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**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ADMINISTRATRIX'S NOTICE**

Estate of Rudolph A. Cassella, deceased late of RR #3, POB 5030, Bushkill, PA 18324-9729.

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

Joy A. Chamberlain  
139 So 100 East,  
Lehi, Utah 84043  
Administratrix.

02/08/13 • 02/15/13 • **02/22/13**

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**EXECUTOR'S NOTICE**

ESTATE OF IRENE SMOLENSKI, late of Blooming Grove Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to MICHAEL J. SMOLENSKI, of 3389 Hemlock Farms, Hawley, PA 18428, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 402 Broad Street, Milford, PA 18337.

02/15/13 • **02/22/13** • 03/01/13

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**EXECUTRIX NOTICE**

ESTATE OF MARIANNE SCOTIDAS, late of Blooming Grove Township, Pike County, Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to THOMAS STEVEN SCOTIDAS, 524 Sweet Juliet Road, Greer, SC 29650, or to his attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 402 Broad Street, Milford, PA 18337.

02/15/13 • **02/22/13** • 03/01/13

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**EXECUTOR'S NOTICE**

ESTATE OF Tobi Gordon, a/k/a Taube Gordon, late of

Blooming Grove Township,  
Pike County, Pennsylvania. Any  
person or persons having claim  
against or indebted to the estate  
present same to Shirley Z. Sirota,  
1705 French Village Drive,  
Houston, Texas 77055-3521.  
Sally N. Rutherford, Esq.,  
921 Court St., Honesdale, PA  
18431, Attorney for the Estate.  
02/15/13 • 02/22/13 • 03/01/13

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### ESTATE NOTICE

Notice is hereby given that  
Letters Testamentary have  
been granted in the ESTATE  
OF JOHN F. KUHN, late of  
Lackawaxen Township, Pike  
County, Pennsylvania. All  
persons indebted to the Estate  
are requested to make payment,  
and those having claims or  
demands are to present same,  
without delay, to the Executrix,  
Catharine N. Kuhn, 105  
Partridge Lane, PO Box 204,  
Rowland, Pennsylvania 18457 or  
John F. Spall, Esquire, Attorney  
for the Estate, 2573 Rt. 6,  
Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

02/22/13 • 03/01/13 • 03/08/13

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### EXECUTOR NOTICE

Estate of Evelyn M. Salber,  
deceased, late 404 E. Harford St.  
Milford, PA 18337.

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

James M. Salber  
RR1 Box 741 Wild Acres Dr.  
Dingman's Ferry, PA 18328,  
Executrix  
02/22/13 • 03/01/13 • 03/08/13

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### EXECUTRIX'S NOTICE

ESTATE OF Martin  
David Zoon, late of Delaware  
Township, Pike County,  
Pennsylvania, deceased.

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

Lisa Zoon

131 French Coach Road  
Milford PA 18337

Executrix

02/22/13 • 03/01/13 • 03/08/13

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### NOTICE

Public notice is hereby given,  
that by virtue of a Writ  
of Execution, (Mortgage  
Foreclosure), issued out of the  
United States District Court  
for the Middle District of  
Pennsylvania, to me directed,  
I will expose and offer for sale  
at public vendue to the highest  
bidder, the real estate situated at  
**5330 MINK POND ROAD,**  
**TOWNSHIP OF LEHMAN,**  
**BUSHKILL, PA 18324**  
**(COUNTY OF PIKE)**  
**SALE WILL BE HELD ON**  
**THE "STEPS" OF THE PIKE**  
**COUNTY COURTHOUSE,**  
**412 BROAD STREET,**  
**MILFORD, PA on MARCH**  
**7, 2013 at 11:00 a.m.** all  
the right, title and interest

of **LORNA J. GATTI**, defendant(s) and mortgagor (s) in and to the following described real estate and property including improvements thereof.

**TERMS OF SALE:** Ten percent of the bid due the day of the sale. Balance is due within 30 days. All stamps and transfer taxes shall be the responsibility of the purchaser.

**LEGAL DESCRIPTION**

**ALL THAT CERTAIN**

piece, parcel and tract of land, situate, lying and being in the Township of Lehman, County of Pike, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at an iron pipe and stone corner near the public road which leads from Bushkill to the Mink Road Club, said pipe being approximately 30 feet from the edge of said roadway in the open field near an apple tree; thence South fifty-six degrees thirty-eight minutes East three hundred thirty feet to a stone corner, said corner being a common corner between the lands of Harrison Whittaker and the tract herein described; thence along the lands of said Whittaker South seventy-eight degrees twenty-two minutes West eight hundred ninety-seven feet to a stone corner set in the intersection of two stone walls; thence along an old stone wall and the lands of the Valley Forge Club, North eleven degrees eight minutes West three thousand three hundred sixty-six feet to a

stone corner; thence along the lands now or formerly of Ben Foster, South fifty-six degrees thirty-eight minutes East two thousand nine hundred seventy feet to a stone corner, said corner being a common corner between the tract herein described and the lands of Lawrence DePue; thence South forty-two degrees fifty-seven minutes West one thousand seven hundred sixty-six and eighty-seven acres, more or less, and being a part of the Robert Lyons Warrantee.

**BEING** the same premises which Barbara J. Mayrhauser, widow, by their Deed dated October 8, 2010, and recorded October 12, 2010, in the Office for the Recording of Deeds, etc., in and for the County of Pike, and Commonwealth of Pennsylvania, in Record Book Volume No. 2347, Page 1742, etc., granted and conveyed unto Lorna J. Gatti.

Tax Identification No.:  
06-0-182.00-01-14

**NOTICE**

**TO ALL PARTIES  
IN INTEREST AND  
CLAIMANTS:**

A Schedule of Distribution of Sale will be filed by the United States Marshal with the Clerk of Court, Scranton, PA on **MARCH 17th, 2013.**

Any claims or exception to said distribution must be filed with the Clerk of Court within 10 days thereafter.

United States Marshal  
Middle District of PA  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALES**

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

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 177-2008r SUR JUDGEMENT NO. 177-2008 AT THE SUIT OF U.S. Bank, NA vs Francisca Sarita a/k/a Sarita Francisca DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. 177-2008-CV U.S. BANK, N.A.

vs.

FRANCISCA SARITA A/K/A SARITA FRANCISCA owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County,

Pennsylvania, being 521 WALES COURT, BUSHKILL, PA 18324 Parcel No.: 196.02-09-21 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$180,666.78 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 Francisca Sarita a/k/a Sarita Francisca DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,666.78, 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 Francisca Sarita a/k/a Sarita Francisca DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$180,666.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 241-2011r SUR JUDGEMENT NO. 241-2011 AT THE SUIT OF Deutsche Bank National Trust Company, as trustee for The Certificateholders of the Morgan Stanley ADS Capital I Inc. Trust 2005-HE2, Mortgage Pass-Through Certificates, Series 2005-HE2 vs Sharon L. Myers and Robert A. Myers DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 104  
CORNFLOWER  
LANE, MILFORD,  
PENNSYLVANIA 18337.

