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LEGAL NOTICES

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

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**ESTATE NOTICES**

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

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**NOTICE OF ESTATE ADMINISTRATION**

Notice is hereby given that Letters Testamentary were issued to Ellen L. Berger, Executor of the Estate of Caroline A. Weidner, who died on March 26, 2013. Said Letters Testamentary were issued by the Pike County Register of Wills on April 1, 2013. Anyone having any claims against the aforesaid Estate or having bills to pay to the Estate shall notify the Attorney for the Estate as follows:

Steven R. Guccini, Esq.  
8 Silk Mill Drive, Suite 215  
Hawley PA 18428  
(570) 226-6133

06/07/13 • 06/14/13 • **06/21/13**

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**EXECUTOR'S NOTICE**

ESTATE OF Frederick J. Marro, late of Greene Township, Pike County, Pennsylvania,

deceased. Letters Testamentary on the above estate having granted to the undersigned, all person indebted to said estate are requested to make payment and those having claims to present the same, without delay to Frederick W. Marro, 1531 Route 390, Canadensis, PA, Executor.

**06/21/13 • 06/28/13 • 07/05/13**

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**SHERIFF SALES**

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

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 9-2013r SUR JUDGEMENT NO. 9-2013 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NCl, Asset Backed pass-Through Certificiates, by its Attorney-in-fact, Ocwen Loan Servicing, LLC vs Elton F. Payne 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
Lot Piece or Parcel of Land  
Situatè Lying And Being In  
The Township Of Lehman  
County Of Pike And State Of  
Pennsylvania More Particularly  
Described As Follows

LOT Number 50 Stage VIPine  
Ridge As Shown On Plat  
Of Pine Ridge Inc Stage VI  
Recorded In The Office Of The  
Recorder Of Deeds Of Pike  
County in Plat Book Volume 10  
Page 73 On March 28, 1973.

Parcel #06-0-106705

BEING THE SAME  
PREMISES which Elton F.  
Payne, surviving spouse, by Deed  
Date September 19, 2005 and  
recorded September 28, 2005  
in Book 2134 Page 2581 in  
the Office for the Recording of  
Deeds of Pike County conveyed  
unto Elton Payne.

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

TO Elton F. Payne  
DEFENDANT'S, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$252,138.72,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Elton F.  
Payne DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$252,138.72 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, ste. 410  
Jenkintown, PA 19046

6/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO69-2012r SUR  
JUDGEMENT NO. 69-2012  
AT THE SUIT OF PNC Bank,  
National Association vs Arisandy  
Gomez 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO: 69-2012

PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,

vs.  
ARISANDY GOMEZ,  
Defendant,

LEGAL DESCRIPTION

ALL that certain parcel,  
piece, or tract of land situate  
in the Township of Dingman,  
County of Pike and State of

Pennsylvania, more particularly  
described as follows to wit:

Being known and designated  
as Lot 8. on a Map of Lands  
of James Rocco, Sr., Et Al, by  
Victor E. Orben R.S., dated  
October 1, 1971, Drawing No.  
1-1088 recorded on Novmeber  
1, 1974, in the Recorder of  
Deeds Office of Pike County,  
Pennsylvania, in plat Book  
Volume 12, Page 42.

Having erected thereon a  
dwelling known as 115 Rock  
Court, Dingmans Ferry, PA  
18328.

Tax Map ID #  
136.00-01-13.006  
Parcel ID # 03-0-104761

Being the same premises which  
Dogwood Construction by  
Special Warranty deed dated  
08/27/08 and recorded 08/28/08  
in the Recorder of Deeds office  
of Pike County, Pennsylvania,  
in Instrument # 200800010623,  
granted and conveyed unto  
Arisandy Gomez.

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

AMOUNT OF \$337,585.33,  
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 Arisandy  
Gomez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$337,585.33 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti & Vitti & Assoc.  
215 Fourth Avenue  
Pittsburgh, PA 15222  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF

COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
437-2012 SUR JUDGEMENT  
NO. 437-2012 AT THE SUIT  
OF Wells Fargo Bank, NA vs.  
Hildy Mesnik 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2012-00437  
WELLS FARGO BANK, N.A.  
vs.

HILDY MESNIK  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
LOT 23-A BLOCK 501  
SEC 5 RENEE ROAD,  
A/K/A 165 RENEE DRIVE,  
DINGMANS FERRY, PA  
18328

Parcel No.: 148.04-03-08  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$210,005.13  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Hildy Mesnik DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,005.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Hildy Mesnik DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,005.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 582-2012 SUR JUDGEMENT NO. 582-2012 AT THE SUIT OF Nationstar Mortgage LLC vs. Elsa Videla aka Elsa R. Videla 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 582-2012  
NATIONSTAR MORTGAGE LLC

vs.

ELSA VIDELA  
A/K/A ELSA R. VIDELA  
owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 155 SUNRISE DRIVE, MILFORD, PA 18337-4067

Parcel No.: 122.01-07-57  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$144,314.84  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elsa Videla aka Elsa R. Videla DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,314.84, 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 Elsa Videla aka Elsa R. Videla DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,314.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 902-2012 SUR JUDGEMENT NO. 902-2012 AT THE SUIT OF US Bank, NA as Trustee for Bear Stearns Asset-Backed Securities I Trust 2006-AC3, Asset-Backed Certificates, Series 2006-AC3 vs. Toni M. Filosa 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR

ADVERTISING

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

BEING KNOWN AS 3620  
Hemlock Farms, Hawley, PA  
18428

PARCEL NUMBER:  
120030302

IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Toni M. Filosa  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,781.97,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Toni M.  
Filosa DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$165,781.97 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices, PC  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
967-2011 SUR JUDGEMENT  
NO. 967-2011 AT THE  
SUIT OF Flagstar Bank  
FSB vs. David R. Thoenig,  
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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot/  
lots, parcel or piece of ground  
situate in the Township of  
Dingman, County of Pike and  
State of Pennsylvania, being  
Lot 5, Section No. 1, 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 Plot  
Book No. 10, page 118.

UNDER AND SUBJECT  
to all the rights, privileges,  
benefits, easements, covenants,  
conditions, restrictions,  
reservations, terms and  
provisions as more particularly  
set forth in the chain of title.

Being known as: 109 ALMOND  
COURT, MILFORD,  
PENNSYLVANIA 18337.

Title to said premises is vested  
in David R. Thoenig, Jr. by  
deed from David R. Thoenig, Jr.  
and Regina A. Thoenig dated  
December 31, 2001 and recorded  
January 11, 2008 in Deed Book  
2263, Page 814.

PARCEL NO. 123.04-01-16

TAX I.D. #: 03-0-017454

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO David R. Thoenig, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$313,432.25,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF David R.  
Thoenig, Jr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$313,432.25 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA



McCabe Weisberg & Conway  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1019-2010r SUR  
JUDGEMENT NO. 1019-2010  
AT THE SUIT OF Bank  
of America, NA vs Mary  
Catherine Little and Marcel  
Salina 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1019-2010  
BANK OF AMERICA, N.A.  
vs.  
MARY CATHERINE  
LITTLE  
MARCEL SALINA  
owner(s) of property situate  
in the TOWNSHIP OF  
GREENE, Pike County,  
Pennsylvania, being  
117 FREEDOM PLACE,

A/K/A LOT 2413  
SECTION D, SKY VIEW,  
GREENTOWN, PA  
18426-4817  
Parcel No.: 129.01-01-14  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$165,415.38  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mary Catherine  
Little and Marcel Salina  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,415.38,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mary Catherine Little and Marcel Salina DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,415.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1101-2011 SUR JUDGEMENT NO. 1101-2011 AT THE SUIT OF US Bank Trust, NA as Trustee for Vericrest Opporunity Loan Trust 2011-NPL2 vs. Robert Zahorchak & Doriann Zahorchak 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 3385 SUNRISE LAKE, MILFORD, PENNSYLVANIA 18337.

