

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF FRANCIS X. MAHER, SR., late of Shohola Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims are to present same, without delay, to the Executrix, Jill M. Christ, c/o Eric L. Hamill, Esquire, Attorney for the Estate, 501 Broad Street, Suite 3, Milford, PA 18337.

Eric L. Hamill, Esquire
04/12/13 • 04/19/13 • **04/26/13**

ESTATE NOTICE

Estate of CAROL MARIE POSTRION, deceased, late of Palmyra Township, Pike County, Pennsylvania. Letters Testamentary have

been granted to the individual named below, who requests all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: John Postrion, 8212 S.R. 52, Narrowsburg, NY 12764. Attorney for Estate: R. Anthony Waldron, Esq. Ste, 215, 8 Silk Mill Dr., Hawley PA 18428
04/12/13 • 04/19/13 • **04/26/13**

EXECUTRIX'S NOTICE

Estate of Robert Paterson, Deceased, late of Shohola Township, Pike County, Pennsylvania.

Letters Testamentary on the above Estate have been granted to the undersigned. All persons indebted to the said Estate are requested to make payment, and those having claims should present the same without delay to: Patricia Terranova, Executrix, of 60 Jefferson Avenue, Hasbrouck Heights, NJ 07604, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, P.C., P. O. Box D, Milford, PA 18337.

Patricia Terranova,
Executrix

By: John T. Stieh, Esquire
Attorney for Executrix
04/12/13 • 04/19/13 • **04/26/13**

ESTATE NOTICE

Estate of Arthur Alaggio Jr.,

late of Lehman Township, Pike County, Pennsylvania, deceased.

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

Jean-Marie Carter and
Dolores Garrett
9330 N. W. 24th Street
Sunrise, FL 33322
Executrix's

04/19/13 • 04/26/13 • 05/03/13

LETTERS OF ADMINISTRATION

Estate of BARBARA H.
CARLOZZI, Deceased, late
of 135 Route 739, Hawley, PA
18428.

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

Carole A. Congleton
31 Pierce Ave.
Oak Ridge, NJ 07438

or

Dianne M. Carlozzi
P. O. Box 132
Newton, NJ 07860

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

04/19/13 • 04/26/13 • 05/03/13

LETTERS TESTAMENTARY

Estate of Audrey L. Strelec,
Deceased, late of 162 Hawthorne

Dr., Milford, PA 18337.

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

Bonnie Mullins
116 Cornelia Lane
Milford, PA 18337

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

04/19/13 • 04/26/13 • 05/03/13

LETTERS TESTAMENTARY

Estate of Amelia Margaret
Sauer, Deceased, late of 111
Blueberry Dr., Milford, PA
18337.

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

Janet G. Smith
111 Blueberry Dr.
Milford, PA 18337

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

04/19/13 • 04/26/13 • 05/03/13

LETTERS OF ADMINISTRATION

Estate of ROBERT V.
SCHAFER, Deceased, late of
261 Fawn Lake Drive, Hawley,
Lackawaxen Township, Pike
County, Pennsylvania 18428.

Letters Of Administration on the above estate have been

granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Joyce A. Schafer
261 Fawn Lake Drive
Hawley, PA 18428

or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, Pennsylvania 18337.
04/19/13 • 04/26/13 • 05/03/13

EXECUTOR NOTICE

Estate of Florence E. Orben, late of Milford Borough, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to:

Gary R. Orben
112 Independence Drive
Milford, PA 18337
Executor

04/19/13 • 04/26/13 • 05/03/13

LETTERS

TESTAMENTARY

Estate of Hugh Halsey, Jr., Deceased, late of 100 Meadow Court, Milford, PA 18337. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Alison B. Halsey
32 Franklin Street
Annapolis, MD 21401-2720

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

04/26/13 • 05/03/13 • 05/10/13

ARTICLES OF INCORPORATION NOTICE IS HEREBY

GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 1st day of April, 2013, for the purpose of obtaining a Certificate of Incorporation for a business Corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is **JUST RUMORS BAR AND GRILL, INC.**

The purpose for which it is to be or has been organized is: Restaurant and any and all lawful acts for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431
(570) 253-7991

NOTICE

Notice, is hereby given that pursuant to the requirements of 15 Pa.C.S. §8913, an Application of Certificate of Organization for a Domestic Limited Liability Company was filed with and approved by the Department of State

of the Commonwealth of Pennsylvania, effective April 3, 2013, by Walter Gerety to carry on a business under the name Superior Shooting Services, LLC. The location of the principal place of business will be 2208 Hemlock Farms, Lords Valley, PA 18428.

KLEMEYER, FARLEY,
BERNATHY, LLC
402 Broad Street
Milford, PA 18337

SHERIFF SALES

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

**SHERIFF SALE
May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 233-2011r SUR JUDGEMENT NO.233-2011 AT THE SUIT OF PNC Bank, National Association vs Reynaldo Soto 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 May 15, 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
PNC Bank, National
Association
Plaintiff
v.
REYNALDO SOTO
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 233-2011

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
DINGMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS Lot
151 Sec. A2 Pocono Mountain
Woodland Lakes, a/k/a 190
Primrose Lane, Milford, PA
18337
PARCEL NUMBER:
03-0-017507
IMPROVEMENTS:

Residential Property

UDREN LAW OFFICES

S/

Attorney for Plaintiff

ELIZABETH L WASSALL

PA ID 77788

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Reynaldo Soto DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$179,277.21, 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 Reynaldo Soto DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$179,277.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Udren Law Offices

111 Woodcrest Road, Ste. 200

Cherry Hill, NJ 08003-3620

04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 235-2011r SUR JUDGEMENT NO. 235-2011 AT THE SUIT OF U.S. Bank, National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-10 vs Tani K. Sylvester DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as:

3429 LANCASTER
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike, and
Commonwealth of Pennsylvania,
being Lot 3429, Section 36, Saw
Creek Estate, as shown on a plan
of Lots recorded in the Office of
the Recorder of Deeds in and for
the County of Pike, in Plat Book
Volume 32, pages 186-189.

UNDER AND SUBJECT to
all conditions, covenants and
restrictions as of record.

Title to said premises is vested
in Tani Sylvester by deed from
Tani K. Gordon n/k/a Tani K.
Sylvester, married dated July 20,
2005 and recorded July 26, 2005
in Deed Book 2122, Page 2651.

TAX I.D. #: 197.03-06-61

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Tani K. Sylvester
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$193,379.54,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Tani K.
Sylvester DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$193,379.54 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste.. 1400
Philadelphia, PA 19109
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 377-2010r SUR

JUDGEMENT NO. 377-2010
AT THE SUIT OF JPMorgan
Chase Bank, NA vs Steven
Langone 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot or lots, parcel or piece of
ground situate in Lehman
Township, Pike County and
Commonwealth of Pennsylvania,
being lot or lots No. 511,
Section 20 as is more particularly
set forth on the Plot Map of
Lehman-Pike Development
Corporation, Saw Creek Estates,
as same is duly recorded in the
Office for the Recording of
Deeds, Milford, Pennsylvania, in
Plot Book Volume 13 page 127.

Under and Subject to the
conditions, covenants, and
restrictions as appear of record
in Pike County Deed Book 607,
page 233.

Being known as:
511 SAUNDERS
DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

Title to said premises is vested
in Steven Langone by deed from
Jessica McDonnell and William

McDonnell, husband and wife,
dated August 11, 2005 and
recorded August 25, 2005 in
Deed Book 2128, Page 1639.

TAX I.D. #: 192-01.01-76

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Steven Langone
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$138,413.06,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Langone DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$138,413.06 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste.. 1400
Philadelphia, PA 19109
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
470-2010r SUR JUDGEMENT
NO. 470-2010 AT THE
SUIT OF JPMorgan Chase
Bank, NA as Acquirer of
Certain Assets and Liabilities of
Washington Mutual Bank from
the Federal Deposit Insurance
Corporation acting as Receiver
fka Washington Mutual Bank
FA vs John Dorsey and Laura
A. Dorsey 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or piece of land
situate in the Township of
Lehman, County of Pike, and
Commonwealth of Pennsylvania
being Lot 2438, Section 31,
Saw Creek Estates, as shown
on a plan of lots recorded in the
Office of the Recorder of Deeds
in and for the County of Pike, in
Plot Book Volume 21, Page 35.

TAX PARCEL #: 196.02-02-59

BEING KNOWN AS: 2438
Southport Court, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
John Dorsey and Laura A.
Dorsey DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,566.91,
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 John Dorsey and Laura A. Dorsey DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,566.91 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 499-2012r SUR JUDGEMENT NO. 499-2012 AT THE SUIT OF US Bank National Association, ND vs Michael C. John and Amaryl John 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 May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA U.S. BANK NATIONAL ASSOCIATION, N.D.,
Plaintiff,
vs.
MICHAEL C. JOHN and AMARYL JOHN,
Defendants.