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 1250, SECTION F, AS  
SHOWN ON MAP OR PLAT  
OF POCONO MOUNTAIN  
WOODLAND LAKES ON  
FILE IN THE RECORDER  
OF DEEDS OFFICE AT  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA, IN PLAT  
BOOK VOLUME 12 PAGE 2.

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

Together with all and  
singular the improvements,  
ways, streets, alleys,  
driveways, passages, waters,  
water-courses, rights, liberties,

privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Title to said premises is vested in Sharon L. Myers and Robert A. Myers by deed from Robert A. Myers and Sharon L. Myers dated October 22, 2004 and recorded November 22, 2004 in Deed Book 2081, Page 955.

TAX I.D. #: 03-0-060179

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sharon L. Myers and Robert A. Myers DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$202,614.86, 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 Sharon L. Myers and Robert A. Myers DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$202,614.86 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

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

I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

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

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

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

Title to said premises is vested  
in David A. Schwartz by deed  
from Stan Tashlik and Jesse  
Tashlik dated April 27, 2007 and  
recorded April 27, 2007 in Deed

Book 2229, Page 336.

TAX I.D. #: 108.00-01-43

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

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

\$192,604.44 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO355-2012r  
SUR JUDGEMENT NO.  
355-2012 AT THE SUIT OF  
Federal National Mortgage  
Association ("FNMA") vs Betty  
K. Copeland DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION  
DOCKET# 355-2012  
ALL THAT CERTAIN piece,  
parcel or parcel of land situate,  
lying and being in the Township  
of Lehman, County of Pike and

Commonwealth of Pennsylvania,  
being more particularly described  
as follows, to wit:

Lot Number 51, Stage 4, Pine  
Ridge, as shown on Plat of Pine  
Ridge, Inc., Stage 4, recorded  
in the office of the Recorder of  
Deeds of Pike County in Plat  
Book Volume 7, at page 107 on  
July 19, 1969.

BEING KNOWN AS

TAX MAP # 193.02-01-02

CONTROL # 06-0-040416

BEING the same premises  
which Isolde Hunter, widow,  
by deed dated December 12,  
2002 and recorded January 10,  
2003 in Deed Book Volume  
1961, page 2352 in the Office  
of the Recorder of Deeds in  
and for the County of Pike at  
Milford, Pennsylvania, granted  
and conveyed to Valerie Patikas,  
erroneously spelled as Valorie  
Patikas, Grantor herein.

TAX PARCEL# 193.02-01-02,

CONTROL #: 06-0-040416

PROPERTY: 51 Pine Ridge  
Drive, Bushkill, PA 18324

IMPROVEMENTS: A

Residential Dwelling

TO BE SOLD AS THE

PROPERTY OF: Betty K.

Copeland

Martha E. Von Rosenstiel,  
Esquire

Heather Riloff, Esquire

Attorney for Plaintiff

649 South Avenue, Unit 7

Secane, PA 19018

610 328-2887

Attorney I.D.# 52634

Attorney I.D.#309906

#29338-PB

THE SALE IS MADE BY



VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Betty K. Copeland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$42,090.07, 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 Betty K. Copeland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$42,090.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Martha E. Von Rosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 406-2012r SUR JUDGEMENT NO. 406-2012 AT THE SUIT OF PNC Mortgage, a division of PNC Bank NA, s/b/m National City Mortgage, a division of National City Bank of India vs Tashanna 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 March 13, 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. 406-2012 PNC MORTGAGE, A DIVISION OF PNC BANK N.A., S/B/M NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA

vs.  
TASHANNA SMITH  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
STAGE 2 LOT 53 SUTER  
DRIVE AKA 53 STAGE 2  
PINE RIDGE AKA LOT NO.  
53 SECTION 2 PINE RIDGE  
AKA 1097 MAPLE LAKE  
DRIVE BUSHKILL, PA 18324  
Parcel No.: 194.01-03-53  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$210,925.06  
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 Tashanna Smith  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$210,925.06,  
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 Tashanna  
Smith DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$210,925.06 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
567-2012r SUR JUDGEMENT  
NO. 567-2012 AT THE  
SUIT OF Bank of America,  
NA successor by merger to  
BAC Home Loans Servicing  
LP fka Countrywide Home  
Loans Servicing, LP vs Jeffrey  
M Gress DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2012-00567

BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING LP, FKA  
COUNTRYWIDE HOME  
LOANS SERVICING LP

vs.

JEFFREY M. GRESS

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being HILL TOP  
DRIVE, A/K/A 110 HILLTOP  
DRIVE, DINGMANS  
FERRY, PA 18328

Parcel No.: 168.03-06-51-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$72,603.82

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 Jeffrey M Gress  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$72,603.82,  
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 Jeffrey M  
Gress DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$72,603.85 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 635-2012r SUR JUDGEMENT NO. 635-2012 AT THE SUIT OF M&T Bank vs Jeanne Manton DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 45 WHIPPER WILL DRIVE, BUSHKILL, PENNSYLVANIA 18324.

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF LEHMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF WHIPPOORWILL DRIVE, A COMMON CORNER OF LOT NO. 45 AND LOT NO. 46 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 VOL. 7, PAGE 155, OCTOBER 17, 1969, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD, PENNSYLVANIA.

BEING LOT NO. 45 ON THE ABOVE MENTIONED PLAN.

Title to said premises is vested in Jeanne Manton by deed from Terry J. Hatala dated February 23, 2005 and recorded March 31, 2005 in Deed Book 2101, Page 397.

TAX I.D. #: 06-0-043003

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeanne Manton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,245.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jeanne  
Manton DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$115,245.02 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

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

NO684-2010r SUR  
JUDGEMENT NO. 684-2010  
AT THE SUIT OF Wells  
Fargo Bank, NA as trustee for  
the Certificateholders, MASTR  
Asset-Backed Securities Trust  
2007-NCW Mortgage Pass  
Through Cerificates Series  
2007-NCW vs Maria C.  
Forsberg-Villon aka Maria  
Forsberg Villon and Cesar  
Villon DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as:  
806 MALLARD  
LANE, BUSHKILL,  
PENNSYLVANIA 18324.