ALL THAT CERTAIN lot, piece, or parcel of land situate, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania, more particularly described as Lot No. 20, Block No. 9, Section No. 3, Sunrise Lake, as shown on plat or map of Sunrise Lake or Sunnylands, Inc., subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 7, at Page 89.

TOGETHER with all and singular BUILDING improvements, ways, streets, driveways, alleys, passages, waters, water-courses, liberties, privileges, rights hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issued and profits thereof; and all the estate, right, title, interest, property claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Title to said premises is vested in Robert Zahorchak and Doriann

Zahorchak by deed from Linda Pulkowski dated December 30, 1994 and recorded December 30, 1994 in Deed Book 994, Page 113.

PARCEL I.D. #: 122.03-02-11  
CONTROL #: 03-0-01675

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Zahorchak & Doriann Zahorchak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$210,526.24, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Zahorchak & Doriann Zahorchak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$210,526.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway PC  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1110-2012r SUR JUDGEMENT NO. 1110-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Jason Jennings 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING AND  
BEING IN THE TOWNSHIP  
OF WESTFALL,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
BOUNDED AND  
DESCRIBED IN  
ACCORDANCE WITH  
SUBDIVISION PLAN  
ENTITLED "GLASS  
HOUSE HILL ESTATES"  
DRAWN BY VICTOR E.  
ORBEN, REGISTERED  
SURVEYOR, WHICH  
SAID SUBDIVISION PLAN  
HAS BEEN APPROVED  
BY THE APPROPRIATE  
MUNICIPAL  
AUTHORITIES AND IS  
RECORDED IN PIKE  
COUNTY, PENNSYLVANIA,  
IN THE OFFICE OF THE  
RECORDER OF DEEDS IN  
AND FOR SAID COUNTY,  
IN MAP BOOK 21, PAGE 83,  
AS FOLLOWS:

BEGINNING AT A POINT  
IN THE EDGE OF THE  
RIGHT-OF-WAY OF FIFTY  
(50) FOOT WIDE PRIVATE  
ROAD  
KNOWN AS WHITE BIRCH  
ROAD AT COMMON  
CORNER OF LOTS 12 AND  
11;

THENCE ALONG  
THE EDGE OF THE  
RIGHT-OF-WAY OF

WHITE BIRCH ROAD  
ALONG A CURVE TO THE  
LEFT HAVING A RADIUS  
OF TWO HUNDRED (200)  
FEET, AN ARC DISTANCE  
OF ONE HUNDRED EIGHT  
AND SIX HUNDRED  
EIGHTY-THREE  
THOUSANDTHS (108.683)  
FEET TO A POINT AT  
COMMON CORNER OF  
LOTS 12 AND 13;

THENCE ALONG  
COMMON BOUNDARY  
LINES OF LOTS 12 AND  
13, NORTH FIFTY FOUR  
(54) DEGREES FIFTY  
NINE (59) MINUTES  
ELEVEN (11) SECONDS  
WEST ONE HUNDRED  
NINETY-EIGHT AND  
EIGHT HUNDRED  
THIRTY-FIVE  
THOUSANDTHS (198.835)  
FEET TO A POINT IN  
LINE OF LANDS NOW  
OR FORMERLY OF E.H.  
GRASSMAN ESTATE;

THENCE ALONG LINE OF  
LANDS OF GRASSMAN  
ESTATE, NORTH  
TWENTY-THREE (23)  
DEGREES FORTY-THREE  
(43) MINUTES EAST,  
TWO HUNDRED  
SEVENTY-NINE AND  
FOUR HUNDRED SIX  
THOUSANDTHS (279.406)  
FEET TO A POINT AT  
COMMON CORNER OF  
LOTS 12 AND 11;

THENCE ALONG  
COMMON BOUNDARY

LINE OF LOTS 12 AND 11,  
SOUTH TWENTY-THREE  
(23) DEGREES  
FIFTY-ONE (51) MINUTES  
THREE (03) SECONDS  
EAST, THREE HUNDRED  
TWENTY-NINE AND  
NINE HUNDRED THREE  
THOUSANDTHS (329.903)  
FEET TO THE POINT AND  
PLACE OF BEGINNING.

CONTAINING 1.25 ACRES,  
MORE OR LESS.

PARCEL No. 13-0-104129

BEING known and numbered  
as 115 White Birch Road,  
Matamoras, PA, 18336-2419.

BEING the same premises  
which Gregg W. Hallman and  
Dawn Marie Hallman, his wife,  
by Deed dated February 19,  
2009 and recorded March 23,  
2009 in and for Pike County,  
Pennsylvania, in Deed Book  
Volume 2303, Page 202, granted  
and conveyed unto JASON  
JENNINGS, a married man

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jason Jennings  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$185,938.15,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jason Jennings  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$185,938.15 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

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

TO EXECUTION NO  
1217-2009 SURJUDGEMENT  
NO. 1217-2009 AT THE  
SUIT OF JP Morgan Chase  
Bank, NA. vs. Efrain Cruz &  
Lisa Cruz 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1217-2009-CIVIL  
JP MORGAN CHASE BANK,  
N.A.

vs.

EFRAIN CRUZ  
LISA CRUZ

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT 170 SECTION 2  
TRASHER COURT A/K/A  
LOT 170 THRASHER  
COURT A/K/A 330  
POCONO RANCH LANDS,  
BUSHKILL, PA 18324  
Parcel No.: 182.02-02-63  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$212,000.16  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
Efrain Cruz & Lisa Cruz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$212,000.16,  
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 Efrain Cruz  
& Lisa Cruz DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$212,000.16 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1251-2010 SUR JUDGEMENT  
NO. 1251-2010 AT THE  
SUIT OF Deutsche Bank  
National Trust Company as  
Trustee for JPMorgan Mortgage  
Acquisition Trust 2007-CH3,  
Asset Backed Pass-Through  
Certificates, Series 2007-CH3  
vs. Stephen E. Kiefer & Marilyn  
A. Kiefer 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF  
LACKAWAXEN, COUNTY

OF PIKE AND STATE OF  
PENNSYLVANIA, BEING  
DESCRIBED AS LOT NO. II  
AS SHOWN ON E CERTAIN  
PLAN OF LOTS ON THE  
LANDS OF THE GRANTOR  
HEREIN, AS RECORDED  
IN PLAT BOOK VOLUME  
17, PAGE 11.

Being known as: 116  
WOODED ACRES  
DRIVE, GREELEY,  
PENNSYLVANIA 18425.

Title to said premises is vested  
in Stephen E Kiefer and Marilyn  
A. Kiefer by deed from Ted  
Halpern and Libby Halpern, also  
known as Lesley Halpern; and  
Marvin E. Black and Annette  
Black, his wife, dated August 3,  
1987 and recorded August 20,  
1987 in Deed Book 1158, Page  
48.