CIVIL DIVISION
NO.: 499-2012-Civil

**LONG FORM
DESCRIPTION**

ALL that certain lot or lots, parcel or piece of ground situate in the Lehman Township, Pike County, Pennsylvania, as is more particularly bounded and described as follows, to wit:

Lot No. 67, The Glen at Tamiment Subdivision as set forth on certain plat maps prepared by R.K.R. Hess Associates, and entitled "Final Plan", Phase I, The Glen at Tamiment, recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania, in Plat Book No. 24, at page 74, Plat Book No. 24, at page 75, Plat Book No. 24, at page 76 and Plat Book No. 24, at page 77 and Revised Maps

of the Glen at Tamiment, Phase I, recorded on March 9, 1987, in Plat Book 24, at Pages 154, 155, 156 and 157.

BEING known parcel number: 06-0-104382.

BEING the same premises which Daisy Wei known as Daisy Bono and Langhous Song by Deed dated November 30, 2004 and recorded in the Office of the Recorder of Deeds of Pike County on December 13, 2004 in Deed Book Volume 2085, Page 43, granted and conveyed unto Michael C. John and Amaryl John.

GRENN & BIRSIC, P.C.

By: S/
Brian B. Dutton, Esquire
Attorneys for Plaintiff
One Gateway Center,
Ninth Floor
Pittsburgh, PA 15222
(412) 281-7650

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael C. John and Amaryl John DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$290,800.09, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael C. John and Amaryl John DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$290,800.09 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Grenn & Birsic
1 Gateway Center, 9th Floor
Pittsburgh, PA 15222
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

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

518-2012r SUR JUDGEMENT
NO. 518-2012 AT THE
SUIT OF Bank of America,
NA successor by merger to
BAC Home Loans Servicing,
LP d/k/a Countrywide Home
Loans Servicing, LP vs Brenda
M. Walker 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
May 15, 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. 518-2012
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
vs.
BRENDA M. WALKER
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
1341 PINE RIDGE,
BUSHKILL, PA 18324-9757
Parcel No.: 193.02-03-10
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$250,276.62
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 Brenda M. Walker
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$250,276.62,
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 Brenda M.
Walker DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$250,276.62 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400

1 Penn Ctr Plaza

Philadelphia, PA 19103

04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
641-2012r SUR JUDGEMENT
NO. 641-2012 AT THE SUIT
OF Wells Fargo Bank, NA vs
David Cielinski and Patricia
Cielinski 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
May 15, 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 DELAWARE, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
MORE PARTICULARLY

DESCRIBED AS FOLLOWS,
TO WIT:

LOT 14, BLOCK 1501, AS
SET FORTH ON A PLAN
OF LOTS - WILD ACRES,
SECTION 15, DELAWARE
TOWNSHIP. PIKE
COUNTY, PENNSYLVANIA,
DARED FEBRUARY 1972,
BY JOSEPH D. SINCAVAGE,
MONROE ENGINEERING,
INC., STROUDSBURG,
PENNSYLVANIA, AND
FILED IN THE OFFICE
FOR THE RECORDING OF
DEEDS IN AND FOR PIKE
COUNTY, PENNSYLVANIA,
IN MAP BOOK VOL. 12,
PAGE 105, RERECORDED
FEBRUARY 7, 1975.

PARCEL NO. 02-02-6502

BEING KNOWN AND
NUMBERED AS 127
SKYVIEW ROAD,
DINGMANS FERRY, PA,
18328-4041.

BEING THE SAME
PREMISES WHICH
EDWARD D. CIELINSKI
AND DOLORES CIELINSKI,
HUSBAND AND WIFE,
AND DAVID CIELINSKI
AND PATRICIA CIELINSKI,
HUSBAND AND WIFE, BY
DEED DATED JULY 2, 2007
AND RECORDED JULY
23, 2007 IN AND FOR PIKE
COUNTY, PENNSYLVANIA,
IN DEED BOOK VOLUME
2242, PAGE 268, GRANTED
AND CONVEYED UNTO
DAVID CIELINSKI AND

PATRICIA CIELINSKI,
HUSBAND AND WIFE

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO David Cielinski
and Patricia Cielinski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$148,345.87,
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 David
Cielinski and Patricia Cielinski
DEFENDANTS, OWNERS
REPUTED OWNERS TO

COLLECT \$148,345.87 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Zucker Goldberg & Ackerman
200 Sheffield Street, Ste. 101
Mountainside, NJ 07092
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO660-2012r SUR
JUDGEMENT NO. 660-2012
AT THE SUIT OF Bank of
America, NA vs Wayne W.
Kingston, JR. and Sara T.
Kingston 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 130 NORTH
FOREST DRIVE, MILFORD,
PENNSYLVANIA 18337.

THE LAND REFERRED TO
IN THIS COMMITMENT IS
DESCRIBED AS FOLLOWS:

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

LOT NO.9, BLOCK NO.
31, SECTION NO.2,
GOLD KEY ESTATES,
AS SHOWN ON PLAT
OR MAP OF GOLD KEY
ESTATES, SUBDIVISIONS
RECORDED IN THE
OFFICE OF THE
RECORDER OF DEEDS OF
PIKE COUNTY IN PLAT
BOOK VOLUME 6, PAGE 6.

PLAT BOOK VOLUME
36, PAGE 93 JOINED
TOGETHER LOT NO.9
AND LOT NO. 11, BLOCK
NO. 31,
SECTION NO.2 WHICH
IS NOW KNOWN AS LOT
NO. 9A, BLOCK NO. 31,
SECTION NO.2.

UNDER AND SUBJECT
to any and all additions and
restrictions which may appear on
the deed of record.

Title to said premises is vested
in Wayne W. Kingston, Jr. and
Sara T. Kingston by deed from
Faro Cottone dated November
29, 2006 and recorded December
11, 2006 in Deed Book 2208,

Page 2588.

TAX I.D. #: 122.02-06-09

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Wayne W. Kingston,
JR. and Sara T. Kingston
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$221,567.32,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$221,567.32 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste.. 1400
Philadelphia, PA 19109
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
786-2012r SUR JUDGEMENT
NO. 786-2012 AT THE SUIT
OF GMAC Mortgage, LLC
vs Angela Doering and Danny
Doering, 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot
or parcel of land situate in
the Township of Lehman,
County of Pike and State of

Pennsylvania, being LOT NO.
329, SECTION NO. 5A, as
shown on a map of POCONO
MOUNTAIN LAKE
ESTATES, Inc., on file in the
Recorder's Office at Milford,
Pennsylvania, in Plat Book No.
10 Page 62.

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

TITLE TO SAID PREMISES
VESTED IN Danny Doering,
Jr. and Angela Doering, h/w,
as tenants by the entireties, by
Deed from Jeanne Ivory and
Philip Ivory, dated 11/15/2003,
recorded 11/20/2003 in Book
2019, Page 759.

PROPERTY: 329
SHADBUSH CIRCLE,
DINGMANS FERRY, PA
18328-9138

PARCEL: 183.03-03-28.001

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Angela Doering
and Danny Doering, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$104,384.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Angela Doering and Danny Doering, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$104,384.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 791-2012r SUR JUDGEMENT NO. 791-2012 AT THE SUIT OF Midfirst Bank vs Brian T. Ross DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL FOR ADVERTISING:

Township of Delaware, Pike County, Pennsylvania, LOTS 76ABC, Block B-97, Plan of Lots - Birchwood Lakes, Section 13, Delaware Township, Pike County, PA, dated July 1965, recorded August 18, 1966 in Plat Book 5, Page 126. Having thereon erected a dwelling known as 144 Pepperidge Drive, Dingmans Ferry, PA 18328.

PART OF MAP
#162-02-15-80
PART OF CONTROL
#02-0-027016

Reference Pike County Record Book 1857, Page 1675.

TO BE SOLD AS THE

PROPERTY OF BRIAN
T. ROSS UNDER PIKE
COUNTY JUDGMENT NO.
791-2012

Does not include conveyance
dated April 4, 2001 from
Birchwood Lakes Community
Association, Inc. to Brian T.
Ross, Pike County Record Book
1884, Page 2360.