ALL THAT CERTAIN  
LOT OR PIECE OF  
LAND SITUATE IN  
THE TOWNSHIP OF  
LEHMAN, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
BOUNDED AND  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT  
ON THE SOUTHEASTERLY  
LINE OF MALLARD  
LANE, A COMMON  
CORNER OF LOT NO.  
806 AND LOT NO. 807,

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 VOL. 7, PAGE 155 OCTOBER 17, 1969, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD PENNSYLVANIA, FROM WHICH AN IRON PIN MARKING THE SOUTHWESTERLY CORNER OF PARCEL NO.1 OF LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD. BY DEED DATED NOVEMBER 27, 1971 AND RECORDED IN THE AFOREMENTIONED OFFICE IN DEED BOOK VOL. 58, PAGE 824, BEARS SOUTH 36° 23 MINUTES 17 SECONDS EAST DISTANT 3861.84 FEET, ALSO FROM WHICH A STONE CORNER MARKING THE NORTHEASTERLY CORNER OF PARCEL NO. 7 ON THE ABOVE MENTIONED LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS LMTD. BEARS SOUTH 7° 39 MINUTES 05 SECONDS WEST DISTANT 2291.72 FEET THENCE BY LOT NO. 807 SOUTH 12° 27

MINUTES 42 SECONDS WEST 225.00 FEET TO A POINT; THENCE BY LANDS OF POCONO RANCH LANDS LMTD. NORTH 805 NORTH 12° 37 MINUTES 42 SECONDS EAST 225.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF MALLARD LANE, THENCE ALONG THE SOUTHWESTERLY LINE OF MALLARD LANE, SOUTH 77° 22 MINUTES 18 SECONDS EAST 75.00 FEET TO THE PLACE OF BEGINNING.

Title to said premises is vested in Maria C. Forsberg-Villon a/k/a Maria Forsberg Villon and Cesar Villon by deed from G.E. Mortgage Services LLC dated November 15, 2002 and recorded December 2, 2002 in Deed Book 1956, Page 315.

TAX I.D. #: 182.04-08-67

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maria C. Forsberg-Villon aka Maria Forsberg Villon and Cesar Villon DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$183,488.82,

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 Maria C.  
Forsberg-Villon aka Maria  
Forsberg Villon and Cesar Villon  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$183,488.82 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
733-2012r SUR JUDGEMENT  
NO. 733-2012 AT THE  
SUIT OF Morequity, Inc. vs  
Michael Keyes and Gemini  
A. Keyes DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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. 733-2012-CIVIL  
MOREQUITY, INC.

vs.

MICHAEL KEYES  
GEMINI A. KEYES  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
64 PORTER DRIVE, A/K/A/  
1091 PORTER DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 192.03-02-28  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$194,898.59  
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 Michael Keyes and Gemini A. Keyes DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$194,898.59, 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 Michael Keyes and Gemini A. Keyes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$194,898.59 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 743-2011r SUR JUDGEMENT NO. 743-2011 AT THE SUIT OF Green Tree Consumer Discount Company, f/k/a Conesco Finance Consumer Discount Company vs Unknown Heirs, Successors, and All Persons, Firms, or Associations Claiming Right of Title From or Under Derek R. Mason, Deceased and Lisa Gorman, tenant DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LONG DESCRIPTION ALL THAT CERTAIN lot or parcel of land, with the improvements thereon erected, situate in Greene



Township, Pike County and Commonwealth of Pennsylvania, bounded and described as follows:

BEING known and designated was Lots Nos. 123 and 125 on the Map of Lots of Lands of Edgar Wilson.

BEGINNING at the northeast corner of lands now or formerly of William T. Scott and Marion S. Scott, said corner being located on the west side of a Private Road leading from the Public Road and running along the front of said Lots No. 123 and 125 etc.; thence along the line of lands now or formerly of William T. and Marion S. Scott North 82 degrees 30 minutes West 120 feet to a corner; thence North 7 degrees 30 minutes East 100 feet to a corner of the lands now or formerly of Rodrick H. Dietrich; thence along the said lands now or formerly of Dietrich South 82 degrees 30 minutes East 180 feet to the edge of the above mentioned Private Road; thence along the edge of the said Private Road South 7 degrees 30 minutes West 100 feet to the place of beginning.

CONTAINING 0.276 acres of land, more or less, together with a dwelling and any permanent improvements thereon.

BEING commonly known as 113 Rocky Road, Greentown, PA 18426.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs, Successors, and All Persons, Firms, or Associations Claiming Right of Title From or Under Derek R. Mason, Deceased and Lisa Gorman, tenant DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$83,949.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

Claiming Right of Title From  
or Under Derek R. Mason,  
Deceased and Lisa Gorman,  
tenant DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$83,949.94 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Voelker & Assoc.  
3960 Route 8 Ste. 200  
Allison Park, PA 15101-3603  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
772-2012r SUR JUDGEMENT  
NO. 772-2012 AT THE  
SUIT OF GMAC Mortgage,  
LLC vs Seung Ju Choi a/k/a  
Seung Choi, Jr. and Miae  
Choi-Kim DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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. 772-2012

GMAC MORTGAGE, LLC  
vs.

SEUNG JU CHOI A/K/A  
SEUNG CHOI, JR.

MIAE CHOI-KIM

owner(s) of property situate  
in the TOWNSHIP OF

DINGMAN, Pike County,  
Pennsylvania, being

108 RABBIT RUN CIRCLE,  
MILFORD, PA 18337-4390

Parcel No.: 109.03-01-34-

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$165,225.23

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  
Seung Ju Choi a/k/a Seung  
Choi, Jr. and Miae Choi-Kim  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,225.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Seung Ju Choi  
a/k/a Seung Choi, Jr. and Miae  
Choi-Kim DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$165,225.23 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 820-2012r  
SUR JUDGEMENT NO.  
820-2012 AT THE SUIT OF  
Citibank, NA as trustee for the  
Certificateholders of Structured  
Asset Mortgage Investment

II, Inc. Bear Stearns Alt-A  
Trust, Mortgage Pass-Through  
Certificates Series 2006-5 vs  
Anna McAndrew and JoAnn  
Hidalgo DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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, Pennsylvania being  
lot or lots No. 888, Section  
No. 14 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 No. 17, Page  
86.

TAX PARCEL # 192.04-05-20

BEING KNOWN AS: 888  
Regent 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 Anna McAndrew

and JoAnn Hidalgo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$166,497.36,  
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 Anna  
McAndrew and JoAnn Hidalgo  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$166,497.36 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532

02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
832-2011r SUR JUDGEMENT  
NO. 832-2011 AT THE  
SUIT OF Wells Fargo Bank,  
NA s/b/m to Wachovia Bank,  
National Association vs William  
D. Stevens and Kimberly G.  
Stevens DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Judgment Amount: \$236,302.64  
KURT ALTHOUSE, ESQUIRE  
BINGAMAN, HESS,  
COBLENTZ & BELL, P.C.

