE OF SAID
ROAD SOUTH SEVENTY
DEGREES TWENTY-ONE
MINUTES WEST 55.00
FEET TO A POINT;
THENCE (2) ALONG
THE SAME, SOUTH
SIXTY-FIVE DEGREES
FIFTY MINUTES WEST
55.00 FEET TO A POINT A
CORNER COMMON TO
LOTS 20 AND 22; THENCE
(3) LEAVING SAID ROAD
AND ALONG SAID LOT 22
SOUTH TWENTY-FOUR
DEGREES TEN MINUTES
EAST 155.55 FEET TO
A POINT ON LINE OF
OTHER LANDS OF THE
GRANTOR HEREIN, OF
WHICH THIS LOT WAS

FORMERLY AR PART, A CORNER COMMON TO LOTS 20 AND 22; THENCE (4) ALONG SAID OTHER LANDS OF THE GRANTOR HEREIN, NORTH SIXTY-EIGHT DEGREES TWENTY-THREE MINUTES WEST 97.66 FEET TO A POINT, A CORNER COMMON TO LOTS 18 AND 20; THENCE (5) ALONG SAID LOT 18, NORTH NINETEEN DEGREES THIRTY-NINE MINUTES WEST 156.04 FEET TO THE PLACE OF BEGINNING. CONTAINING 16.300 SQUARE FEET, MORE OR LESS. SUBJECT TO A 5.00 FOOT EASEMENT FOR WATERLINES AND OTHER UTILITIES ALONG THE 4TH COURSE HEREIN. BEING KNOWN AS: RR 2 Box 41 n/k/a 252 Wynding Way, Bushkill, PA 18324 PROPERTY ID NO.: 06-0-200.01-02-34 TITLE TO SAID PREMISES IS VESTED IN Joann Bunnell BY DEED FROM Janet Frutchey DATED 10/22/1997 RECORDED 10/24/1997 IN DEED BOOK 1428 PAGE 039.

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

James Bunnell and Joann Bunnell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$73,884.32, 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 James Bunnell and Joann Bunnell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$73,884.32 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
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1770-2015r
SUR JUDGEMENT NO.
1770-2015 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs
Robin L. Ross a/k/a Robin
Ross DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1770-2015
JPMorgan Chase Bank, National
Association
v.
Robin L. Ross a/k/a Robin Ross
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 154 Seneca Drive, a/k/a
4099 Conashaugh Lake,
Milford, PA 18337-9710
Parcel No. 121.02-04-71 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$83,858.61
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Robin L. Ross a/k/a Robin Ross
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$83,858.61,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

L. Ross a/k/a Robin Ross
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$83,858.61 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1773-2014r SUR
JUDGEMENT NO. 1773-2014
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York, as Trustee
for the Certificateholders
of The CWABS, Inc.,
Asset-Backed Certificates,
Series 2006-15 vs James V.
Hoot, Jr and the United States
of America DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE

AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
parcel, or piece of land situate
in the Township of Greene,
County of Pike and State of
Pennsylvania, being Lot No.
2607 Section C as shown on
Plotting of Section C, Skyview
Lake, Pocono Sky Enterprises,
Inc., Greene Township, Pike
County, Pennsylvania prepared
by Leo A. Achterman, Jr., P.E.,
dated November 6, 1968 and
recorded in the Courthouse
at Milford, Pike County,
Pennsylvania, in Plot Book No.
7, Pages 42 and 402.
BEING Map no.
128.02-03-29.002 Control No.
04-0-10311
BEING PREMISES Lot
No. 2607C, Skyview Lake,
Greentown, Pennsylvania
BEING PROPERTY
ADDRESS 142 Jean Danielson
Drive, Greentown, PA 18426
BEING the same premises
which Harold E. Carter, Jr. and
Nancy Carter, husband and wife,
and William Zane and Karen
Zane, husband and wife, by
deed dated November 21, 1997
and recorded in the Recorder
of Deeds Office in and for
Lawrence County, Pennsylvania
on December 12, 1997 in Book
1455, Page 139 and Instrument
Number 0012016 granted and
conveyed unto James V. Hoot
and Debra D. Hoot, husband
and wife.
And the said Debra D. Hoot
departed this life on may 12,

2011, thereby vesting sole ownership in James V. Hoot Jr., by operation of law. Improvements thereon of the residential dwelling.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James V. Hoot, Jr and the United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$222,129.92, 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 James V.