PARCEL NO:  
047.00-02-34.003  
CONTROL NO: 05-0-104.010

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen E. Kiefer  
& Marilyn A. Kiefer  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$136,364.84,  
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 Stephen E.  
Kiefer & Marilyn A. Kiefer  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$136,364.84 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad St, Ste 1400  
Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**

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

DIVISION, TO EXECUTION  
NO 1321-2012r SUR  
JUDGEMENT NO. 1321-2012  
AT THE SUIT OF PNC Bank,  
National Association s/b/m  
to National City Mortgage a  
division of National City Bank  
of India vs Galina Chikerinets  
aka Galina Bartkova and  
Irina Chikerinets and Roman  
Chikerinets 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1321-2012  
PNC BANK, NATIONAL  
ASSOCIATION S/B/M  
TO NATIONAL CITY  
MORTGAGE A DIVISION  
OF NATIONAL CITY BANK  
OF INDIANA

vs.  
GALINA CHIKERINETS  
A/K/A GALINA BARTKOVA  
IRINA CHIKERINETS  
ROMAN CHIKERINETS  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
189 GOLD FINCH ROAD  
A/K/A 423 RANCLAND  
A/K/A 612 GOLD FINCH



ROAD, BUSHKILL, PA 18324  
Parcel No.: 182.04-05-39-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$235,121.70  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Galina Chikerinets aka Galina  
Bartkova and Irina Chikerinets  
and Roman Chikerinets  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$235,121.70 ,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Galina  
Chikerinets aka Galina  
Bartkova and Irina Chikerinets  
and Roman Chikerinets  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$235,121.70 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1322-2012r  
SUR JUDGEMENT NO.  
1322-2012 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Amy H.  
Kolakowski 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1322-2012

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

vs.

AMY H. KOLAKOWSKI  
owner(s) of property situate  
in the TOWNSHIP OF  
LACKAWAXEN, Pike County,  
Pennsylvania, being  
106 SPARROW COURT  
A/K/A 695 SPARROW  
COURT A/K/A 44  
MOUNTAIN LAKE  
ESTATES, HAWLEY, PA  
18428

Parcel No.: 016.01-05-39

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$51,084.23

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$51,084.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Amy H.  
Kolakowski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$51,84.23 PLUS COSTS AND  
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1359-2012 SUR  
JUDGEMENT NO. 1359-2012  
AT THE SUIT OF Nationstar  
Mortgage LLC vs. Theresa  
Whitman 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 488 APLEY  
DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.

ALL THAT CERTAIN LOT  
OR PIECE OF GROUND  
WITH THE BUILDINGS  
AND IMPROVEMENTS  
THEREON ERECTED  
SITUATE IN THE CITY OF  
CHESTER, COUNTY OF  
DELAWARE AND STATE  
OF PENNSYLVANIA  
BOUNDED AND  
DESCRIBED AS FOLLOWS,  
TO WIT:

BEGINNING AT  
A POINT ON THE  
NORTHWESTERLY  
SIDE OF SIXTEENTH  
STREET, 110.56 FEET

MEASURED NORTH 69  
DEGREES 52 MINUTES 30  
SECONDS EAST, FROM  
THE NORTHEASTERLY  
CORNER OF MELROSE  
AVENUE AND SIXTEENTH  
STREET. CONTAINING  
IN FRONT ALONG THE  
SAID NORTHWESTERLY  
BIDE OF SIXTEENTH  
STREET MEASURED  
NORTH 69 DEGREES 52  
MINUTES 30 SECONDS  
EAST, 20.00 FEET AND  
EXTENDING BETWEEN  
PARALLEL LINES  
NORTH 20 DEGREES 08  
MINUTES 50, SECONDS  
WEST, 77.00 FEET TO THE  
SOUTHEASTERLY SIDE  
OF A 4 FEET WIDE ALLEY  
WHICH OPENS INTO  
MELROSE AVENUE. THE  
NORTHEASTERLY AND  
SOUTHWESTERLY LINES  
PASSING THROUGH THE  
MIDDLE OF THE PARTY  
WALL BETWEEN THE  
MESSUAGE HEREBY  
CONVEYED AND THE  
MESSUAGE ADJOINING.  
BOUNDED ON THE  
NORTHEAST BY LANDS  
NOW OR LATE OF  
MICHAEL RIGGIERI, ET  
UX; ON THE SOUTHWEST  
BY LANDS NOW OR  
LATE OF ROBERT E.  
CRUTENLEY, ET UX.  
TOGETHER WITH ALL  
RIGHTS, TITLE AND  
INTEREST OF, IN AND TO  
THE ONE HALF OF THE  
BED OF THE SAID 4 FEET  
WIDE ALLEY ADJOINING  
THE PREMISES HEREIN

DESCRIBED ON THE  
NORTHWEST.

Title to said premises is vested in  
Theresa Whitman by deed from  
Susan G. Buckley and James F.  
Buckley dated June  
23, 2006 and recorded July 10,  
2006 in Deed Book 2183, Page  
1856.

PARCEL/MAP #:  
192.01-01-53

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Theresa Whitman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$164,700.21,  
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 Theresa  
Whitman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$164,700.21 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1393-2012 SUR  
JUDGEMENT NO. 1393-2012  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a  
The Bank of NY as Successor  
Trustee to JPMorgan Chase  
Bank, NA as Trustee on behalf  
of the Certificateholders of  
the CWHEQ Inc. CWHEQ  
Revolving Home Equity Loan  
Trust, Series 2005-M vs.  
Percy Farrington & Barbara  
B. Farrington aka Barbara  
Farrington 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 204  
COUNTRY CLUB DRIVE,  
HAWLEY, PENNSYLVANIA  
18428.

ALL THAT CERTAIN  
LOT, PIECE OR PARCEL  
OF LAND SITUATE,  
LYING AND BEING  
IN THE TOWNSHIP  
OF BLOOMING  
GROVE, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS LOT 7,  
BLOCK XVII, HEMLOCK  
FARMS COMMUNITY,  
STAGE LIX, AS SHOWN  
ON PLAT OF HEMLOCK  
FARMS COMMUNITY,  
HEMLOCK HILLS,  
STAGE LIX, RECORDED  
IN OFFICE OF THE  
RECORDER OF DEEDS,  
PIKE COUNTY, IN PLAT  
BOOK 6, PAGE 96, IN THE  
2ND DAY OF NOVEMBER,  
1967

TOGETHER with all rights,  
liabilities and privileges, and  
UNDER AND SUBJECT  
to all conditions, restrictions,  
reservations and exceptions as

more fully set forth in Deed  
Book Volume 214, Page 574,  
and on the recorded subdivision  
plans.

EXCEPTING AND  
RESERVING unto Western  
Heritage Properties Limited,  
(Inc.), its successors and assigns,  
the oils, minerals and gases  
therein, which reservation  
does not include the right of  
entry upon the premises for  
the purpose of removing the  
aforementioned oils, minerals  
and gases.

Title to said premises is vested  
in Percy Farrington and Barbara  
B. Farrington a/k/a Barbara  
Farrington by deed from Dr.  
Michael M. Poniarski and Hedi  
Poniarski, husband and wife  
dated February 12, 2001 and  
recorded February 26, 2001 in  
Deed Book 1876, Page 157.

PARCEL NO. 01-0-361568

TAX I.D. #: 133.0105-59

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Percy Farrington & Barbara  
B. Farrington aka Barbara  
Farrington  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$153,439.27,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Percy  
Farrington & Barbara B.  
Farrington aka Barbara  
Farrington DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$153,439.27 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1428-2012r  
SUR JUDGEMENT NO.  
1428-2012 AT THE SUIT  
OF Citimortgage, Inc vs John  
H. Culver, III and Carol Ann  
Culver 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lot No. 11, in the Subdivision  
of Ledgeview Division, Section  
VIII, recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book Volume 8  
at page 107-108 on November  
17, 1970.  
BEING the same premises  
which John H. Culver, III and  
Carol Ann Culver, Co-Executors  
of the Estate of Laura P. Culver,  
by Deed dated May 22, 1998  
and recorded June 26, 1998, in  
the Office for the Recorder of

Deeds in and for Pike County,  
in Deed Book Volume 1554,  
Page 22, conveyed unto John  
H. Culver, III and Carol Ann  
Culver, husband and wife.