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

BEGINNING at the Northeast  
corner, said corner being located  
in the center of the Public  
Road leading from Greentown

to Paupack, and being South sixty-one (61) degrees thirty (30) minutes West one hundred ninety (190) feet the southeast corner of the lands of Naldo Guccini;

THENCE, through the lands of the Grantor herein South twenty-four (24) degrees East one hundred (100) feet to a corner;

THENCE South seventy (70) degrees West two hundred ninety-three and seven tenths (293.7) feet to a corner;

THENCE South eighty-five (85) degrees West two hundred nine and six tenths (209.6) feet to a corner;

THENCE along the center of the said Public Road North eighty-five (85) degrees East two hundred (200) feet to a corner and North seventy (70) degrees East two hundred seventy-one (271) feet to the place of beginning.

BEARING the magnetic meridian of the year of 1952.

To be sold as the property of WILLIAM D. STEVENS and KIMBERLY G. STEVENS.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO William D. Stevens

and Kimberly G. Stevens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,302.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF William D. Stevens and Kimberly G. Stevens DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,302.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Bingaman, Hell, Coblentz & Bell  
2 Meridian Blvd.  
Wyomissing, PA 19610

02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO863-2011r  
SUR JUDGEMENT NO.  
863-2011 AT THE SUIT OF  
Deutsche Bank National Trust  
Company, as Trustee for Argent  
Securities Inc., Asset-Backed  
Pass-Through Certificates,  
series 2006-W2 vs Gregory  
Southard DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

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

Lots 13ABC, Block B-104,  
as set forth on a Plan of Lots  
- Birchwood Lakes Section  
15, Delaware Township, Pike

County, Pennsylvania dated  
August 1966 by John B. Aicher,  
Monroe Engineering, Inc.,  
Stroudsburg, Pennsylvania,  
and filed in the Office for the  
Recording of Deeds in and for  
Pike County, Pennsylvania  
in Plat Book 5, Page 136 on  
September 15th, 1966.

Together with unto the grantee,  
his heirs and assigns, all rights,  
rights-of-way and privileges  
and under and subject to all  
Restrictions and Reservations  
set forth in deeds in the chain of  
title.

Together with all and singular  
the land improvements,  
ways, streets, alleys,  
driveways, passages, waters,  
water-courses, rights, liberties,  
privileges, hereditaments and  
appurtenances, whatsoever unto  
the hereby granted premises  
belonging, or in any wise  
appertaining, and the reversions  
and remainders, rents, issues, and  
profits thereof; and all the estate,  
right, title, interest, property,  
claim and demand whatsoever of  
the said grantor, as well at law as  
in equity, of, in, and to the same.  
Tax Id: 149.04-01-30

For information purposes only -  
property a/k/a  
146 Whisperwood Drive  
Dingmans Ferry, PA 18328

Title to said premises is vested in  
Gregory Southard by deed from  
Olga Pace, dated 11/6/2002 and  
recorded 11/7/2002 in Book  
1952 and Page 895.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gregory Southard DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,090.21, 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 Gregory Southard DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,090.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCaig  
9000 Midlantic Drive, Ste. 300  
Mount Laurel, NJ 08054-1539  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO866-2010r SUR JUDGEMENT NO. 866-2010 AT THE SUIT OF Household Finance Consumer Discount Company vs Stephen A. Gravel and The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: RR 1,  
NEWFOUNDLAND,  
PENNSYLVANIA 18445.

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

Pike and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the most northerly corner of the lands of Grantor, said corner being in the center of the public road leading from Newfoundland to Panther; thence along the line of lands of Bruce G. Banks South 6 degrees 45 minutes West 426.5 feet to a corner; thence through the lands of Grantor North 89 degrees 10 minutes East 264.7 feet to the line of lands of Theodore W. Sieg, said point being in the center of aforementioned public road; thence along the center of the public road North 27 degrees 04 minutes West 47 1.4 feet to the place of BEGINNING.

BEARINGS of the magnetic meridian and containing one and three tenths (1.3) acres of land be the same, more or less.

THIS DESCRIPTION has been prepared in accordance with a survey map entitled "Map Showing Lands of Marvin Woltjen, Green Township, Pike Co., Penna. June 1963 Scale 1" = 100' Harry F. Schoenagel, R.S."

UNDER AND SUBJECT to the use by the public of a strip of land 16 5/10 (16.5) feet wide along the northeasterly side of the above described premises for the one half width of the said public road; and also UNDER AND SUBJECT to the right of way of the public utility companies whose lines run over

and along said premises.

Title to said premises is vested in Stephen A. Gravel by deed from Stephen A. Gravel and Elizabeth Gravel dated June 20, 2001 and recorded October 29, 2003 in Deed Book 2014, Page 2586.

TAX I.D. #: 04-0-014678

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Stephen A. Gravel and The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$227,715.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen A. Gravel and The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$227,715.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 870-2012r SUR JUDGEMENT NO. 870-2012 AT THE SUIT OF M&T Bank vs Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece, parcel and tract of land lying and being situate in the Borough of Matamoras, County of Pike and State of Pennsylvania, known and designated on Wehinger's Map of an addition to the village, now Borough of Matamoras, as Lot Number Nine Hundred, Twenty-Four (924), lying between and what was formerly known as Madison and Monroe Streets and now known as Avenue N and O, between Second and Third Streets, the said lot being fifty feet wide in front and rear and one hundred feet in depth.

THE FOREGOING PREMISES are more particularly bounded and described by a recent survey of Victor Omen, R.S., dated February 9, 1988, as follows: BEGINNING on the North line of Avenue O at an iron bar corner being a common corner between Lot 922 and Lot 924 of the Borough of Matamoras; thence running along the Northerly line of Avenue O South 50 degrees 35 minutes West 50.00 feet to an iron bar corner; thence leaving said Avenue O and running along Borough Lot 926 North 39 degrees 25 minutes West 100.00 feet to an Iron bar corner; thence running along Lot 825 North 50

degrees 35 minutes East 50.00 feet to an iron bar corner; thence running along Borough Lot 922 South 39 degrees 25 minutes East 100.00 feet to the point and place of BEGINNING. BEING Lot 924 as surveyed by Victor E. Orben, Professional Land Surveyor, February 9, 1988, Drawing Number DD-482, Sheet 2.

Being known as: 205 AVENUE O, MATAMORAS, PENNSYLVANIA 18336.

Title to said premises is vested in Edwin Lugo, Jr. and Edwin L. Lugo by deed from Nancy L. Duffus n/b/m Nancy L. Mills and Robert J. Mills dated July 31, 2009 and recorded August 3, 2009 in Deed Book 2315, Page 1703.