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

TO Brian T. Ross
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$79,333.84,
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 Brian T. Ross
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$79,333.84 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front St.
Harrisburg, PA 17102
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
908-2012r SUR JUDGEMENT
NO. 908-2012 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee
for Ameriquest Mortgage
Securities Inc., Asset-Backed
Pass-Through Certificates,
Series ARSI 2006-M3 vs
Daniel P. Lane and Danielle
Lane 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

May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of land skate
in the Township of Greene,
County of Pike and State Of
Pennsylvania, being Lot No,
2317, Section C, as shown on
“Plotting of Section C, Sky View
Lake, Pocono Sky Enterprises,
Inc., Greene Township, Pike
County, Pennsylvania, prepared
by Leo A. Acterman, Jr., P.E.
dated November 6, 1968 and
recorded in the Courthouse
at Milford, Pike County,
Pennsylvania, in Plot Book No.
7, page 42

PARCEL No. 04-0-069487

BEING the same premises
which Elvis Loor and Yvonne
Loor, husband and wife, by
Deed dated April 28, 2004 and
recorded in the Pike County
Recorder of Deeds Office on
April 30, 2004 in Deed Book
2043, page 1825, granted and
conveyed unto Daniel P. Lane
and Danielle Lane, husband and
wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Daniel P. Lane and
Danielle Lane 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 \$135,077.25,
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 Daniel P.
Lane and Danielle Lane and
The United States of America
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$135,077.25 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO909-2012r SUR
JUDGEMENT NO. 909-2012
AT THE SUIT OF Metlife
Home Loans, a division of
Metlife Bank, NA vs Deogratius
K. Lutwama and Mdingase
Mvunga 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
May 15, 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. 909-2012-CIVIL
METLIFE HOME LOANS,
A DIVISION OF METLIFE
BANK, N.A.

vs.

DEOGRATIUS K.
LUTWAMA
MDINGASE MVUNGA
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
111 PINE LANE,
DINGMANS FERRY, PA
18328-9169

Parcel No.: 162.02-06-27.001
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$215,724.10
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 Deogratius K. Lutwama
and Mdingase Mvunga
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$215,724.10,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE
PROPERTY OF Deogratus K.
Lutwama and Mdingase Mvunga
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$215,724.10 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
931-2012r SUR JUDGEMENT
NO. 931-2012 AT THE
SUIT OF US Bank National
Association, as trustee for
Credit Suisse First Boston
Mortgage Securities Corp.,
CSFB Mortgage Pass-Through
Certificates, Series 2005-8 vs
Max Koutny 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
May 15, 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. 931-2012
US BANK NATIONAL
ASSOCIATION, AS
TRUSTEE FOR CREDIT
SUISSE FIRST BOSTON
MORTGAGE SECURITIES
CORP., CSFB MORTGAGE
PASSTHROUGH
CERTIFICATES, SERIES
2005-8

vs.

MAX KOUTNY

owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
62 CLIFTON DRIVE A/K/A
104 CLIFTON DRIVE,
BUSHKILL, PA 18324
Parcel No.: 192.03-02-26
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$116,092.12
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 Max Koutny
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$116,092.12,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Max Koutny
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$116,092.12 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegel
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1024-2012r SUR
JUDGEMENT NO. 1024-2012
AT THE SUIT OF JPMorgan
Chase Bank, National
Association, successor in interest
by purchase from the FDIC as
Receiver of Washington Mutual
Bank, successor in interest to
Long Beach Mortgage Company
vs Myles F. McDonnell and Jean
McDonnell 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

LOT 15, Block 1104, as set forth
on a Plan of Lots, Wild Acres,
Section 11, Delaware Township,
Pike County, Pennsylvania,
dated February 1971, by
Joseph D. Sincavage Monroe
Engineering, Inc., Stroudsburg,
Pennsylvania and filed in the
office for the Recording of
Deeds, in and for Pike County,
Pennsylvania in Plat Book 10,
Page 109, re-recorded May 14,

1973.

PARCEL No. 02-0-066976

BEING the same premises which Parkside Construction, Inc., a Pennsylvania Corporation, by Deed dated June 13, 2986 and recorded in the Pike County Recorder of Deeds Office on June 13, 1986 in Deed Book 1048, page 267, granted and conveyed unto Myles F. McDonnell and Jean McDonnell, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Myles F. McDonnell and Jean McDonnell DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$177,395.86, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Myles F. McDonnell and Jean McDonnell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$177,395.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1065-2010r SUR JUDGEMENT NO. 1065-2010 AT THE SUIT OF Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Keith O. Smith DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or parcel of land situate in the
Township of Lehman, County
of Pike and Commonwealth of
Pennsylvania, BEING LOT
NO. 34, SECTION 6, as shown
on a map or plan of Pine Ridge
on file in the Recorder of Deeds
Office at Milford, Pike County,
Pennsylvania, in Plat Book
Volume 10, Page 74.

UNDER AND SUBJECT to
all conditions, covenants and
restrictions of record.

Parcel# 06-0-0.38455

Property address: Lot 34 Section
6, Murphy Circle, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Keith O. Smith
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$175,009.46,
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Keith O.
Smith DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$175,009.46 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION
NO 1130-2010r SUR
JUDGEMENT NO. 1130-2010
AT THE SUIT OF Bank
of America, NA as successor
by merger to BAC Home
Loans Servicing LP vs Harold
E. Hughes and Patricia P.
Hughes 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
May 15, 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. CIVIL-1130-2010
BANK OF AMERICA,
N.A. AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.
HAROLD E. HUGHES
PATRICIA P. HUGHES
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
186 GOLD KEY ROAD,
MILFORD, PA 18337-0000
Parcel No.: 122.02-06-41
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$269,233.19
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 Harold E. Hughes
and Patricia P. Hughes
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$269,233.19,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Harold E.
Hughes and Patricia P. Hughes
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$269,233.19 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1250-2012 SURJUDGEMENT
NO. 1250-2012 AT THE
SUIT OF US Bank, NA as
Trustee, Successor in Interest to
Bank of America, NA s/b/m/t
LaSalle Bank, NA as Trustee
for Certificateholders of Bear
Stearns Asset Backed Securities I
LLC, Asset-Backed Certificates,
Series 2007-HE-5 vs. Frank
Adam, Laura Adam aka Laura
Malone 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tact 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:

Parcel I:

BEGINNING at a point which
would be the westerly end of a
course described as North 52
1/2 degree West 39 feet in deed
from Harry W. Maxwell, et
al., to Oliver R. Scudder dated
August 2, 1948 and recorded
in the Office of the Recorder
of Deeds of Pike County,
Pennsylvania in Deed Book 110,
at page 61, said course being
the third course described in
said deed and running thence
(1) North 21 degrees East 203
feet to land of the Erie Railroad
Company, thence (2) South 67
degrees West 177 feet along
the land of said Erie Railroad
Company, thence (3) South 72
degrees West 162 feet along land
of said Erie Railroad Company
to a stone on end, thence (4)
South 8 1/2 degrees East to the
State marker near brook, and
thence (5) South 83 degrees 47
minutes East 239 feet along line
of lands of Ralph W. and Helen
Gringonis (formerly of Oliver R.
Scudder) to the point and place
of beginning.

Parcel II:

BEGINNING at a State
marker near the Pond Eddy
brook, and running (1) along
State land South 60 degrees
East 262 feet to a State Marker,
thence (2) North 29 and 1/2
degrees East 88 feet, thence (3)

North 52 1/2 degrees West 39 feet to a point, thence (4) in a general northwesterly direction a distance of 223 feet along the lands of Sampson (formerly Scudder) more or less to the point and place of beginning.

Having been designated as Tax Parcel Number: 038.00-02-07

BEING KNOWN AS: 2 River Road, Shohola, PA 18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Frank Adam, Laura Adam aka Laura Malone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$317,025.04, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Frank Adam, Laura Adam aka Laura Malone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$317,025.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group, PC
701 Market Street, Ste 5000
Philadelphia PA 19106-1532
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1302-2012 SUR JUDGEMENT NO. 1302-2012 AT THE SUIT OF PHH Mortgage Corporation vs. Gary S. Tuttle 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 May 15, 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. 1302-2012
PHH MORTGAGE
CORPORATION

vs.

GARY S. TUTTLE
owner(s) of property situate
in the TOWNSHIP OF
DINGMAN, Pike County,
Pennsylvania, being
120 WEST LILAC ROAD,
MILFORD, PA 18337-7361
Parcel No.: 123.02-03-75-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$150,371.73
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 Gary S. Tuttle
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$150,371.73,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Gary S. Tuttle
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$150,371.73 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd. Ste 1400
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1386-2010r SUR
JUDGEMENT NO. 1386-2010
AT THE SUIT OF Wells
Fargo Bank, NA as Trustee for
WaMu Mortgage Pass-Through
Certificates, Series 2005-PR1
vs Antonina Haughey and John

Haughey 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
May 15, 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 35, Section B,
Shohola Heights, as shown on
plat or map of Shohola Heights
subdivision recorded in the
Office of Deeds of Pike County,
in Plat Book 13, at page 26.