BEING KNOWN AS: 477  
Fawn Lake Forest, Hawley, PA  
18428

TAX PARCEL #009.04-02-10

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John H. Culver, III  
and Carol Ann Culver  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$100,764.27,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John H.  
Culver, III and Carol Ann  
Culver DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$100,764.27 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirm & Javardian  
1310 Industrial Blvd, Ste. 101  
Southampton, PA 18966  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO1431-2012r  
SUR JUDGEMENT NO.  
1431-2012 AT THE SUIT  
OF JPMorgan Chase Bank  
National Association vs Viktoria  
Milhauser 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1431-2012

JP MORGAN CHASE BANK  
NATIONAL ASSOCIATION  
vs.

VIKTORIA MILHAUSER  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
112 BLUE RIDGE LANE,  
LORDS VALLEY, PA 18428  
Parcel No.: 107.04-01-66  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$230,707.20  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Viktoria Milhauser  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$230,707.20,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Viktoria  
Milhauser DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$230,707.20 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1451-2009



SUR JUDGEMENT NO.  
1451-2009 AT THE SUIT  
OF Deutsche Bank National  
Trust Company as Trustee for  
Morgan Stanley ABS Capital  
I. Inc. Trust 2006-HE5 vs.  
Serge G. Djiya & Emma  
G. Djiya 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1451-2009-CV  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS TRUSTEE  
FOR MORGAN STANLEY  
ABS CAPITAL I INC.  
TRUST 2006-HE5

vs.

SERGE G. DJIYA  
EMMA G. DJIYA  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
241 WILD ACRES DRIVE  
A/K/A RR 1 BOX 920,  
DINGMANS FERRY, PA  
18328-4059

Parcel No.1: 175.02-01-10

Parcel No.2: 175.02-01-09

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$268,802.87  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Serge G. Djiya & Emma  
G. Djiya DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$268,802.87,  
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 Serge G.  
Djiya & Emma G. Djiya

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$268,802.87 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1472-2011r  
SUR JUDGEMENT NO.  
1472-2011 AT THE SUIT  
OF Wells Fargo Bank, NA  
s/i/i/t Wachovia Bank, NA vs  
Muriel Cameron and George  
Cameron 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 3114  
SUNRISE LAKE, MILFORD,  
PENNSYLVANIA 18337.

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

Lot No. 22, Block No. 1,  
Section No. 3, Sunrise Lake,  
as shown on plat or map of  
Sunrise Lake or Sunnylands,  
Inc., subdivisions recorded in the  
office of the Recorder of Deeds  
of Pike County in Plat Book 5,  
Page 103.

RESERVING. However, unto  
the Grantor, its successors and  
assigns.

(A) All gas and oil in, on or  
under the premises.

(B) The exclusive right to  
dedicate the roads, streets and  
avenues abutting the aforesaid  
property use without the  
jointure, release or consent of the  
grantee or grantees herein, his,  
her or their heirs and assigns,  
and said grantee or grantees  
herein, and his, her, or their  
heirs and assigns hereby release  
all damages or claims whatsoever  
therefore and therefrom  
resulting.

(C) The right without further  
assent or permit from the grantee  
or grantees herein, his, her, or  
their heirs and assigns, to grant  
to any public utility company,  
municipality or water company  
an easement or a right-of-way  
granting the right to erect  
and lay or cause or permit to

be erected, laid maintained, removed or repaired in all roads, streets, avenues, ways on which the land to be conveyed abuts, and also on a ten foot strip of land located in the rear of the lots to be conveyed hereunder, electric light telephone and telegraph poles and wires, water, sewer, gas pipes and conduits, catch basin, surface drains and such other customary or usual appurtenances as may, from time to time in the opinion of the grantor, its successors and assigns, or any utility company or municipality, be deemed necessary or advisable in connection with the beneficial use of the lots shown on a plan of the land to be conveyed hereunder; and all claims for damages, if any, by the construction, maintenance and repair thereof, or on account of temporary or other inconvenience caused thereby against the seller or any utility company or municipality, or any of its agents or servants, are hereby waived by the grantee or grantees herein, his, her, or their heirs and assigns.

UNDER AND SUBJECT NEVERTHELESS, that the hereby granted lot or lots or piece of ground, or any part thereof, and the building now thereon erected, or any which may hereinafter be erected, shall be and remain subject to the following covenants, conditions and restrictions:

1. All lots or parcels of land

in Block No. 1 Section 3 of the subdivision known as Sunnylands, Inc., Pike County, Pa, shall be and remain reserved and used for single family residential purposes exclusively, and for no other purposes.

2. No structure or building of any sort shall be moved to erected, or constructed on any plot until a complete set of plans and specifications has been submitted to and approved in writing by Sunnylands, Inc. Disapproval of plans or specifications by Sunnylands Inc. may be based on any grounds, including purely aesthetic grounds. No tent, trailer, mobile home or other Temporary structure of any kind may be erected on or moved to any lot or lots. No lot shall be cleared of brush, trees or anything else of inflammable nature except after having first obtained the approval of SUNNYLANDS, INC., in writing, such approval to specify the time and manner in which such clearing shall be made.

3. Said premises, in addition to the restrictions and conditions herein contained, are to be conveyed subject to all rules, regulations and ordinances and zoning regulations of the Township of Dingman.

4. No building shall be erected on any plot within 25 feet of the survey lines of said plot unless otherwise agreed upon in writing by the grantor, its successors and

assigns.

5. Sewerage from all buildings erected on the premises shall be cared for by the owners or occupants by installing a septic tank which shall at all times be maintained in a proper sanitary condition, in accordance with legal requirements and minimum F.H.A. requirements for drain field. No privy vaults shall be maintained on said premises.

6. Dwellings shall be single family type, only to be erected on any lot. Private garages in harmony with the main building may be erected but must be at least 50 feet from the front line of the plot, except when connected directly with said building. No excavation shall be made on any plot except for the purpose of building thereon and not until the time when building operations are commenced. No earth or said shall be removed from the said premises except as a part of the said excavation. Once building operations are commenced the same shall be completed within six (6) months from the date of the commencement of the building operations.

7. That the lot or any building thereon erected, or any part thereof, shall not be used or occupied as a club, profit or non-profit, or for the carrying on of any, trade or profession.

8. That the lot or any building thereon erected, or any part

thereof, shall not be used or occupied for distillation or brewing, manufacturing, building or sale of any malt, vinous, spiritous or intoxicating liquor of any kind.

9. That no poultry, cattle or any livestock whatsoever, shall be kept or bred or raised upon the lot or any building thereon erected, or any part thereof.

10. That not more than two domestic animals may be kept or maintained and none whatsoever may be bred, or raised on the lot or any building thereon erected, or any part thereof.

11. That no oil or gas well shall be drilled on any lot or part lot conveyed.

12. It is covenanted that SUNNYLANDS, INC., its successors and assigns, shall have the right, after giving five (5) days written notice to the lot owner to enter upon any lot or lots upon which any structures or nuisances have been erected or maintained, contrary to any of these covenants, and remove said objectionable structure or nuisance, without liability for damage for such action, assessing the reasonable cost thereof against the owner.