TAX I.D. #: 07-0-104842

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,195.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edwin Lugo, Jr. and Edwin L. Lugo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,195.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 905-2012r SUR JUDGEMENT

NO. 905-2012 AT THE  
 SUIT OF Wells Fargo Bank  
 NA successor by merger to  
 Wachovia Bank, NA vs Monika  
 Vasquez-Pelz, Executor of  
 the estate of Trudy Boehm,  
 Deceased Mortgagor and Real  
 Owner DEFENDANTS,  
 I WILL EXPOSE TO  
 SALE OF PUBLIC  
 VENDUE OR OUTCRY  
 IN THE PIKE COUNTY  
 ADMINISTRATION  
 BUILDING, 506 BROAD  
 STREET, MILFORD, PA  
 18337 ON WEDNESDAY  
 March 13, 2013 at 11:00 AM  
 PREVAILING TIME IN THE  
 AFORENOON OF SAID  
 DATE:

Being known as: RR 2 BOX  
 367, DINGMANS FERRY,  
 PENNSYLVANIA 18328.

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

BEGINNING at a point in the  
 center line of a certain 33.00  
 foot wide road known as Child's  
 Park Road (T-344), said point  
 being the most Northwesterly  
 corner of Lot 2, as shown on a  
 certain map entitled "Subdivision  
 of Lands for Parkview Estates,  
 Section 1, and 2" as recorded  
 in the Office of the Recorder of  
 Deeds in and for the County of  
 Pike at Milford, Pennsylvania  
 in Plat Book Volume 26 page

168; thence in and along the  
 centerline of said road on a curve  
 to the left having a radius of  
 2,822.91 feet for an arc length  
 of 133.33 feet, chord bearing  
 and distance of North 43  
 degrees 02 minutes 17 Seconds  
 West 133.32 feet to a point of  
 compound curvature; thence  
 along the same on a curve to the  
 left having a radius of 176.54  
 feet for an arc length of 44.19  
 feet, chord bearing and distance  
 of North 51 degrees 33 minutes  
 42 seconds West 44.08 feet to a  
 point; said point being a corner  
 of lands of Benasa Realty Co.,  
 as recorded in the Deed Book  
 Volume 948 page 14; thence  
 leaving said road and along  
 the lands of Benasa Realty  
 Company, North 31 degrees  
 15 minutes 59 seconds East  
 (passing an iron pin at 16.50  
 feet) 416.59 feet to an iron pipe,  
 thence along the same, South 58  
 degrees 46 minutes 15 seconds  
 East 189.69 feet to an iron pin,  
 said pin being on line of lands  
 of Benasa Realty Co., and being  
 a corner of the aforementioned  
 Lot 2; thence leaving the lands  
 of Benasa Realty Company  
 and along Lot 2, South 31  
 degrees 13 minutes 45 seconds  
 West 400.00 feet to an iron  
 pin, thence along the same,  
 South 48 degrees 18 minutes 54  
 seconds West (passing an iron  
 pin at 44.46 feet) 60.96 feet to  
 the place of BEGINNING.  
 CONTAINING a total of  
 82,345.824 square feet or 1.8904  
 acres, more or less. Bearings are  
 based on a Magnetic Meridian  
 as per a survey done by George

Fetch, Jr. P.L.S. in September, 1988.

BEING Lot 1, Section 1, as shown on the aforementioned map.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

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

Title to said premises is vested in Trudy E. Boehm by deed from John M. Solch and Shirley A. Solch dated July 13, 2001 and recorded July 17, 2001 in Deed Book 1890, Page 1583.

On July 30, 2011, Trudy E. Boehm departed this life. Letters Testamentary were granted July 5, 2011 unto Monika Vasquez-Pelz as Executor of the Estate of Trudy E. Boehm, Deceased Mortgagor and Real Owner.

TAX I.D. #: 02-0-106453

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Monika Vasquez-Pelz, Executor of the estate of

Trudy Boehm, Deceased Mortgagor and Real Owner DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,986.96, 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 Monika Vasquez-Pelz, Executor of the estate of Trudy Boehm, Deceased Mortgagor and Real Owner DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,986.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 972-2012r  
SUR JUDGEMENT NO.  
972-2012 AT THE SUIT OF  
CitiMortgage, Inc vs Shawnelle  
Prestidge DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

EXHIBIT "A"  
LEGAL DESCRIPTION

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follow:

BEING Lot 11, Block XXVIII,  
Hemlock Farms Community,

Stage III, as shown on Plat of  
Hemlock Farms Community,  
Laurel Ridge, Stage III, recorded  
in the Office of the Recorder of  
Deeds of Pike County, in Plat  
Book 4 page 169, June 22, 1965.

BEING KNOWN AS  
TAX PARCEL NUMBER:  
107.04-05-74; CONTROL  
NUMBER 037217.

BEING the same premises  
which Luis A. Cardenas, by  
Indenture dated 10-18-04 and  
recorded 10-29-04 in the Office  
of the Recorder of Deeds in and  
for the County of Pike in Record  
Book 2076 Page 2064, granted  
and conveyed unto Shawnelle  
Prestidge.

BEING known as 111 Lone  
Pine Bay, Lords Valley, PA  
18428.

BEING the same premises  
which Luis A. Cardenas granted  
and conveyed unto Shawnelle  
Prestidge by Deed dated  
October 18, 2004 and recorded  
on October 29, 2004 in the  
Office of the Recorder of Deeds  
of Pike County, Commonwealth  
of Pennsylvania in Record Book  
2076, Page 2064, as Instrument  
No. 200400021227.

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

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$234,239.43, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire & Assoc.  
1 Jenkintown Station, Ste. 104  
115 West Avenue  
Jenkintown, PA 19046  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO994-2012r SUR JUDGEMENT NO. 994-2012 AT THE SUIT OF M & T Bank s/b/m/t Manufacturers and Traders Trust Company vs Robert Hahn and Denise M. Hahn DEFENDANTS, I WILL EXPOSE TO DELAWARE, COUNTY OF PIKE, AND STATE OF PENNSYLVANIA, BEING LOT/LOTS NO. 578, SECTION NO. 5, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION 5, POCONO MOUNTAIN LAKE FOREST CORPORATION, ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO. 9, PAGE 228.

Title to said premises is vested in Robert D. Hahn and Denise M. Hahn by deed from Denise M. Hahn, Executrix of the Will of Dolores R. Pagliano, late dated February 10, 2009 and recorded February 11, 2009 in Deed Book 2299, Page 2087.