Parcel No. 027.00-02-26

BEING the same premises
which Josepha M. Rccardi and
Laura A. Riccardi, husband and
wife, by Deed dated September
16, 2004 and recorded in the
Pike County of Deeds Office
on September 20, 2004 in
Deed Book 2069, page 1322,
granted and conveyed unto John
Haughey Antonina Haughey,
husband and wife.

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Antonina Haughey
and John Haughey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$86,089.98,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Antonina
Haughey and John Haughey
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$86,089.98 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1429-2012r SUR
JUDGEMENT NO. 1429-2012
AT THE SUIT OF Bank
of America, NA s/b/m BAC
Home Loans Servicing LP
f/k/a Countrywide Home
Loans Servicing, LP vs Carol
Gervasi 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Parcel I

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

BEING Lot No. 3 ABC, Block

No.B-35, as set forth on a Plan
of Lots, Birchwood Lakes,
Section 6, Delaware Township,
Pike County, Pennsylvania,
dated January 1965, by John B.
Aicher, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania in
Plat Book 4, page 111 on January
28, 1965.

Parcel II

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

BEING Lot No. 2 ABC, Block
No.B-35, as set forth on a Plan
of Lots, Birchwood Lakes,
Section 6, Delaware Township,
Pike County, Pennsylvania,
dated January 1965, by John B.
Aicher, Monroe Engineering,
Inc., Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
Pike County, Pennsylvania in
Plat Book 4, page 111 on January
28, 1965.

The aforesaid said Lots 1 & 2
have been combined per survey
dated March 30, 2007, by P.R.
Addio, Inc., Dwg. No. 07-062,
and are now known as Lot
2A, Block 35, Section 6, of
Birchwood Lakes and are more
particularly described as follows:

BEGINNING at an iron pin being situate in the Northern right of way of Buttonwood Drive, said point also being the Southwestern most corner of Lot 2A, Block 35, Section 6 in the Birchwood Lakes Community Association subdivision and being common with the Southeastern most corner of Lot 1, more particularly described as follows, to wit:

THENCE, leaving said road, North 32° 28' East, 140.57 feet to an iron pin;

THENCE, South 57° 15' East, 135.20 feet to an iron pin;

THENCE, South 32° 28' West, 162.24 feet to an iron pin situated in the Northern right of way of Buttonwood Drive;

THENCE, following said road, North 48° 9' West, 137.03 feet to the point of BEGINNING.

CONTAINING 0.47 acres of land, more or less.

BOTH OF THE ABOVE DESCRIBED LOTS, have been combined into one Lot by virtue of a plat map recorded in the Pike County Recorder of Deeds Office in Plat Book 43 at Page 208 and said properties are now known as Lot 2A, Block 35, Section 6, in the Birchwood Lakes Community Association Development. Lot 2, Block No. 35, Section 6 and Lot 3, Block No. 35, Section 6 are hereby irrevocably joined together as

one lot or building site. These lots may not be sold separately or further subdivided without the prior approval of Delaware Township and Birchwood Lakes Property and Homeowners Association. The lot joiner described herein shall constitute a covenant running with the land.

TOGETHER with all rights, rights of way and privileges and UNDER AND SUBJECT to all the covenants, conditions, reservations, restrictions, easements and exceptions as set forth in chain of title.

BEING the same premises which Carol Gervasi, by Deed dated August 2, 2007 and recorded September 26, 2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2251, Page 200, conveyed unto Carol Gervasi.

BEING KNOWN AS: 104 Buttonwood Drive, Dingmans Ferry, PA 18328

TAX PARCEL #149.04-03-28

IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Gervasi
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,988.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carol Gervasi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,988.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory Javardian
1310 Industrial Blvd., 2nd Floor,
Ste. 201
Southampton,, PA 18966
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1454-2010r SUR JUDGEMENT NO. 1454-2010 AT THE SUIT OF Flagstar Bank, FSB vs Jose N. Cabral and Danielle P. Cabral aka Danielle Cabral 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 May 15, 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. 1454-2010
FLAGSTAR BANK F.S.B.

vs.

JOSE N. CABRAL
DANIELLE P. CABRAL
A/K/A DANIELLE CABRAL

owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 104 BYRON ROAD A/K/A 2129 GOLD KEY ESTATE, MILFORD, PA 18337-9735 Parcel No.: 110.03-01-33.001 (Acreage or street address) Improvements thereon:

RESIDENTIAL DWELLING
Judgment amount: \$208,414.09
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose N. Cabral and Danielle P. Cabral aka Danielle Cabral DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$208,414.09, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Cabral aka Danielle Cabral
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$208,414.09 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1517-2008 SUR
JUDGEMENT NO. 1517-2008
AT THE SUIT OF PNC
Mortgage, a division of PNC
Bank, National Association
s/b/m National City Mortgage,
a division of National City Bank
vs Jose A. Tavarez and Martha
J. Urena 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
May 15, 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:

BEING shown and designated as Lot No. 102 on a certain map or plan of lots entitled "Pocono Ranch Lands" Plat of Section Four, Pocono Ranch Lands, Lmtd., Owner and Developer, Lehman Township, Pike County, Pennsylvania, dated August 1973, "Sheet No. 5 of 5", prepared by Elliott and Associates, Engineers-Planners, Scale being 1"=100', recorded November 8, 1973 in the Recorder's Office, Milford, Pike County, Pennsylvania, on Plot Book Vol. 10, page 206.

BEING Lot No. 102 on the above mentioned plan.

Prepared by Elliott and Associates, Engineers-Planners.

Control No: 06-0-038176 Map No: 189.01-01-08

Property Address: Lot 102
Section 4 Pocono Ranchlands,
a/k/a 102 Bluebird Drive,
Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose A. Tavarez and Martha J. Urena DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,492.92, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jose A. Tavarez and Martha J. Urena DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$315,492.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1531-2012 SUR JUDGEMENT NO. 1531-2012 AT THE SUIT OF JPMorgan Chase Bank, NA s/b/m Chase Home Finance, LLC vs. Robert W. Mandoske aka Robert Mandoske & Arrena Mandoske aka Arrena Irene Mandoske 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 May 15, 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 Dingman, County of Pike, and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

Lot No. 717, Section No. C as shown on map entitled subdivision of Section C, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania

in Plot Book No. 10, Page 191.

TOGETHER WITH all of the rights and UNDER AND SUBJECT to the covenants, conditions and restrictions as set forth in a certain deed from Pocono Mountain Woodland Lakes Corporation to George Lohen as recorded in the Office of Recorder of Deeds in and for Pike County in Deed Book Volume 441 at page 214.

TITLE TO SAID PREMISES VESTED IN Robert W. Mandoske and Arrena Mandoske, h/w, as tenants by the entireties, by Deed from Florence Buckley Lohen, dated 02/12/1992, recorded 02/14/1992 in Book 503, Page 274.

PROPERTY: 247 LOCUST DRIVE, MILFORD, PA 18337-7340

PARCEL: 123.02-03-29 -

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert W. Mandoske aka Robert Mandoske & Arrena Mandoske aka Arrena Irene Mandoske DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$305,865.66,

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 Robert
W. Mandoske aka Robert
Mandoske & Arrena Mandoske
aka Arrena Irene Mandoske
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$305,865.66 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd. Ste 1400
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION

ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1595-2012r
SUR JUDGEMENT NO.
1595-2012 AT THE SUIT
OF Wells Fargo Bank, NA as
trustee for WAMU Mortgage
Pass-Through Certificates,
Series 2005-PR4 Trust vs
Brian Blann 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
May 15, 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. 1595-2012
WELLS FARGO BANK,
N.A. AS TRUSTEE FOR
WAMU MORTGAGE
PASSTHROUGH
CERTIFICATES, SERIES
2005-PR4 TRUST
vs.
BRIAN BLANN
owner(s) of property situate
in the TOWNSHIP OF
GREENE, Pike County,
Pennsylvania, being
119 GRANITE DRIVE A/K/A
224 GRANITE DRIVE,
GREENTOWN, PA 18426
Parcel No.: 085.03-01-09
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$88,369.36
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 Brian Blann DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$88,369.36, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$88,369.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1615-2012r SUR JUDGEMENT NO. 1615-2012 AT THE SUIT OF PNC Bank, National Association vs Michael J. Daddario 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 May 15, 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: 1615-2012
PNC BANK, NATIONAL

ASSOCIATION,
Plaintiff,
vs.
MICHAEL J. DADDARIO,
Defendant.

LEGAL DESCRIPTION

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

Being Lot 501, Section 1C, as shown on a map or plan of Pocono Mountain Lake Estates on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 9, Page 167.

Having erected thereon a dwelling known as 501 Valley View Drive, Bushkill, PA 18324.