Hoot, Jr and the United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$222,129.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman,
LLP
298 Wissahickon Avenue
North Wales, PA 194549
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1794-2015_r SUR JUDGEMENT NO. 1794-2015 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Neil M. Shevlin 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate

in Lehman Township, Pike County, Pennsylvania, being Lot No. 3333, Section No. 35 as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania, in Plot Book Volume 28, page 132. BEING THE SAME PREMISES which Leonard J. Sturmak and Tracy E. Sturmak, husband and wife, by Deed dated 3/8/2005 and recorded 3/31/2005 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2101, Page 161 and Instrument# 200500005156, granted and conveyed unto Neil M. Shevlin.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Neil M. Shevlin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,605.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Neil M. Shevlin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,605.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1805-2014r SUR JUDGEMENT NO. 1805-2014 AT THE SUIT OF HSBC Bank USA, National Association, as Indenture Trustee of the FBR Securitization Trust 2005-1,

Callable Mortgage-Backed
Notes, Series 2005-1 vs
Dawn Conklin and John
LaRiviere 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PROPERTY SITUATED
IN THE TOWNSHIP
OF LEHMAN IN THE
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
DESCRIBED AS FOLLOWS:
LOT NOS 3471 AND 3472,
SECTION NO. 37 AS IS
MORE PARTICULARLY
SET FORTH ON THE PLOT
MAP OF LEHMAN-PIKE
DEVELOPMENT
CORPORATION, SAW
CREEK ESTATES, AS SAME
IS DULY RECORDED IN
THE OFFICE FOR THE
RECORDING OF DEEDS,
MILFORD, PIKE COUNTY,
PENNSYLVANIA IN PLOT
BOOK VOLUME 34 AT
PAGE 112-117. BEING
MORE FULLY DESCRIBED
IN A FEE SIMPLE DEED
DATED 12/07/2001 AND
RECORDED 12/08/2001,
AMONG THE LAND
RECORDS OF THE

COUNTY AND STATE
SET FORTH ABOVE, IN
VOLUME 1908 PAGE 2409.
TAX PARCEL ID:
06-0-110629
ADDRESS: 3471 OAKLEY
COURT, BUSHKILL, PA
18324
BEING THE SAME
PREMISES WHICH JOHN
LARIVIERE AND DAWN
CONKLIN BY DEED
DATED 12/7/2001 AND
RECORDED 12/18/2001
IN THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR THE COUNTY
OF PIKE, IN DEED BOOK
1908, PAGE 2409, GRANTED
AND CONVEYED UNTO
JOHN LARIVIERE AND
DAWN CONKLIN.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dawn Conklin and John
LaRiviere DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$182,186.92,
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 Dawn Conklin and John LaRiviere DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$182,186.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1806-2014r SURJUDGEMENT NO. 1806-2014 AT THE SUIT OF JPMorgan Chase Bank, NA vs Daniel Rodriguez and Cevan John-Rodriguez

DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2014-01806

JPMorgan Chase Bank, N.A.

v.

Daniel Rodriguez

Cevan John-Rodriguez

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 2226 Bedford Court a/k/a, Lot 3522 Section 37 Saw Creek Est, Bushkill, PA 18324

Parcel No. 197.01-03-78- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$189,619.04

Attorney for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel Rodriguez and Cevan John-Rodriguez DEFENDANTS, OWNER, OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,619.04,
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
Daniel Rodriguez and
Cevan John-Rodriguez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$189,619.04 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1849-2014r SUR
JUDGEMENT NO. 1849-2014
AT THE SUIT OF Federal
National Mortgage Association
("Fannie Mae") vs Joseph
Rykaiyah 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

MARTHA E. VON
ROSENSTIEL, P.C.
Martha E. Von Rosenstiel,
Esquire / No. 52634
Heather Riloff, Esquire / No.
309906
Jeniece D. Davis, Esquire / No.
208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff
FEDERAL NATIONAL
MORTGAGE
ASSOCIATION ("FANNIE
MAE")
Plaintiff
VS.
RUKAIYAH JOSEPH