13. No signs of any type, including "For Rent" or "For Sale" signs, shall be erected or maintained on the premises.

14. That if the grantee or

grantees, his, her or their heirs, executors, administrators and assigns, herein desire to resell, grant, convey or transfer in any manner the lot or lots or any part thereof. (except that the grantee(s) herein, his, her or their heirs and assigns, shall have the right to devise the lot or lots by will to any member of his, her or their immediate family, on the same may be inherited by the immediate family under the interstate laws) within thirty years from the date hereof, the said grantor, its successors and assigns shall have the first right or option to purchase the same at a fair market value thereof; said fair market value to be determined by mutual agreement between the parties hereto. If the parties hereto cannot agree as to the fair market value thereof, each shall appoint a competent and disinterested appraiser who shall immediately appraise the property and fix the fair market value and immediately notify the parties hereto of said value and then the grantor, its successors or assigns shall have the right to purchase the same fair market value so found by the appraisers, within ninety days after receiving written notice of said value from the appraisers, and if not purchased in said time, the grantee or grantees herein, his, her or their heirs, executors, administrators and assigns, may then sell to any one, at a price not less than the appraised value. In the event that the two appraisers selected by the parties cannot agree on

the fair market value of the property herein conveyed or any part thereof, then they shall choose a third competent and disinterested appraisers and all three shall immediately appraise the premises herein conveyed, and the decision of the majority thereof shall control and fix the fair market value, and they shall immediately give written notice thereof to the parties hereto of the values so fixed after which the grantor herein, its successors and assigns, may purchase the same within ninety days after the receipt of the written notice from said appraisers. If the premises are not purchased with said period of time the grantee or grantees herein, his, her or their heirs, executors, administrators and assigns, may sell to anyone, at a price not less than the appraised value.

15. Failure to promptly enforce any of the above restrictions, conditions or covenants shall not be deemed a waiver of the right to do so thereafter and the invalidation of any of the above covenants or restrictions by judgment of any competent Court shall in no wise affect any of the other provisions which shall remain in full force and effect. The above covenants, restrictions and condition shall be covenants running with the land and shall be binding upon and shall apply only to Block No. 1 Section No. 3 of the lands owned by the grantor herein.

TOGETHER WITH. the right

and privilege to use the private roadways on other lands of Sunnylands, Inc., from the public highway known as Pennsylvania Legislative Route 950 (Dingman Turnpike) to the lot herein conveyed for purposes of ingress, egress and regress to and from the lands herein conveyed to the said public highway, in common, however, with others and the grantor herein, its successors and assigns.

TOGETHER with all and singular the ways, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of it in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

Title to said premises is vested in Muriel Cameron and George Cameron by deed from Sunnylands Inc. dated June 27, 1966 and recorded July 11, 1966 in Deed Book 200, Page 254.

PARCEL NO.: 122.03-02-44

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

and George Cameron  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$66,990.42,  
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 Muriel  
Cameron and George Cameron  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$66,990.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400

Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1502-2012r SUR  
JUDGEMENT NO. 1502-2012  
AT THE SUIT OF One West  
Bank, FSB vs Julieta Ortiz, Jorge  
J. Ortiz aka Jorge Jose Ortiz aka  
Jorge Ortiz DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

v.  
JULIETA ORTIZ  
JORGE J. ORTIZ AKA

JORGE JOSE ORTIZ AKA  
JORGE ORTIZ  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County  
MORTGAGE  
FORECLOSURE  
NO. 1502-2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
LEHMAN TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 3592  
Kensington Drive, Bushkill, PA  
18324  
PARCEL NUMBER:  
06-0-110647  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
S/  
Katherine E. Knowlton, Esq  
PA ID 311713

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Julieta Ortiz, Jorge J. Ortiz aka  
Jorge Jose Ortiz aka Jorge Ortiz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$251,473.71,

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 Julieta  
Ortiz, Jorge J. Ortiz aka Jorge  
Jose Ortiz aka Jorge Ortiz  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$251,473.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-5400  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1508-2009r SUR  
JUDGEMENT NO. 1508-2009  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, successor in interest  
to Bank of America, National  
Association as Trustee as  
Successor by merger to LaSalle  
Bank National Association as  
Trustee for Certificateholders  
of EMC Mortgage Loan  
Trust 2004-B, Mortgage Loan  
Pass-Through Certificates, Series  
2004-B vs Santo Gramando  
a/k/a Santo Gramando, 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN parcel  
or piece of land and premises  
with improvements thereon,  
situate in the Township of  
Delaware, County of Pike, and  
Commonwealth of Pennsylvania,  
and designated as Lot 10  
ABCD, Block W-601, Section  
6, of the Wild Acres subdivision  
as depicted on plans recorded  
in the Office of the Recorder of  
Deeds in and for the County of  
Pike, in Plot Book Volume 6,



197.

TAX PARCEL #  
175.02-02-38/

CONTROL/ ACCOUNT  
#031002/02-0-031002

BEING KNOWN AS: RR  
2 Box 328B, a/k/a 118 South  
Pound Circle, Dingmans Ferry,  
PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Santo Gramando a/k/a  
Santo Gramando, 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 \$86,023.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Santo Gramando a/k/a  
Santo Gramando, Jr. and the  
United States of America  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$86,023.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
6/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1573-2012r SUR  
JUDGEMENT NO. 1573-2012  
AT THE SUIT OF Bank of  
America, NA, as successor by  
merger to BAC Home Loans  
Servicing, LP vs Nicole Marie  
Lemonides, in her capacity  
as Executrix of the Estate of  
Kevin Lemonides a/k/a Kevin  
T. Lemonides and Maryann  
Tairi a/k/a Mereme Tairi,  
in her capacity as Devisee  
or the Esatate of Kevin

Lemonides a/k/a Kevin T.  
Lemonides 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No 1573-2012-CIVIL  
BANK OF AMERICA,  
N.A. AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
vs.

NICOLE MARIE  
LEMONIDES, IN HER  
CAPACITY AS EXECUTRIX  
OF THE ESTATE OF  
KEVIN LEMONIDES A/K/A  
KEVIN T. LEMONIDES  
MARYANN TAIRI A/K/A  
MEREME TAIRI, IN HER  
CAPACITY AS DEVISEE OF  
THE ESTATE OF KEVIN  
LEMONIDES A/K/A KEVIN  
T. LEMONIDES

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
285 DECKER ROAD A/K/A  
LOT 285, SECTION 21,  
SAW CREEK ESTATES,  
BUSHKILL, PA 18324-0000  
Parcel No.: 192.02-01-03  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$137,247.48  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Nicole Marie Lemonides,  
in her capacity as Executrix  
of the Estate of Kevin  
Lemonides a/k/a Kevin T.  
Lemonides and Maryann  
Tairi a/k/a Mereme Tairi, in  
her capacity as Devisee or the  
Esatate of Kevin Lemonides  
a/k/a Kevin T. Lemonides  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$137,247.48,  
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 Nicole Marie Lemonides, in her capacity as Executrix of the Estate of Kevin Lemonides a/k/a Kevin T. Lemonides and Maryann Tairi a/k/a Mereme Tairi, in her capacity as Devisee or the Esatate of Kevin Lemonides a/k/a Kevin T. Lemonides DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$137,247.48 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd, Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1581-2012 SUR JUDGEMENT NO. 1581-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC, s/b/m to Chase Manhattan Mortgage Corporation vs

Anne Gilsten and Peter Gilsten 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1581-2012

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

vs.