Parcel No. 06-0-038792

Being the same premises which Christopher S. Coviello and Deborah L. Newlan by deed dated 10/29/2009 and recorded on 11/17/2009 in the Recorder of Deeds office of Pike County, Pennsylvania in Instrument No 200900011826, granted and conveyed unto Michael J. Daddario.

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

OF PENNSYLVANIA TO Michael J. Daddario DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$217,947.45, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael J. Daddario DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$217,947.45 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
VItti & Vitti & Assoc.
215 Fourt Avenue

Pittsburg, PA 15222
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1625-2012r
SUR JUDGEMENT NO.
1625-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs John
Kostrowski 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
May 15, 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. 1625-2012
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.
JOHN KOSTROWSKI
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
509 MAPLE RIDGE DRIVE,
LORDS VALLEY, PA 18428
Parcel No.: 120.03-03-18
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$103,053.46
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO John Kostrowski
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$103,053.46,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$103,053.46 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1654-2012r SUR
JUDGEMENT NO. 1654-2012
AT THE SUIT OF The Bank
of New York Mellon fka The
Bank of New York as trustee
for the Certificateholders of
CWABS Inc., Asset-Backed
Certificates, Series 2007-BC1
vs Brian D. Smith and Tina
Smith DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 311 SURREY
DRIVE, HAWLEY,
PENNSYLVANIA 18428.

ALL THAT CERTAIN
LOT, PIECE OF LAND,
Situates, lying AND
BEING IN TOWNSHIP
OF BLOOMING
GROVE, COUNTY
OF PIKE AND STATE
OF PENNSYLVANIA,
MORE PARTICULARLY
DESCRIBED AS LOT 34,
BLOCK VIII, HEMLOCK
FARMS COMMUNITY,
STAGE LXXXIX, AS
SHOWN ON PLAT OF
HERMLOCK FARMS
COMMUNITY, ELM
RIDGE, STAGE LXXXIX
RECORDED IN THE
OFFICE OF THE
RECORDER OF DEEDS,
OF PIKE COUNTY IN PLAT
BOOK 8, PAGE 189, ON
THE 17TH DAY OF JUNE,
1971

Under and Subject to restrictions
as of record.

Title to said premises is vested
in Brian D. Smith. and Tina
Smith. by deed from Vincent
F. Tuzzolo and Denise Tuzzolo
dated May 12, 2006 and
recorded May 15, 2006 in Deed
Book 2173, Page 1940.

TAX I.D. #: 107.03-01-36

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

THE COMMONWEALTH
OF PENNSYLVANIA TO
Brian D. Smith and Tina Smith
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$226,848.51,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Brian
D. Smith and Tina Smith
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$226,848.51 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway

123 South Broad St., Ste. 1400
Philadelphia, PA 19109
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1695-2011
SUR JUDGEMENT NO.
1695-2011 AT THE SUIT
OF Deutsche Bank National
Trust Company, as Trustee for
Morgan Stanley Home Equity
Loan Trust 2007-1, Mortgage
Pass-Through Certificates,
Series 2007-1 vs. Andrew
Eckford 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Being known as: 92 PINE
RIDGE DRIVE, BUSHKILL,
PENNSYLVANIA 18324.

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 #92, Stage VI, Pine Ridge,

as shown on Plat of Pine Ridge, Inc., Stage VI, recorded in the Office of the Recorder of Deeds of the County in Plat Book Vol. 10 at Page 73 on March 28, 1973, erroneously cited in prior Deed (s) as Plot Book Volume 10, Page 74..

UNDER AND SUBJECT to all conditions, covenants and restrictions as of record

Title to said premises is vested in Andrew Eckford by deed from Kvetoslav D. Dacev dated September 29, 2006 and recorded October 3, 2006 in Deed Book 2197, Page 2184.

TAX I.D. #: 06-0-043132

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Andrew Eckford DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$125,364.14, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Andrew Eckford DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125,364.14 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe, Weisberg & Conway
123 S. Broad Street, Ste 2080
Philadelphia, PA 19109
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1703-2010r SUR JUDGEMENT NO. 1703-2010 AT THE SUIT OF JP Morgan Chase Bank, NA vs Madison Sockwell 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
May 15, 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. 1703-2010-CIVIL
JP MORGAN CHASE BANK,
N.A.

vs.

MADISON SOCKWELL
owner(s) of property situate
in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
LOT 1099 SECTION 16,
BUSHKILL, PA 18324
Parcel No.: 192.02-04-53-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$131,116.09
Attorneys for Plaintiff:
Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Madison Sockwell
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$131,116.09,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Madison
Sockwell DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$131,116.09 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1712-2009r SUR
JUDGEMENT NO. 1712-2009
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 BEAR
Sterns Asset Backed Securities I
LLC, asset-backed certificates,
series 2007-HE6 vs Doreen
A. Kraft 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL that certain lot, parcel
or piece of land situate in the
Township of Greene, County of
Pike and State of Pennsylvania,
being Lot No. 747 Section C, as
shown on "Plotting of Section
C, Sky View Lake, Pocono
Sky Enterprises, Inc., Greene
Townships, Pike County,
Pennsylvania", prepared by Leo
A. Achterman, Jr., P.E., dated
November 6, 1968 and recorded
in the Courthouse at Milford,
Pike County, Pennsylvania, in
Plot Book No. 7, page 42.

TAX PARCEL # 04-0-069474

BEING KNOWN AS: 138
Mountain Drive, Greentown PA
18426

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Doreen A. Kraft
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$132,214.96,
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 Doreen
A. Kraft DEFENDANTS,

OWNERS REPUTED
OWNERS TO COLLECT
\$132,214.96 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1721-2012r
SUR JUDGEMENT NO.
1721-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Margo
Tucker 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

All that certain Piece, Parcel
and Tract of land, situate, lying
and being in the Township of
Delaware, County of Pike, and
State of Pennsylvania, being

more particularly described as
follows:

Lot Number 34, Block
W-1602, as set forth on a Plan
of Lots, Wild Acres, Section
16, Delaware Township, Pike
County, Pennsylvania, dated
February 1975 by Joseph D.
Sincavage, Monroe Engineering,
Inc., Stroudsburg, Pa and filed in
the Office for the Recording of
Deeds in and for Pike County,
Pennsylvania in Plat Book 14,
Page 32 on December 3, 1976.

Being County Parcel No.
175-02-09-39

BEING the same premises
which Joseph Tucker and Margo
Tucker, his wife, by Deed dated
October 5, 2006 and recorded
in the Pike County Recorder
of Deeds Office on October
17, 2006 in Deed Book 2200,
page 309, granted and conveyed
unto Margo Tucker, a married
woman.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Margo Tucker
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$191,935.92,
PLUS COSTS & INTEREST.
THE SALE MADE

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Margo Tucker
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$191,935.92 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1722-2012

SUR JUDGEMENT NO.
1722-2012 AT THE SUIT
OF Deutsche Bank National
Trust Company as Trustee
for Popular ABS, Inc. Series
2007-A, by its Attorney-in-fact
Ocwen Loan Servicing, LLC vs.
Christopher Ryan & Elizabeth
Patricia Ryan 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN Lot,
Parcel or Piece of Ground
Situates in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania
being Lot No. 733, Section C,
Pocono Mountain Woodlands
Lakes, as recorded in Plot Book
Volume 10, Page 191

PARCEL #123.02-03-43

BEING the same premises
which Christopher Ryan, by
Deed dated December 20, 2005
and recorded on January 4, 2006
in the Office of the Recorder of
Deeds in and for Pike County
in Deed Book 2153 Page 373,
granted and conveyed unto
Christopher Ryan and Elizabeth
Patricia Ryan, husband and wife.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Ryan & Elizabeth Patricia Ryan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$428,537.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Ryan & Elizabeth Patricia Ryan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$428,537.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg PC
261 Old York Rd, Ste 410
Jenkintown, PA 19046
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1762-2011r SUR JUDGEMENT NO. 1762-2011 AT THE SUIT OF Wells Fargo Bank, NA vs John W. Devine, 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 May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 3114, Section No. 33, as is more particularly set forth on the Plan of Lots of Development known as Saw Creek Estates, recorded in the Recorder's Office in and for Pike County at

Milford, Pennsylvania, in Plot Book Volume 27, pages 54 and 55.

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

TITLE TO SAID PREMISES VESTED IN John W. Devine, Jr., by Deed from Kalian at Poconos, LLC, a New Jersey Limited Liability Company, dated 04/11/2007, recorded 04/24/2007 in Book 2228, Page 1386.