TAX I.D. #: 161-03-02-44

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

THE COMMONWEALTH OF PENNSYLVANIA TO Robert Hahn and Denise M. Hahn DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,068.71, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert Hahn and Denise M. Hahn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,068.71 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO995-2012r SUR JUDGEMENT NO. 995-2012 AT THE SUIT OF VIII-P Loan Portfolio Holdings, LLC vs Teicher Organization @ Lehmans Point LLC DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT A

ALL THAT CERTAIN tract of land known as Phase IV, Sections 1 & 2 of The Glen at Tamiment situated in Lehman Township, Pike County, Commonwealth of Pennsylvania, as shown on plans by Bursich Associates, Inc., entitled "Subdivision Plan - THE GLEN AT TAMIMENT

PHASE IV, SECTIONS 1 & 2", Drawing No. FP144544A thru FP1044544A, dated March 31, 2005, last revised July 6, 2006, being more fully described as follows:

BEGINNING at a point on the northerly right-of-way of Tamiment Drive, said point being a point in line of lands now or late Tamiment 902, LP;

THENCE 1) Along the same North 12 degrees 39 minutes 50 seconds West, a distance of 390.15 feet to a point;

THENCE 2) Along the same North 33 degrees 06 minutes 14 seconds West, a distance of 135.89 feet to a point;

THENCE 3) Along the same North 33 degrees 03 minutes 41 seconds West, a distance of 65.71 feet to a point;

THENCE 4) Along the same North 33 degrees 03 minutes 49 seconds West, a distance of 165.18 feet to a point;

THENCE 5) Along the same North 33 degrees 06 minutes 13 seconds West, a distance of 878.88 feet to a point;

THENCE 6) Along the same North 22 degrees 37 minutes 22 seconds West, a distance of 122.31 feet to a point;

THENCE 7) Along the same North 19 degrees 19 minutes 39 seconds West, a distance of

121.14 feet to a point;

THENCE 8) Along the same North 11 degrees 12 minutes 02 seconds West, a distance of 122.58 feet to a point;

THENCE 9) Along the same North 03 degrees 04 minutes 24 seconds West, a distance of 118.55 feet to a point;

THENCE 10) Along the same North 04 degrees 45 minutes 21 seconds East, a distance of 123.29 feet to a point;

THENCE 11) Along the same North 13 degrees 10 minutes 50 seconds East, a distance of 112.45 feet to a point;

THENCE 12) Along the same North 19 degrees 04 minutes 26 seconds East, a distance of 129.44 feet to a point;

THENCE 13) Along the same North 37 degrees 40 minutes 35 seconds East, a distance of 366.37 feet to a point;

EXHIBIT A  
(Continued)

THENCE 14) Along the same North 59 degrees 24 minutes 34 seconds East, a distance of 87.79 feet to a point;

THENCE 15) Along lands of now or late Tamiment 902, LP, North 58 degrees 53 minutes 14 seconds East, a distance of 321.57 feet to a point;

THENCE 16) Along lands now



or late The Glen at Tamiment Phase III, North 59 degrees 26 minutes 06 seconds East, a distance of 496.93 feet to a point;

THENCE 17) Along the same North 63 degrees 41 minutes 17 seconds East, a distance of 50.14 feet to a point;

THENCE 18) Along the same North 73 degrees 21 minutes 44 seconds East, a distance of 148.63 feet to a point;

THENCE 19) Along the same North 77 degrees 24 minutes 54 seconds East, a distance of 121.18 feet to a point;

THENCE 20) Along the same South 83 degrees 03 minutes 11 seconds East, a distance of 209.24 feet to a point;

THENCE 21) Along lands now or late Tamiment Lakefront, LP South 63 degrees 36 minutes 06 seconds East, a distance of 65.82 feet to a point;

THENCE 22) Along lands now or late The Glen at Tamiment Phase II Section 3 South 71 degrees 49 minutes 44 seconds East, a distance of 316.05 feet to a point;

THENCE 23) Along the same South 84 degrees 46 minutes 45 seconds East, a distance of 162.19 feet to a point;

THENCE 24) Along the same South 80 degrees 31 minutes

51 seconds East, a distance of 122.93 feet to a point;

THENCE 25) Along the same South 79 degrees 11 minutes 01 seconds East, a distance of 50.02 feet to a point;

THENCE 26) Along the same South 75 degrees 21 minutes 39 seconds East, a distance of 157.24 feet to a point;

THENCE 27) Along the same South 64 degrees 11 minutes 57 seconds East, a distance of 110.00 feet to a point;

THENCE 28) Along the same South 54 degrees 25 minutes 17 seconds East, a distance of 156.24 feet to a point;

THENCE 29) Along lands now or late Tamiment Lakefront, LP, South 42 degrees 57 minutes 14 seconds East, a distance of 334.69 feet to a point;

#### EXHIBIT A (Continued)

Containing: 151.19 acres, more or less.

#### EXCEPTING THEREOUT AND THEREFROM:

Lots: 719, 720, 721, 722 and 723

Being part of the same premises which Tamiment 503, LP, a Pennsylvania limited partnership by Deed dated 8-4-2006 and recorded 8-4-2006 in Pike County in Book 2188 Page

1610 conveyed unto Teicher Organization at Lehman's Pointe, LLC, a Pennsylvania limited liability company, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Teicher Organization @ Lehmans Point LLC DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$22,394,361.47, 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 Teicher Organization @ Lehmans

Point LLC DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$22,394,361.47 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Derek J. Baker, Esq.  
2500 One Liberty Place  
1650 Market Street  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1078-2010r SUR JUDGEMENT NO. 1078-2010 AT THE SUIT OF JPMorgan Chase Bank, NA vs Lisa A. Bathgate and John D. Bathgate DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN pieces, parcels, and tracts of land, situate in the Township of

Dingman, County of Pike, State of Pennsylvania, bounded and described as follows, to wit:

Lot 54, Lot 55, and Lot 56, it being the intention that these 3 lots comprise one residential parcel and that only one single family residences may be built on that parcel.

ALL of which lots are situate in Section 1 of the Camp Indian Trails Subdivision in Accordance with a Survey by Lawrence Bailey, R.S. recorded on 4/11/1970 in Map Book Volume 7 page 235 and revised in survey by Victor E. Orben, R.S. and recorded on 1/11/1972 in Map Book Volume 9 page 92.

Being known as: 110  
APACHE DR, MILFORD,  
PENNSYLVANIA 18337.

Title to said premises is vested in Lisa A. Bathgate and John D. Bathgate by deed from American Financial Corporation of Tampa dated September 30, 1994 and recorded September 30, 1994 in Deed Book 956, Page 12.

CONTROL #: 03-0-068332

MAP #: 123.01-04-25

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa A. Bathgate and John D. Bathgate

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,460.54, 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 Lisa A. Bathgate and John D. Bathgate DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$237,460.54 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109

02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1081-2012r SUR  
JUDGEMENT NO. 1081-2012  
AT THE SUIT OF CNB  
Realty Trust, Assignee of  
PENNSTAR Bank, a division  
of NBT Bank, NA vs William  
E. Greenlaw as the Executor  
of the Estate of David E.  
Greenlaw DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**EXHIBIT "A"**

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:

Parcel "C-1" as set forth on  
a map of the lands of Robert  
DuBois, as recorded in the  
Office of the Recorder of

Deeds in and for Pike County  
in Plat Book 23 at Page 161,  
and as surveyed by Harry F.  
Schoenagel, P.L.S., on October  
17, 1980.