ANNE GILSTEN  
PETER GILSTEN

owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 500 CANOEBROOK DRIVE, MILFORD, PA 18337 Parcel No.: 133.02-01-46- (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$245,513.43

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Anne Gilsten and Peter Gilsten  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$245,513.43,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Anne  
Gilsten and Peter Gilsten  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$245,513.43 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1610-2010 SUR JUDGEMENT  
NO. 1610-2010 AT THE  
SUIT OF Bank of America,  
NA successor by merger to  
BAC Home Loans Servicing,  
LP vs Igor Lukyanovskiy  
and Asya Lukyanovskaya  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1610-2010-CIVIL  
BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP

vs.  
IGOR LUKYANOVSKIY  
ASYALUKYANOVSKAYA

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being LOT 1373  
SECTION H WOOLAND  
LA, A/K/A 103 WEST  
MULBERRY DRIVE,  
MILFORD, PA 18337-7224  
Parcel No.: 110.02-03-68  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$369,959.01  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Igor Lukyanovskiy  
and Asya Lukyanovskaya  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$369,959.01,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Igor Lukyanovskiy and  
Asya Lukyanovskaya  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$369,959.01 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1633-2012 SUR  
JUDGEMENT NO. 1633-2012  
AT THE SUIT OF PNC  
Bank, NA vs. Ethelyn Knapp  
Harnish, Michael Kenneth  
Harnish & 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN LACKAWAXEN  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 445  
Rowland Road, Greeley, PA  
18425  
PARCEL NUMBER:  
033.00-01-19 and  
033.00-01-19.001  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Ethelyn Knapp Harnish,  
Michael Kenneth Harnish &  
United States of America  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS OF  
THE AFORESAID REAL  
PROPERTY  
FOR EXECUTION UPON  
A JUDGMENT ON THE  
AMOUNT OF \$98,847.11,  
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 Ethelyn  
Knapp Harnish, Michael Kenneth  
Harnish & United States of  
America DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$98,847.11 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices, PC  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003-3620  
**6/21/13 • 06/28/13 • 07/05/13**

**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1656-2012r

SUR JUDGEMENT NO.  
1656-2012 AT THE SUIT  
OF Green Tree Servicing,  
LLC vs Elvis Padilla and Luz  
Padilla 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  
July 17, 2013 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 Lehman,  
County of Pike and State of  
Pennsylvania, being Lot No.  
185, Section 3C, as shown  
on map of Pocono Mountain  
Lake Estates, Inc, on file in the  
Recorders Office at Milford,  
Pennsylvania, in Plot Book No.  
9, page 121.

TAX PARCEL #06-0-038929

BEING KNOWN AS: 185  
Pocono Mountain Lake,  
Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Elvis Padilla and Luz Padilla  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,647.17,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUÉ AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$223,647.17 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
6/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1672-2009 SUR  
JUDGEMENT NO. 1672-2009  
AT THE SUIT OF Wells  
Fargo Bank, NA as Trustee for  
Option One Mortgage Loan  
Trust 2007-2 Asset-backed  
Certificates, Series 2007-2 vs.  
Philip Polizzotto & Estelle  
Polizzotto aka Estelle T.  
Polizzotto 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and lot of land situate,  
lying and being in the Township  
of Shohola, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described  
as Lot 6 in the Chestnut Hill  
Section of East Cove Woods  
as recorded on a map recorded  
in the Records Office in and  
for Pike County at Milford,  
Pennsylvania in Plat Book  
Volume 15, Page 24.

Being known as: 110  
CHESTNUT HILL  
ROAD, SHOHOLA,  
PENNSYLVANIA 18458.

Title to said premises is  
vested in Philip Polizzotto  
and Estelle Polizzotto aka  
Estelle T Polizzotto by deed  
from Universal Development  
Corporation dated March 31,  
1999 and recorded April 8, 1999  
in Deed Book 1734, Page 145.

TAX PARCEL NO.:  
12-0-110269

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Philip Polizzotto & Estelle  
Polizzotto aka Estelle T.  
Polizzotto  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$323,652.21,  
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 Philip Polizzotto & Estelle Polizzotto aka Estelle T. Polizzotto DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$323,652.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 S. Broad St, Ste 1400  
Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1761-2011r SUR JUDGEMENT NO. 1761-2011 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, not in its individual capacity but solely as Trustee for the benefit of the Certificateholders of The CWABS, Inc. asset-backed certificates, series 2005-BC5 vs Edward Hart, 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1761-2011 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-BC5

vs.

EDWARD HART, JR owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 105 WEST SHORE DRIVE, MILFORD, PA 18337-4071 Parcel No.: 109.03-02-14 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$232,711.05 Attorneys for Plaintiff: Phelan Hallinan, LLP

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Edward Hart, Jr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$232,711.05,  
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 Edward Hart,  
Jr DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$232,711.05 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan

1617 JFK Blvd., Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1800-2009r  
SUR JUDGEMENT NO.  
1800-2009 AT THE SUIT  
OF Indian Trails Club  
Association, Inc. vs Allen  
Fierstein 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  
July 17, 2013 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  
NO. 1800 CIVIL 2009

INDIAN TRAILS CLUB  
ASSOCIATION, INC.,  
Plaintiff  
v.  
ALLEN FIERSTEIN,  
Defendant

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece, parcel and tract of land situate in Dingman Township, Pike County, Penna., and described as follows, to wit:

BEGINNING at an iron bar in the westerly line of Indian Trail, the said point of beginning being a common corner between Lot No. 204 and Lot No. 205 of Section 2; thence running along the line of Lot No. 204, North 86 degrees 38 minutes West 241 feet, more or less, to a corner at the East shore of Little Log Tavern Pond; thence along the easterly shore of said pond in a northeasterly direction 100 feet, more or less, to a corner between Lot No. 205 and Lot No. 206; thence running along Lot No. 206, South 86 degrees 38 minutes East 241 feet more or less, to an iron bar in the westerly line of Indian Trail; thence along the line of said Trail, South 03 degrees 22 minutes West 100.0 feet to the point and place of beginning. CONTAINING 0.55 acres and comprising all of Lot No. 205, Section 2, Camp Indian Trails, Inc.

BEING the same premises which Camp Indian Trails, Inc. by Deed dated April 15, 1976 and recorded April 15, 1976 in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Deed Book Vol. 540, page 266, granted and conveyed unto Richard Fierstein

and Esther Fierstein.

ALSO BEING the same premises which the Pike County Tax Claim Bureau, by Deed dated December 2, 2010, and recorded December 9, 2010 in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Record Book Vol. 2352, page 1278, granted and conveyed unto Calvin Damon, Jr.

The property is improved.

Tax Code No. 03-0-018363  
Map No. 123-01-04-05

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Allen Fierstein DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$24,983.35, 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 Allen Fierstein  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$24,983.35 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Nicholas Charles Haros Esq.  
802 Main Street  
Stroudsburg, PA 18360  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1830-2009r SUR  
JUDGEMENT NO. 1830-2009  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, successor in interest  
to State Street Bank and Trust,  
as Trustee for 2001-MS1  
vs Edward C. Chang, Jean  
C. Chang and Ellen E.  
Taylor DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lots 9ABCD, Block W-502,  
as set forth on a Plan of Lots -  
Wild Acres, Section 5, Delaware  
Township, Pike County,  
Pennsylvania, dated March 1968,  
by John B. Aicher, Monroe  
Engineering, Inc., Stroudsburg,  
Pennsylvania, and filed in the  
Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania, in Plat Book 6,  
Page 198, on August 16, 1968.

BEING KNOWN AS: 118  
Hedge Drive, a/k/a Lots  
9ABCD Block W-502 Section  
5 Wild Acres, Dingman's Ferry,  
PA 18328  
TAX PARCEL #176.01-01-48

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Edward C. Chang, Jean C.

Chang and Ellen E. Taylor  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$103,222.59,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Edward C.  
Chang, Jean C. Chang and Ellen  
E. Taylor DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$103,222.59 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street

Philadelphia, PA 19106  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1882-2012  
SUR JUDGEMENT NO.  
1882-2102 AT THE SUIT  
OF Metlife Home Loans, a  
division of Metlife Bank, NA  
vs Jessica A. Blair a/k/a Jessica  
Ann Blair 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1882-2012  
METLIFE HOME LOANS,  
A DIVISION OF METLIFE  
BANK, N.A.

vs.