Defendant(s)
COURT OF COMMON
PLEAS
PIKE COUNTY
NO: 2014-1849-CV
LEGAL DESCRIPTION
ALL THAT CERTAIN lot,
piece or parcel of land, situate
lying and being in the Township
of Lehman, County of Pike,
and State of Pennsylvania, more
particularly described as follows:
LOT NUMBER 146, Stage
VIII, Pine Ridge, as shown on
the Plan of Pine Ridge, Inc.,
Stage VIII. Recorded in the
Office of the Recorder of Deeds
of Pike County in Plat Book
Vol. 10, Page 27 on June 20,
1973.
PARCEL IDENTIFICATION
NO: 188.02-02-10, CONTROL
#: 06-0-037693
IMPROVEMENTS:
Residential dwelling

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Joseph Rykaiyah
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$186,255.32,
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 Joseph
Rykaiyah DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$186,255.32 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
659 South Avenue Ste. 7
Secane, PA 19018
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1880-2014r
SUR JUDGEMENT NO.
1880-2014 AT THE SUIT OF
Wilmington Trust, National

Association as Trustee for
MFRA Trust 2014-2 vs
Thomas J. Gunther and Heidi
Gunther 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION
WILMINGTON TRUST,
NATIONAL ASSOCIATION
as TRUSTEE FOR MFRA
TRUST 2014-2,
Plaintiff,
Vs

THOMAS J. GUNTHER and
HEIDI GUNTHER,
Defendants.

No.: 1880-2014 Civil
LEGAL DESCRIPTION
ALL that certain lot, parcel
or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot No. 796, Section 13, as is
more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania in
Plot Book Volume 18, page 70.
HAVING erected thereon a

dwelling known as 6267 Decker
Road, Bushkill, PA 18324.
Control/Acct. #067087. Map
#192.04-01-42-06.

BEING the same premises
which Thomas J. Gunther,
by Deed dated 5/17/2006
and recorded 06/01/2006 in
the Recorder's Office of Pike
County, Pennsylvania, Deed
Book Volume 2177, Page 193,
granted and conveyed unto
Thomas J. Gunther and Heidi
Gunther, his wife, as tenants by
the entirety.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Thomas J. Gunther and Heidi
Gunther DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,615.45,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Thomas J.
Gunther and Heidi Gunther
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$205,615.45 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
215 Sourth Avenue
Pittsburg, PA 15222
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1893-2014r SUR
JUDGEMENT NO. 1893-2014
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Carmelo T.
Perconti, JR. DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA

18337 ON WEDNESDAY
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in the Township of Dingman,
County of Pike, and State of
Pennsylvania, Being Lot No.
397, Section No. 4 as shown
on map entitled subdivision of
Section A, Pocono Mountain
Woodland Lakes Corp., on
file in the Recorder's Office at
Milford, Pennsylvania in plat
Book No. 10, Page 158.
BEING KNOWN AS
TAX PARCEL NUMBER:
110.03-04-36
CONTROL # 03-0-016565
BEING KNOWN AS: 100 Pear
Lane, Milford, PA 18337

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Carmelo T. Perconti, JR.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$217,864.06,
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 Carmelo T. Perconti, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$217,864.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · **08/05/16**

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1908-2014r SUR JUDGEMENT NO. 1908-2014 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide

Home Loans Servicing, LP vs Scott Falcone and Sunshine Falcone 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain piece or parcel of land lying and situate in the township of Palmyra, County of Pike and Commonwealth of Pa bounded and described as follows:

The consolidated parcel formerly known and described as Lots 5y, 6Y, 7Y and 8Y, as laid out on a "Map of Tafton Cove, Wilson Hill Development, Palmyra Township, Pike County, Pa, filed in Pike County Plat Book 13, page 66.

BEING the same premises which Scott Falcone, by Deed dated 06/25/2007 and recorded 07/03/2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2239, Page 1526, conveyed unto SCOTT FALCONE and SUNSHINE FALCONE,.

BEING KNOWN AS: 2 CRYSTAL AVENUE, HAWLEY, PA 18428 TAX PARCEL #071174 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Scott Falcone and Sunshine Falcone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,667.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Scott Falcone and Sunshine Falcone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,667.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Power Kirn & Assoc.
8 Neshaminy Interples, Ste. 215
Trevose, PA 19053

07/22/16 · 07/29/16 · **08/05/16**