PROPERTY: 105
CARNFORTH DRIVE A/K/A
3114 CARNFORTH DRIVE,
BUSHKILL, PA 18324

PARCEL: 197.03-05-46

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John W. Devine, JR DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$226,751.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John W. Devine, JR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$226,751.34 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1764-2012r SUR

JUDGEMENT NO.1764-2012
AT THE SUIT OF PHH
Mortgage Corporation, fka
Cendant Mortgage Corporation,
dba Century 21 Mortgage
vs Daphnye P. Rodin aka
Daphnye Rodin and Kevin
R. Rodin 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
May 15, 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. 1764-2012

PHH MORTGAGE
CORPORATION, F/K/A
CENDANT MORTGAGE
CORPORATION, D/B/A
CENTURY 21 MORTGAGE
vs.

DAPHNYE P. RODIN A/K/A
DAPHNYE RODIN
KEVIN R. RODIN

owner(s) of property situate
in the TOWNSHIP OF
PALMYRA, Pike County,
Pennsylvania, being
105 R. PERRY

DEVELOPMENT A/K/A 111
PERRY ROAD, PAUPACK,
PA 18451

Parcel No.: 103.04-02-33
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$58,055.85
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
Daphnye P. Rodin aka Daphnye
Rodin and Kevin R. Rodin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$58,055.85,
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 Daphnye
P. Rodin aka Daphnye
Rodin and Kevin R. Rodin

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$58,055.85 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1806-2012 SUR JUDGEMENT
NO. 1806-2012 AT THE
SUIT OF Midfirst Bank vs.
Kirk E. Williams & Mary M.
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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Township of Delaware, Pike
County, Pennsylvania, Lot 12
ABC, Block B-74, Section 9,
Birchwood Lakes, dated June
1964 by John B. Aicher, Monroe

Engineering, Inc., Stroudsburg,
PA,, recorded in Pike County
Plat Book Volume 4, Page 68,
on July 14, 1964.

HAVING THEREON
ERECTED A DWELLING
KNOWN AS: 102
SASSAFRASS LANE,
DINGMANS FERRY, PA
18328.

MAP # 162-02-09-56
CONTROL # 02-0-030731
Reference Pike County Record
Book 1173, Page 270.

TO BE SOLD AS THE
PROPERTY OF KIRK E.
WILLIAMS AND MARY M.
WILLIAMS UNDER PIKE
COUNTY JUDGMENT NO.
1806-2012

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kirk E. Williams
& Mary M. Williams
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$62,713.20,
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 Kirk E. Williams & Mary M. Williams DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$62,713.20 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
PURCELL, KRUG &
HALLER
1719 N. Front St.
Harrisburg, PA 17102
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1843-2012r SUR JUDGEMENT NO. 1843-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as trustee

for the Certificateholders of the CWABS, Inc. asset-Backed Certificates, Series 2006-14 vs Edwin F. Cannon DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 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. 1843-2012 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 vs.

EDWIN F. CANNON owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 102 MEADOW BROOK COURT, DINGMANS FERRY, PA 18328-3449 Parcel No.: 150.01-02-60- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$122,965.59 Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edwin F. Cannon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$122,965.59, 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 Edwin F. Cannon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,965.59 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmiegl
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1848-2012r SUR JUDGEMENT NO. 1848-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Elez Miftari 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 May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN parcel, piece or tract of land situate lying and being in the Township of Lehman County of Pike and State of Pennsylvania being known and designated as Lot 2354. Section 31 on a map or plan of Saw Creek

Estates recorded in the Office of the Recorder of Deeds at Pike County, PA, in Plot Book Volume 21, Page 35.

Parcel No. 06-0-070944

BEING the same premises which United Guaranty Residential Insurance Company by Deed dated March 25, 2008 and recorded in the Pike county Recorder of Deeds Office on March 28, 2008 in Deed Book 2271, Page 1235, granted and conveyed unto Eliz Miftari

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elez Miftari DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$128,123.60, 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 Elez Miftari DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$128,123.60 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1851-2012r SUR JUDGEMENT NO. 1851-2012 AT THE SUIT OF Nationstar Mortgage, LLC vs John Joyce and Lynn Joyce 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

May 15, 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
Lehman, County of Pike and
State of Pennsylvania, BEING
Lot No. 188, Section No. 2,
as shown on a map of Pocono
Mountain Lake Estates, Inc., on
file in the Recorder's Office at
Milford, Pennsylvania, in Plat
Book No. 9, page 12 (revision).
The Premises is also described as
follows, to wit:

BEGINNING at a point
on the northeasterly line of
Hummingbird Trail a common
corner of Lot No. 188. And Lot
No. 189, as shown on Plan of
Lots of Pocono Mountain Lake
Estates, Inc., Section No. 2, on
file in the Recorder's Office at
Milford, Pennsylvania in Plot
Book No. 7, page 159; thence by
Lot No. 189 North 61 degrees
598 minutes 48 seconds East
250.00 feet to a point; thence
South 28 degrees 01 minutes
12 seconds East 90.00 feet to a
point; thence by Lot No. 187,
South 61 degrees 58 minutes
48 seconds West 250.00 feet
to a point on the Northeasterly
line of Hummingbird Trail;
thence along the Northeasterly
line of Hummingbird North 28
degrees 01 minutes 12 seconds
west 90.00 feet to the place of
BEGINNING.

TAX PARCEL #: 189.02-02-35

BEING KNOWN AS:
188 Hummingbird Trail
Lehman Township a/k/a 188
Humminbird Trail Lehman
Township, Bushkill, PA 18371

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
John Joyce and Lynn Joyce
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$138,293.14,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$138,293.14 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market St.
Philadelphia, PA 19106-1532
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1861-2009 SUR
JUDGEMENT NO. 1861-2009
AT THE SUIT OF Bank of
America, NA s/b/m/t BAC
Home Loans Servicing, LP vs.
Darel Kadlec 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
May 15, 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. 1861-2009-CIVIL
BANK OF AMERICA,

N.A., AS SUCCESSOR BY
MERGER TO BAC HOME
LOANS SERVICING, LP
vs.

DAREL KADLEC
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
116 EVERGREEN DRIVE,
DINGMANS FERRY, PA
18328-0000
Parcel No.: 149.04-12-19-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$135,669.95
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 Darel Kadlec
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$135,669.95,
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 Darel Kadlec DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,669.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmiegl
1617 JFK Blvd. Ste 1400
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1904-2012 SUR JUDGEMENT NO. 1904-2012 AT THE SUIT OF Bank of America, NA vs. Peter J. Hamm 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 May 15, 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 Lehman, County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit:

Lot Number 51, Stage III, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage III, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 10 at Page 73 on March 28, 1973.

BEING the same premises which Federal National Mortgage Association, by indenture bearing date the 16th day of December, 1994, and being recorded at Milford in the Office for the Recording of Deeds, in and for the County of Pike on the 20th day of January, 1995, in Record Book Volume 1000, Page 150, granted and conveyed unto Daniel P. Gildea, in fee.

WHEREAS Daniel Peter Gildea a/k/a Daniel P. Gildea II a/k/a Daniel P. Gildea died testate on August 31, 2005, leaving a Last Will and Testament dated December 26, 2004 and duly probated in the Register of Wills of Pike County, Pennsylvania on

September 6, 2005.

WHEREAS Letters of Administration C.T.A. in said estate were duly issued to Daniel Peter Gildea and Francis Bays Gildea by the Register of Wills of Pike County, Pennsylvania on September 6, 2005 which Letters are still in full force and effect, and

BEING KNOWN AS: 1284 PINE RIDGE, (LEHMAN TOWNSHIP), BUSHKILL, PA 18324

PROPERTY ID NO.:
06-0-067482

TITLE TO SAID PREMISES IS VESTED IN PETER J. HAMM BY DEED FROM DANIEL PETER GILDEA AND FRANCIS BAYS GILDEA, COADMINISTRATORS C.T.A. OF THE ESTATE OF DANIEL PETER GILDEA, A/K/A DANIEL P. GILDEA, II A/K/A DANIEL P. GILDEA DATED 02/24/2006 RECORDED 02/28/2006 IN DEED BOOK 2161 PAGE 996.

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

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$185,840.21, 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 Peter J. Hamm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,840.21 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
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1905-2012r SUR
JUDGEMENT NO. 1905-2012
AT THE SUIT OF Bank of
America, NA vs Phyllis M.
Cohan 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
May 15, 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
Bank of America, N.A.
Plaintiff
v.
PHYLLIS M. COHAN
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION

Pike County

MORTGAGE
FORECLOSURE

NO. 1905-2012

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN LOT
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS Lot
324/21 Saw Creek Estates
a/k/a 1227 Saw Creek Estates,
Bushkill, PA 18324
PARCEL NUMBER:
06-0-065166
IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES, P.C.
S/ Nicholas M. Gaunce
Attorney for Plaintiff
PA ID No: 206228

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Phyllis M. Cohan
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$207,715.07,
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 Phyllis M.
Cohan DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$207,715.07 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1909-2012r
SUR JUDGEMENT NO.