JESSICA A. BLAIR A/K/A  
JESSICA ANN BLAIR  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
165 WILD ACRES DRIVE,

DINGMANS FERRY, PA  
18328-4058  
Parcel No.: 169.03-03-17  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$147,350.74  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Jessica A. Blair a/k/a Jessica  
Ann Blair DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$147,250.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jessica A.  
Blair a/k/a Jessica Ann Blair  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$147,250.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Station  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1883-2012r SUR  
JUDGEMENT NO. 1883-2012  
AT THE SUIT OF Metlife  
Home Loans, a division of  
Metlife Bank, NA vs Scott  
A. Grable 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1883-2012

METLIFE HOME LOANS,  
A DIVISION OF METLIFE  
BANK, N.A.

vs.

SCOTT A. FRABLE

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being

147 RABBIT RUN CIRCLE,  
MILFORD, PA 18337-4440

Parcel No.: 109.03-01-24

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$196,024.71

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

TO Scott A. Grable

DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$196,024.71,  
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 Scott A.  
Grable DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$196,024.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan and Hallinan

1617 JFK Blvd., ste. 1400

1 Penn Center Plaza

Philadelphia, PA 19103

6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT

OF EXECUTION ISSUED

OUT OF THE COURT

OF COMMON PLEAS,

PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION

NO 1887-2012r SUR

JUDGEMENT NO. 1887-2012

AT THE SUIT OF U.S.

Bank National Association as

Trustee successor in interest

to Bank of America, National Association as Trustee successor by merger to LaSalle Bank NA as Trustee for Washington Mutual Asset-Backed Certificates WMABS Series 2007-HE2 Trust vs Wanda G. Williams 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF PIKE, CITY OF BUSHKILL, AND IS DESCRIBED AS FOLLOWS:

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 94, STAGE X, PINE RIDGE, AS SHOWN ON PLAT OF PINE RIDGE, INC., STAGE X, RECORDED IN THE OFFICE OF THE

RECORDER OF DEEDS OF PIKE COUNTY IN PLAT BOOK VOL. 12 AT PAGE 100 ON JANUARY 10, 1975.

PARCEL ID NUMBER:  
193.04-01-94.002

BEING KNOWN AS: 1175 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 Wanda G. Williams DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$225,189.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Wanda G.  
Williams DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$225,189.27 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
6/21/13 • 06/28/13 • 07/05/13

---

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1899-2012r SUR  
JUDGEMENT NO. 1899-2012  
AT THE SUIT OF Metlife  
Home Loans, a division of  
Metlife Bank, NA vs Vlad  
Potiyevsky aka V. Potiyevsky aka  
Vladimir Potiyevsky and Lisa  
Alexander 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1899-2012  
METLIFE HOME LOANS,  
A DIVISION OF METLIFE  
BANK, N.A.

vs.

VLAD POTIYEVSKY A/K/A  
V. POTIYEVSKY A/K/A  
VLADIMIR POTIYEVSKY  
LISA ALEXANDER

owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
815 BLOOMING GROVE  
ROAD, TAFTON, PA  
18464-9756

Parcel No.: 072.00-03-04-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$448,385.95

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Vlad Potiyevsky aka  
V. Potiyevsky aka Vladimir  
Potiyevsky and Lisa Alexander  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$448,385.95,  
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 Vlad  
Potiyevsky aka V. Potiyevsky aka  
Vladimir Potiyevsky and Lisa  
Alexander DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$448,385.95 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan  
1617 JFK Blvd., Ste, 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1912-2012r SUR  
JUDGEMENT NO. 1912-2012  
AT THE SUIT OF Bank  
of America, NA successor by  
merger to BAC Home Loans  
Servicing, Lp fka Countrywide  
Home Loans Servicing, LP vs  
Joseph R. Medaglia and Colleen  
A. Medaglia 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
By virtue of a Writ of Execution  
No. 1912-2012  
BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING LP, FKA  
COUNTRYWIDE HOME  
LOANS SERVICING LP  
vs.  
JOSEPH F. MEDAGLIA  
COLLEEN A. MEDAGLIA  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
1975 MANCHESTER, AKA  
105 MANCHESTER DRIVE,  
LEHMAN, PA 18324

Parcel No.: 196.04-07-74  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment amount: \$104,927.30  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph R. Medaglia and Colleen A. Medaglia DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$104,927.30, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Joseph R. Medaglia and Colleen A. Medaglia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,927.30 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
**6/21/13 • 06/28/13 • 07/05/13**

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1913-2012 SUR JUDGEMENT NO. 1913-2012 AT THE SUIT OF Bank of America, NA s/b/m/t BAC Home Loans Servicing, LP vs. Osvaldo Battiston & Nilda S. Gutierrez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1913-2012

BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, L.P

vs.

OSVALDO BATTISTON  
NILDA S. GUTIERREZ

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,

Pennsylvania, being  
LOT 845 DORCHESTER  
DRIVE A/K/A 845

DORCHESTER DRIVE,  
BUSHKILL, PA 18324

Parcel No.: 192.04-05-63  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$175,719.91

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Osvaldo Battiston  
& Nilda S. Gutierrez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$175,719.91,  
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 Osvaldo  
Battiston & Nilda S. Gutierrez  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$175,719.91 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1935-2012

SUR JUDGEMENT NO.  
1935-2012 AT THE SUIT  
OF Pennymac Corp. vs. Joseph  
O.S. Akumu 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1935-2012  
PENNYMAC CORP.

vs.

JOSEPH O.S. AKUMU  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT 109 STAGE 6, A/K/A  
1688 PINE RIDGE ROAD,  
BUSHKILL, PA 18324-9740  
Parcel No.: 188-04-02-66  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$277,908.53  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Joseph O.S. Akumu

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$277,908.53,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joseph O.S.  
Akumu DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$277,908.53 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1950-2012 SUR  
JUDGEMENT NO. 1950-2012  
AT THE SUIT OF Bank  
of America, NA vs. Dodson  
Waterton 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 25 DAVIS  
CIRCLE, BUSHKILL,  
PENNSYLVANIA 18324.

Title to said premises is vested in  
Dodson Waterton by deed from  
Leonard J. Kleiner dated July  
29, 2005 and recorded August 9,  
2005 in Deed Book 2125, Page  
1700.

PARCEL NO. 193.04-03-23

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 25 and part of  
Lot 24, Stage 4, Pine Ridge, as  
shown on Plat of Pine Ridge,  
Inc., Stage 4, recorded in  
the Office of the Recorder of  
Deeds of Pike County in Plat  
Book Volume 7, at page 107,  
on July 19, 1969; and as more  
particularly described as follows:

Being shown and designated as  
Lot 25 and part of Lot 24 of a  
certain map entitled "Pine Ridge;  
State 4; Lehman Township, Pike  
County, Pa; April 1969; Scale  
1' = 100" as prepared by Metro  
Engineers, Inc., Stroudsburg,  
Pa. said map being recorded  
in Pike County Plat Book  
Volume 7 on page 107 and more  
particularly described as follows:

Beginning at an iron pin on  
the southwesterly side of David  
Circle, a corner common to  
lots 25 and 26 as shown on the  
above captioned map; thence,  
1) along the southwesterly side  
of said Davis Circle South 57  
degrees 08" East 156.22' to an  
iron pin on the sideline of said  
road; thence, 2) leaving said  
road and through lot 24 South  
46 degrees 23' West 265.34" to  
an iron pin on line of lot 25, a  
corner common to lots 22 and  
24; thence, 3) along said lot  
22 South 32 degrees 52' West  
64.50' to an iron pin on line of  
lands of Morton Soble et al., a  
corner common to lot 22 and  
25; thence, 4) along lands of  
said Soble North 32 degrees  
22' West 103.77' to an iron  
pin, a corner common to lots

25 and 26; thence, 5) along said lot 26 North 32 degrees 52' East 279.02' to the point of beginning. Containing 36,336 square feet, more or less.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dodson Waterton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$132,270.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$132,270.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway PC  
123 S. Broad Street, Ste 1400  
Philadelphia, PA 19109  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2052-2007r SUR JUDGEMENT NO. 2052-2007 AT THE SUIT OF Washington Mutual Bank vs Robert H. Murray, Jr., a married man 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF

LEHMAN, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

LOT(S) 70 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 VOL. 10 AT PAGE 26  
ON JUNE 20, 1973

UNDER AND SUBJECT  
TO ALL THE RIGHTS,  
PRIVILEGES, BENEFITS,  
EASEMENTS,  
COVENANTS,  
CONDITIONS,  
RESTRICTIONS,  
RESERVATIONS, TERMS  
AND PROVISIONS AS  
MORE PARTICULARLY  
SET FORTH IN THE  
ABOVE RECITED DEED

PARCEL NO. 06-0-040051

BEING KNOWN AND  
NUMBERED AS 207 PINE  
RIDGE, BUSHKILL, PA,  
18324.