BEING the same premises  
which Amy E. DuBois and  
Robert E. DuBois, Trustees for  
Laura C. DuBois and Robert  
E. DuBois, minors, granted and  
conveyed to David E. Greenlaw  
and Elizabeth M. Greenlaw,  
his wife, by virtue of their Deed  
dated July 18, 1986 and recorded  
on August 18, 1986 in the Office  
of the Recorder of Deeds in and  
for Pike County to Record Book  
1064, Page 178.

TOGETHER WITH unto  
the Grantees, their heirs  
and assigns, all of the rights,  
rights-of-way and privileges  
and UNDER AND SUBJECT  
to all conditions, covenants,  
restrictions and reservations as  
set forth in the chain of title  
and in Pike County Deed Book  
Volume 894 at Page 265, and  
map recorded in Pike County  
Plat Book 23 at Page 161, the  
same being binding upon the  
Grantees herein, their heirs and  
assigns.

This property is improved with  
a residential dwelling, and is  
identified by Tax Identification  
No. 094.00-01-11.002 and  
Control No. 03-0-067958.

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William E. Greenlaw as  
the Executor of the Estate  
of David E. Greenlaw  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$6,414.29,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William E.  
Greenlaw as the  
Executor of the Estate of David  
E. Greenlaw DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$6,414.29 PLUS COSTS AND  
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
David M. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 19431  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1082-2012r SUR  
JUDGEMENT NO. 1082-2012  
AT THE SUIT OF PNC  
Bank, National Association  
vs Susan Mege and Larry  
E. Mege DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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: 1082-2012  
PNC BANK, NATIONAL  
ASSOCIATION,  
Plaintiff,  
vs  
SUSAN MEGE and LARRY  
E. MEGE,  
Defendants.

LEGAL DESCRIPTION

ALL that certain parcel, piece or tract of land situate in the Township of Delaware, County of Pike and State of Pennsylvania, more particularly described as Lot 32, Block M-502, as shown on a map entitled "Section Five, Marcel Lake Estates," Delaware Township, Pike County, Pennsylvania which map is recorded in the Office of the Recorder of Deeds at Milford, Pike County, PA, in Plat Book Volume 9, Page 144.

HAVING erected thereon a dwelling known as 130 Bernadette Drive, Dingmans Ferry, PA 18328.

PARCEL NO. 02-0-100770.  
MAP NO. 148.04-01-36.

BEING the same premises which The Bank of New York, as successor Trustee Under Novastar Mortgage Funding Trust 2005-1, by Deed dated 4/7/2009 and recorded 4/30/2009 in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2306, Page 1611, Instrument No. 200900004154, granted and conveyed unto Susan Mege and Larry E. Mege.

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

Susan Mege and Larry E. Mege DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,903.89, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Susan Mege and Larry E. Mege DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,903.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Vitti \* Vitti \* Assoc.  
215 Fourth Avenue  
Pittsburg, P A 15222

02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1089-2012r  
SUR JUDGEMENT NO.  
1089-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Elena  
Kozelkova DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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 2453, Section 31, Saw  
Creek Estates, as shown on 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 # 196.02-01-12

BEING KNOWN AS: 2453  
Shannon 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 Elena Kozelkova  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$168,812.68,  
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 Elena  
Kozelkova DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$168,812.68 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1180-2012r  
SUR JUDGEMENT NO.  
1180-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs  
Timothy J. Daniels and Kim  
S. Daniels DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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. 1180-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs.  
TIMOTHY J. DANIELS  
KIM S. DANIELS  
owner(s) of property situate

in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being 4019  
CONASHAUGH LAKES,  
A/K/A 212 IROQUOIS  
TRAIL, MILFORD, PA  
18337-9636  
Parcel No.: 121.04-01-05 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$85,281.23  
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 Timothy J. Daniels  
and Kim S. Daniels  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$85,281.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy J. Daniels and Kim S. Daniels DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$85,281.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1253-2011 SUR JUDGEMENT NO. 1253-2011 AT THE SUIT OF J.P. Morgan Mortgage Acquisition Corp c/o Acqura Loan Services vs Albena E. Patti and Catherine Herdman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA

18337 ON WEDNESDAY  
March 13, 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 Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEING shown and designated as Lot 6ABC, Block B-65, on a certain map entitled 'Plan of Lots Birchwood Lakes Section 8, Delaware Township, Pike County, PA., Scale 1 inch = 100 feet; January 1965' as prepared by Monroe Engineering, Inc., Stroudsburg, PA. Said map being recorded in the Office of the Recorder of Deeds in Milford, PA. in and for the County of Pike in Plat Book Volume 4, on page 113.

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of PA. more particularly described as follows, to wit:

LOT 39ABC, Block B-65, Section 8, as set forth on a Plan of Lots of Birchwood Lakes, and filed in the Office of the Recorder of Deeds, Pennsylvania, in Plat Book Volume 4, page 113.

LOTS 6 & 39ABC, Block 65, Section 8 of Birchwood Lakes, Delaware Township, are NOW KNOWN AS LOT 6A, Block 65, Section 8 of Birchwood Lakes, recorded in Plat Book 30, page 9.

BEING the same premises that William C. Bauer and Robyn B. Bauer, his wife, by deed dated April 30, 1992, and recorded April 30, 1993, in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Book 701, Page 337, granted and conveyed unto William C. Bauer and Robyn B. Bauer, husband and wife, in fee.

PARCEL IDENTIFICATION NO: 149.04-02-36, CONTROL #: 02-0-032243

TITLE TO SAID PREMISES IS VESTED IN Albena E. Patti and Catherine Herdman, joint tenants with rights of survivorship, by Deed from Robyn B. Bauer and Pike County Prothonotary for William C. Bauer, as per Civil Case No. 566-2005 by order dated January 8th 2007, dated 02/12/2007, recorded 02/12/2007 in Book 2218, Page 2190 as Instrument No. 200700002497.