1909-2012 AT THE SUIT
OF The Honesdale National
Bank vs LaHary L. Pittman,
Jr., as Executor of the Estate
of Lahary L. Pittman Sr,
deceased and Mary L.
Pittman 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
May 15, 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
Commonwealth of Pennsylvania,
bounded and described as
follows, to wit:

BEGINNING at a point on
the southwesterly line at Gold
Finch Road, a common corner
of Lot Number 609 and Lot
Number 610, as shown on a
plan titled "Subdivision of Lands
of Benjamin Foster, Lehman
Township, Pike County, Section
One.", prepared by Edward C.
Hess Associates, October 17,
1969, and recorded in Plat Book
Volume 7 at Page 155, October
17, 1969, on file in the Recorder
of Deeds Office at Milford,
Pennsylvania, thence by Lot
Number 610 south 65 degrees
39 minutes 22 seconds West
217.52 feet to a point; thence

by Lot Number 587 North 27 degrees 42 minutes 49 seconds West 88.57 feet to a point; thence by Lot Number 608 North 66 degrees 42 minutes 00 seconds East 213.73 feet to a point on the southwesterly line of Gold Finch Road; thence along the southwesterly line of Gold Finch Road South 30 degrees 26 minutes 28 seconds East 85.00 feet to the place of BEGINNING.

CONTAINING 18,629 square feet, more or less and being lot number 609.

UNDER and SUBJECT to all conditions, covenants and restriction as of record.

TAX PARCEL # 182.04-05-36

BEING KNOWN AS: Lot 609 Section 1 Pocono Ranch Lands, Bushkill PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO LaHary L. Pittman, Jr., as Executor of the Estate of Lahary L. Pittman Sr, deceased and Mary L. Pittman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$45,140.51, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF LaHary L. Pittman, Jr., as Executor of the Estate of Lahary L. Pittman Sr, deceased and Mary L. Pittman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$45,140.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2008-2012r SUR
JUDGEMENT NO. 2008-2012
AT THE SUIT OF JPMorgan
Chase Bank, National
Association vs Kelly Szabo and
Jeffrey Szabo 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Parcel I

All that certain lot/lots parcel
of piece of ground lying and
being situate in the Township
of Dingman, County of
Pike, and Commonwealth of
Pennsylvania, being Lot/Lots
Number 34, Block Number 2,
Section Number 4, as shown
on map entitled "Sunnylands,
Inc., or Sunrise Lake" on file in
the Office of the Recorder of
Deeds in and for Pike County,
Pennsylvania in Plat Book
Number 7, at page 299.

Parcel II

All that certain lot or parcel of
land situate in the Township of
Dingman, County of Pike and
Commonwealth of Pennsylvania,
being Lot 35, Block 2, Section

4, as shown on a map or plan
of Sunrise Lake on file in the
Recorded of Deeds Office
at Milford, Pike County,
Pennsylvania.

Said premises having been
conveyed to the Pike County
tax Claim Bureau to be held in
its Land Repository for unsold
properties in Pike County
Records Book R 1210, at page
320.

Being the same premises which
Pike County Tax Claim Bureau
Trustee, by its deed dated
11th day of December 1996
and recorded in the Office of
the Recorder of Deeds of Pike
County, Pennsylvania in Record
book 1295 at page 140, granted
and conveyed unto the Grantors
herein.

Together with all rights,
liabilities and privileges
and under and subject to
all conditions, restriction,
reservations and exceptions in
Pike County, Pennsylvania Deed
Book Volume 512 page 347.

The parcels have been joined and
are now known as Lot 34A.

Being the same property
conveyed to Jeffrey Szabo and
Kelly Szabo by deed from
Christopher Connelly and Judith
Connelly, dated January 10, 2003
and recorded January 15, 2003 in
Book 1962, at page 1186.

Property Address: 106 Lead
County a/k/a 3234 Sunrise Lake,

Milford, PA 18337

Tax ID# 122.01-03-47

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Kelly Szabo and Jeffrey Szabo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$128,916.78, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

COLLECT \$128,916.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2060-2008r SUR JUDGEMENT NO. 2060-2008 AT THE SUIT OF US Bank National Association, as trustee for Securitized Asset Backed Receivables LLC Trust 2006-WM1, Mortgage Pass-Through Certificates, Series 2006-WM1 vs Cami S. Paladine aka Cami Paladine 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 May 15, 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. 2060-2008-CV
US BANK NATIONAL
ASSOCIATION,
AS TRUSTEE FOR
SECURITIZED ASSET
BACKED RECEIVABLES
LLC TRUST 2006-WM1,
MORTGAGE
PASSTHROUGH
CERTIFICATES, SERIES
2006-WM1

vs.

CAMI S. PALADINE A/K/A
CAMI PALADINE
owner(s) of property situate
in the TOWNSHIP OF
BLOOMING GROVE, Pike
County, Pennsylvania, being
114 SURREY DRIVE, LORDS
VALLEY, PA 18428
Parcel No.: 107.03-05-24
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$297,193.30
Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Cami S. Paladine aka Cami
Paladine DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$297,193.30,
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 CLAIMANT'S 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 Cami S.
Paladine aka Cami Paladine
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$297,193.30 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO
 EXECUTION NO 2060-2012r
 SUR JUDGEMENT NO.
 2060-2012 AT THE SUIT
 OF ESSA Bank & Trust vs
 Maximo Perez and Ramona
 Perez DEFENDANTS,
 I WILL EXPOSE TO
 SALE OF PUBLIC
 VENDUE OR OUTCRY
 IN THE PIKE COUNTY
 ADMINISTRATION
 BUILDING, 506 BROAD
 STREET, MILFORD, PA
 18337 ON WEDNESDAY
 May 15, 2013 at 11:00 AM
 PREVAILING TIME IN THE
 AFORENOON OF SAID
 DATE:

LEGAL DESCRIPTION

ALL THOSE CERTAIN
 lots, parcels or tracts of land,
 with improvements thereon,
 situate in the Township of
 Lehman, County of Pike, and
 Commonwealth of Pennsylvania,
 more particularly described as
 follows:

Parcel Two: BEGINNING
 at a point in the center line
 of Township Route No.
 T-305, being the public road
 leading from Bushkill to
 Sugar Mountain, said point of
 beginning being at the center
 line of a proposed 50-foot wide
 road cutting through the lands
 of Minter; thence from said
 point of beginning, running
 along the center of Township
 Route No. T-305, North 17
 degrees 16 minutes West 88.20
 feet to a point for a corner;

thence running along the line of
 a stone wall, South 63 degrees
 16 minutes West 93.86 feet to
 an iron pipe for a corner; thence
 running along the line of a stone
 row, along the lands of Xavier
 Riedmiller, South 51 degrees
 11 minutes 20 seconds West
 568.00 feet to an iron pipe for a
 corner; thence along the easterly
 line of a 33-foot wide right of
 way leading to lands of said
 Riedmiller, South 57 degrees
 40 minutes East 242.90 feet
 to a point in the center line of
 the herein mentioned proposed
 50-foot wide road; thence
 running along the center line of
 said road, North 31 degrees 51
 minutes 30 seconds East 116.24
 feet; thence North 44 degrees 46
 minutes East 156.13 feet to the
 point and place of Beginning.
 CONTAINING 2.05 acres. As
 surveyed by Victor E. Orben,
 R.S., July 1, 1972. Drawing No.
 K-130

Parcel Three: BEGINNING at
 an iron bar at the intersection of
 stone walls being the westerly
 most corner of the premises
 herein described and a common
 corner of lands conveyed by
 Robert Minter to Carl Rohner;
 thence along the lands of Sunset
 Acres subdivision, North 51
 degrees 11 minutes 20 seconds
 East 33 feet to an iron bar;
 thence along the lands of Wesley
 Dickison South 57 degrees 40
 minutes East 242.90 feet to a
 point in the center line of said
 access road, South 31 degrees
 06 minutes 20 seconds West 33
 feet, more or less to a point in

the line of lands of Carl Rohner; thence along the line of said lands, North 57 degrees 16 minutes 12 seconds West 254.27 feet to the point and place of Beginning. CONTAINING 0.188 acres, more or less. As surveyed by Victor E. Orben, R.S. September 9, 1974. Drawing No. AA-11.