BEING THE SAME  
PREMISES WHICH  
HARMON HOMES, INC.,  
BY DEED DATED JULY  
14, 2003 AND RECORDED  
JULY 16, 2003 IN AND  
FOR PIKE COUNTY,  
PENNSYLVANIA, IN DEED  
BOOK VOLUME 1993,  
PAGE 2300, GRANTED

AND CONVEYED UNTO  
ROBERT H. MURRAY, JR.,  
A MARRIED MAN

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Robert H. Murray, Jr., a  
married man DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$273,822.22,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



REPUTED OWNERS TO COLLECT \$273,822.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2210-2012 SUR JUDGEMENT NO. 2210-2012 AT THE SUIT OF US Bank, NA as Trustee for Structured Asset Securities Corporation Trust 2007-GEL2 vs. Maria Heredia-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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2210-2012  
U.S. BANK NATIONAL

ASSOCIATION,  
AS TRUSTEE FOR  
STRUCTURED  
ASSET SECURITIES  
CORPORATION TRUST  
2007-GEL2

vs.

MARIA  
HEREDIA-RODRIGUEZ  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
38-5 DOGWOOD A/K/A  
2123 DOGWOOD CIRCLE,  
BUSHKILL, PA 18324-6846  
Parcel No.: 194.01-01-33 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$158,720.29  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria Heredia-Rodriguez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,720.29, 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 Maria Heredia-Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,720.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2233-2012 SUR JUDGEMENT NO. 2233-2012 AT THE SUIT OF RBS Citizens, NA vs. Robert Carson 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 2233-2012  
RBS CITIZENS N.A.  
vs.

ROBERT CARSON  
owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 366 WILD ACRES DRIVE, DINGMANS FERRY, PA 18328

Parcel No.: 168.04-02-47 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$113,388.55  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

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

JUDGMENT ON THE AMOUNT OF \$113,388.55, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Carson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,388.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan LLP  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**  
**July 17, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2214-2012r SUR  
JUDGEMENT NO. 2214-2012  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as trustee for  
the Certificates of CWABS, inc.  
asset-backed certificates, Series  
2007-8 vs Holly Jones and Adam  
W. Jones 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEGINNING at a point on the  
southeasterly line of Doe Loop, a  
common corner of Lot No. 301  
and Lot No. 302 as shown on a  
plan title "Subdivision of Lands  
of Benjamin Foster, Lehman  
Township, Pike County, Section  
Three", prepared by Edward  
C. Hess Associates, October  
17, 1969 and recorded in Plat  
Book Volume 7, Page 157,  
October 17, 1969 on file in the  
Office of the Recorder of Deeds,  
Milford, Pennsylvania, from

which a stone corner marking the southeasterly corner of Parcel No. 2 of lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., by deed dated November 27, 1971 and recorded in the aforementioned office in Deed Book Volume 258, Page 824 bears South 82 degrees 44'50 seconds East distant 7968.95 feet, also from which a stone corner marking the westerly corner of Parcel No. 6 of the above-mentioned lands conveyed by Benjamin Foster to Pocono Ranch Lands, Lmted., bears South 29 degrees 39 minutes 29 seconds West distant 4063.80 feet; thence by Lot No. 301 South 69 degrees 36 minutes 18 seconds East 200.25 feet to a point; thence by Lot No. 294 South 22 degrees 59 minutes 11 seconds West 76.89 feet to a point; thence by Lot No. 303 North 70 degrees 08 minutes 56 seconds West 200.19 feet to a point on the southeasterly line of Doe Loop; thence along the southeasterly line of Doe Loop on a curve to the right having a radius of 3572.96 feet for an arc length of 61.43 feet (chord bearing and distance being North 22 degrees 45 minutes 53 seconds East 61.43 feet) to a point of tangency of a tangent curve; by the same North 23 degrees 15 minutes 27 seconds East 17.36 feet to the place of BEGINNING.

CONTAINING 15,576 square feet, more or less and being Lot No. 302 on the above mentioned plan.

UNDER AND SUBJECT to all rights and privileges and UNDER AND SUBJECT to the conditions, reservations and restrictions as of record.

Map #175.03-01-61

Control No: 06-0-041581 Map No: 175.03-01-61

PARCEL ID NUMBER:  
175.03-01-61

BEING KNOWN AS: 184 Ranchlands, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Holly Jones and Adam W. Jones DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$212,242.35, 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 Holly Jones and Adam W. Jones DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$212,242.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2521-2009r SUR JUDGEMENT NO. 2521-2009 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC vs Joseph E. McHugh 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 July 17, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAN lot, piece or parcel of land, situate, lying and being in the Township of Blooming Grove, County of Pike, State of Pennsylvania, more particularly described as Lot 28, Block XXXIV, Hemlock Farms Community, Stage XIX, as shown on Plat of Hemlock Farms Community, Hemlock Hills, Stage XIX recorded in the office of the Recorder of Deeds of Pike County in Plat Book 6, page 140, on the 26th day of April, 1968.

TITLE TO SAID PREMISES VESTED IN Joseph E. McHugh, by Deed from Joseph E. McHugh and Jacqueline A. McHugh, formerly h/w, dated 08/31/2005, recorded 09/12/2005 in Book 2131, Page 1485.

PROPERTY: 800 SOUTH GRANITE COURT, LORDS VALLEY, PA 18428  
PARCEL: 107.03-07-78

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

TO Joseph E. McHugh  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$99,913.66,  
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 Joseph E.  
McHugh DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$99,913.66 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza

Philadelphia, PA 19103  
6/21/13 • 06/28/13 • 07/05/13

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**SHERIFF SALE**

**July 17, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 45017-2013r  
SUR JUDGEMENT  
NO.45017-2013 AT THE  
SUIT OF Walker Lakeshores  
Landowners Association  
vs Equity Trust Company  
Custodian for David and Ellen  
Solinas 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  
July 17, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot No. 23, Section  
D, Walker Lake, as set forth  
on "Map Showing Lots of  
Walker Lake Inc., Section "d",  
Pipes on all corners, Fred C.  
Schoenagel, R.S.", and said map

is recorded with the Recorder of Deeds Office of Pike County, Pennsylvania in Plat Book 3 Page 220.

BEING THE SAME PREMISES which EARL W. HERMAN and CHARLOTTE M. HERMAN, his wife, by Indenture bearing date the 21st day of May, 1996 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 21st day of May, 1996 in Record Book Volume 1203 at Page 128, granted and conveyed unto KIMBERLY A. RICHARDS, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Equity Trust Company Custodian for David and Ellen Solinas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$1,395.85, 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 Equity Trust Company Custodian for David and Ellen Solinas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$1,395.85 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Eric L. Hamill, Esq.  
104 West High Street  
Milford, PA 18337