EXCEPTING AND RESERVING out of the above-described 2.05 acre parcel (Parcel Two above) the following piece or parcel of land:

BEGINNING at a point in the center line of Township Road No. T-305, being the public road which leads from Bushkill to Sugar Loaf Mountain, the said point of beginning being the northerly most corner of lands of Wesley Dickison and on the projected center line of a stone wall forming the line of possession between lands of said Dickison and the lands of David Budd Riddagh; thence along the center line of said Township Road No. T-305, South 17 degrees 16 minutes East 28.2 feet to a point; thence cutting the lands of Wesley Dickison South 59 degrees 58 minutes 17 seconds West 115.78 feet to an iron pipe; thence cutting same North 38 degrees 48 minutes 40 seconds West 28.2 feet to an iron pipe in the line of lands of Xavier Riedmiller; thence along the line of said lands, North 51 degrees 11 minutes 20 seconds East 33 feet to an iron pipe and stone corner, being a common

corner between the lands of said Riedmiller and David Budd Riddagh; thence along the line of lands of David Budd Riddagh, as marked by a stone wall, North 63 degrees 16 minutes East 93.86 feet to the point and place of beginning. CONTAINING 0.0843 acre. As surveyed by Victor E. Orben, R.S., September 9, 1974. Drawing No. AA-11.

BEING A PART OF same premises which Rubin Satz and Jo-Ann Satz, his wife by Deed dated April 17, 1998 and recorded May 27, 1998 in the Office of the Recorder of Deeds in and for the County of Pike in Record Book 1534, Page 271 , granted and conveyed unto Maximo Perez and Ramona Perez, his wife.

Assessment No.:
06-0-197.03-01-30
Pin/Control No.: 06-0-039136

Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maximo Perez and Ramona Perez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$149,415.61,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Maximo
Perez and Ramona Perez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$149,415.61 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
James V. Fareri, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,

PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2071-2011 SUR
JUDGEMENT NO. 2071-2011
AT THE SUIT OF Wells
Fargo Bank, NA vs. Neil
Behrens 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
May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

By virtue of a Writ of Execution
No. 2071-2011
WELLS FARGO BANK, N.A.
vs.
NEIL BEHRENS
owner(s) of property situate
in the TOWNSHIP OF
DELAWARE, Pike County,
Pennsylvania, being
111 POPLAR STREET,
DINGMANS FERRY, PA
18328-4238
Parcel No.: 162.02-03-28
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$94,921.31
Attorneys for Plaintiff:
Phelan Hallinan, LLP

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

TO Neil Behrens
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$94,921.31,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Neil Behrens
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$94,921.31 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd. Ste 1400
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2072-2011r
SUR JUDGEMENT NO.
2072-2011 AT THE SUIT
OF Bank of America, NA
successor by merger to BAC
Home Loans Servicing, LP
fka Countrywide Home Loans
Servicing, LP vs Jeremiah
Edmondson, JR and Aida E.
Edmondson 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
May 15, 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. 2072-2011
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING, LP FKA
COUNTRYWIDE HOME
LOANS SERVICING, LP
vs.
JEREMIAH EDMONDSON,
JR
AIDA E. EDMONDSON
owner(s) of property situate

in the TOWNSHIP OF
LEHMAN, Pike County,
Pennsylvania, being
608 EDINBURGH ROAD
A/K/A 153 EDINBURGH
ROAD, BUSHKILL, PA 18324
Parcel No.: 192.04-02-56
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$139,513.82
Attorneys for Plaintiff:
Phelan Hallinan, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Jeremiah Edmondson, JR
and Aida E. Edmondson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$139,513.82,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jeremiah
Edmondson, JR and Aida E.
Edmondson DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$139,513.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan, Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
1 Penn Ctr Plaza
Philadelphia, PA 19103
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
2120-2010 SURJUDGEMENT
NO. 2120-2010 AT THE
SUIT OF Goldman Sachs
Mortgage Company vs. Barbara
A. Moor 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

May 15, 2013 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN
lots, pieces or parcels of land,
situate in the Township of
Porter, County of Pike and
Commonwealth of Pennsylvania,
bounded and describe as follows,
to wit:

(1)BEGINNING at a point
in the State Highway leading
from Notch to Porters Lake;
thence, North eighty-eight
and nine half degrees East
two hundred forty-nine feet
to a point about ten feet from
the shore of Peck's Pond, on
hundred four feet to a point
about ten feet from the shore
of Peck's Pond; thence, South
one degree East Sixty-seven
and three-fourths feet to corner;
thence, North fifty-seven
degrees West one hundred
seventy-three feet to corner;
thence, South eighty-eight
degrees West one hundred
fifty-six and seven-tenths
feet to a corner and the
aforementioned State Highway;
and, thence, North forty and
three-fourths degrees West
fifty-four feet along said road
to the place of BEGINNING.
CONTAINING 15,831 square
feet, more or less.

(2)BEGINNING at on iron
pin 16.5 feet East of the center
line of State Highway Route
402, a corner of lands of Mabel
Ace Grimm, thence, by lands

of Mabel Ace Grimm, North
eighty-seven degrees forty five
minutes East one hundred
sixty-four and one-hundredths
feet to a concrete marker; thence,
by the same South fifty-six
degrees thirty minutes East
one hundred seventyone and
forth-seven one hundredths feet
to a point; thence, by lands of the
Commonwealth of Pennsylvania,
North eighty-five degrees
thirty-three minutes West two
hundred eighty-three and eight
tenths feet to a point; thence,
along the Easterly side of State
Highway Route 402, North
nineteen degrees thirty-eight
minutes West seventy and
twenty-two one hundredths feet
to the place of BEGINNING.
CONTAINING 0.393 acres,
more or less.

ALSO ALL THAT CERTAIN
piece of tract of land lying and
being situate in the Township
of Porter, County of Pike and
Commonwealth of Pennsylvania,
bounded and described as
follows, to wit:

BEGINNING at a point in line
of lands of the Commonwealth
of Pennsylvania, said point
being distant two hundred
eighty-three and eight-tenths
feet from the Southeasterly
corner of tract of land(Tract No
2) conveyed by Ralph Waldo
Ellenberger, et. ux., to Mabel
Ace Grimm, hereinbefore
recited; thence, North one
degree West sixty-seven and
seventy-five one hundredths
feet to a point; thence. North

fifty-five degrees thirty minutes East thirty feet to a point; thence South twenty-three degrees West thirty nine feet to a point; thence North eighty-eight degrees forty-one minutes West eighty-one feet to a point; thence, South five degrees thirty five minutes West forty and five-tenths feet to a point in line of lands, North eighty-five degrees thirty-three minutes West one hundred twenty-seven feet to the place of BEGINNING.

BEING the same premises which Allen C. Sell by Deed dated 9/26/2007 and recorded on 10/17/2007 in the Office of the Recorder of Deeds in and for Pike County Bk. 2253 Pg. 1417, granted and conveyed unto Barbara A. Moor, widow.

NOTE: The above listed is a corrective deed to correct deed recorded at Bk. 2091 Pg. 39 to correctly spell the Grantee's name as MOOR

PARCEL # 132.03-01-57;
Control # 11-0-076491
PARCEL # 132.03-01-56;
Control # 11-0-001567
Residential Real Estate

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

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$472,588.59, 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 Barbara A. Moor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$472,588.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg PC
261 Old York Rd, Ste 410
Jenkintown, PA 19046
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE
May 15, 2013
BY VIRTUE OF WRIT

OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 2385-2010r
SUR JUDGEMENT NO.
2385-2010 AT THE SUIT OF
OneWest Bank, FSB vs Clifton
Desilva 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
May 15, 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.
CLIFTON DESILVA
Defendant(s)

COURT OF COMMON
PLEAS
CIVIL DIVISION
Pike County

MORTGAGE

FORECLOSURE

NO. 2385 2010 civil

SHORT DESCRIPTION FOR
ADVERTISING
ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF
LEHMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 19
Norman Court, Bushkill, PA
18324
PARCEL NUMBER:
06-0-037868
IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES,
P.C.
S/ Nicholas M. Gaunce
Attorney for Plaintiff
PA ID No: 206228

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Clifton Desilva
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$252,863.99,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Clifton Desilva DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,863.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
04/19/13 • 04/26/13 • 05/03/13

SHERIFF SALE

May 15, 2013

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2429-2010r SUR JUDGEMENT NO. 2429-2010 AT THE SUIT OF HSBC Mortgage Corporation (USA) vs Laverne Daley 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 May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 78 THE GLEN LOT 2, TAMIMENT, PENNSYLVANIA 18371.

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

Lot 2, Phase II, Section 1, of the Glen at Tamiment Subdivision as set forth on certain plat maps prepared by R. K. R. Hess Associates, and entitled "Final Plan, Phase II, Section I, Then Glen at Tamiment", recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 25, at Page 132, in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania.

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

Title to said premises is vested

in Laverne Daley by deed from Ronald S. Thomas, Sr. and Alvia Thomas dated July 27, 2006 and recorded August 1, 2006 in Deed Book 2187, Page 2011.

TAX I.D. #: 06-0-110362

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Laverne Daley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$427,843.73, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Laverne Daley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$427,843.73 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad St., Ste. 1400
Philadelphia, PA 19109
04/19/13 • 04/26/13 • 05/03/13