FOR INFORMATION PURPOSES ONLY, PREMISES IS COMMONLY KNOWN AS:  
136 Doolan Road, Dingmans Ferry, PA 18328.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Albena E. Patti and Catherine Herdman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$139,335.99, 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 Albena E. Patti and Catherine Herdman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,335.99 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1286-2012r SUR  
JUDGEMENT NO. 1286-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Raquel  
Colon DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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. 1286-2012  
WELLS FARGO BANK, N.A.  
vs.  
RAQUEL COLON  
owner(s) of property situate

in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
257 HIGH BRIDGE ROAD,  
DINGMANS FERRY, PA  
18328-4317  
Parcel No.: 168.04-09-26-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$139,524.98  
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 Raquel Colon  
DEFENDANTS, OWNER.,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$139,524.98,  
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 Raquel Colon DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$139,524.98 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1296-2012r SUR JUDGEMENT NO. 1296-2012 AT THE SUIT OF US Bank National Association, as Trustee on behalf of the holders of the Adjustable Rate Mortgage Trust 2007-1, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2007-1 vs Carol Petito a/k/a Carol Biederwolf DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Property Described as Lot 146, Stage 4 Pine Ridge, Lehman Township, Pike County, PA.

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

LOT Number 146, Stage IV, Pine Ridge, as shown on Plat of Pine Ridge Inc. Stage 4, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 7, Page 107 on July 19, 1969.

Control No. 043538

Map No. 193.02-02-19

Being known as 1944 Pine Ridge Road, Bushkill, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Petito a/k/a Carol Biederwolf DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$122,848.16, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carol Petito a/k/a Carol Biederwolf DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$122,848.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Barbara A. Fein  
721 Dresher Road, Ste.. 1050  
Horsham, PA 19044  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1369-2012r SUR JUDGEMENT NO. 1369-2012 AT THE SUIT OF PNMAC Mortgage Opportunity Fund Investors, LLC vs June McKay and William McKay aka William L. McKay, Jr. aka William Lionel McKay, Jr. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, shown as Lot 1873 and Lot 1874-A on a plan titled "A Minor Subdivision of Lot 1874, Section 4, Saw Creek Estates" dated January 4, 1994 (revised January 11, 1994) as prepared by Frank J. Smith, Jr., Inc. Registered Surveyors of Marshalls Creek, Pennsylvania, and recorded in Plat Book 31, Page 199, bounded and described as follows to wit:

BEGINNING at an iron pipe

on the southerly right of way line of Stafford Drive, said pipe being a common corner of Lot 1872 and 1873 Section 4, Saw Creek Estates (Map Book 22, Page 12);

THENCE 1. ) by said Lot 1872, South 10 degrees 13 minutes 28 seconds West 171.26 feet to a pin;

THENCE 2.) by a park, Lot 2041 and Lot 2040, Section 3, Saw Creek Estates (Map Book 24 Page 49), North 74 degrees 47 minutes 18 seconds West 163.93 feet to a pin;

THENCE 3.) by Lot 2039 of said Section 3, Saw Creek Estates, North 27 degrees 47 minutes 00 seconds West 7.89 feet to a pin;

THENCE 4. ) by the remaining portion of Lot 1874 Section 4, Saw Creek Estates, of which a portion of this lot was formerly a part, North 38 degrees 08 minutes 06 seconds East 191.66 feet to a pin on the southerly side of said Stafford Drive;

THENCE 5. ) along the southerly right of way line of said Stafford Drive, on a curve to the left having a radius of 175.00 feet (at an arc length of 1.36 feet passing a pin) for an arc length of 81.36 feet to the place of BEGINNING. CONTAINING 22,097 square feet.

BEING all of Lots 1873 Section 4, Saw Creek Estates and being

all of Lot 1874-A as shown on the above plan titled "A Minor Subdivision of Lot 1874, Section 4, Saw Creek Estates".

No. 2

ALL THAT CERTAIN lot or piece of land situate in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, shown as the Remaining portion of Lot 1874 on a plan titled "A Minor Subdivision of Lot 1874, Section 4, Saw Creek Estates" dated January 4, 1994 (revised January 11, 1994) as prepared by Frank J. Smith, Jr., Inc. Registered Surveyors of Marshalls Creek, Pennsylvania, and recorded in Plat Book 31, Page 199, bounded and described as follows to wit:

BEGINNING at a pin on the southerly right of way line of Stafford Drive, said pin being a common corner of Lot 1874 and Lot 1875 Section 4, Saw Creek Estates (Map Book 22 Page 12);

THENCE 1.) Along the southerly right of way line of Stafford Drive, on a curve to the left having a radius of 175.00 feet for an arc length of 77.78 feet to a pin;

THENCE 2.) by Lot 1874-A, as shown on the above mentioned plan, South 38 degrees 08 minutes 06 seconds West 191.66 feet to a pin;

THENCE 3.) by Lot

2039,2038, and 2037 Section 3, Saw Creek Estates (Map Book 24 Page 49), North 27 degrees 47 minutes 00 seconds West 155.43 feet to a pin;

THENCE 4.) by said Lot 1875, North 62 degrees 36 minutes 33 seconds East 158.13 feet to the place of BEGINNING. CONTAINING 19,379 square feet.

UNDER AND SUBJECT to the covenants, charges, reservations, conditions, restrictions and requirements which shall be deemed to run with the land as they appear of record, as set forth in Deed Book 1015, Pages 120 through 124.

The above Lots shall hereby become merged into one lot for taxing purposes, and shall not be separately conveyed without the approval of Lehman Township, as provided by law.

Known as 720 Saw Creek Estates a/k/a 1873 Stafford Drive, Bushkill, PA 18324-9446

Parcel No.:196.04-05-29 and 196.04-05028

Being the same premises which Bennisford W. McKay and Mark A. Schichtel granted and conveyed unto William McKay and June McKay by Deed dated December 16, 2006 and recorded January 10, 2007 in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Deed Book 2213, Page 1754.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO June McKay and William McKay aka William L. McKay, Jr. aka William Lionel McKay, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$226,699.74, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

COLLECT \$226,699.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Richard M. Squire  
1 Jenkintown Station, Ste. 104  
115 West Avenue  
Jenkintown, PA 19046  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1381-2012r SUR  
JUDGEMENT NO. 1381-2012  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee under the Pooling and  
Servicing Agreement dated as  
of December 1, 2006, GSAMP  
Trust 2006-HE8, Mortgage  
pass-Through Certificates,  
Series 2006-HR8 vs John  
Dudek DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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  
U.S. Bank, National Association,  
as Trustee under the Pooling and  
Servicing Agreement dated as  
of December 1, 2006, GSAMP  
Trust 2006-HE8, Mortgage  
Pass-Through Certificates, Series  
2006-HE8  
Plaintiff  
v.  
JOHN DUDEK  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1381.2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:  
BEING KNOWN AS 3 Steele  
Road a/k/a Parcel 3, Steele  
Road, Bushkill, PA 18324  
PARCEL NUMBER:  
197.03-01-68  
IMPROVEMENTS:  
Residential Property



UDREN LAW OFFICES, P.C.  
S/  
Attorney for Plaintiff, Esquire  
PA ID 45362

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO John Dudek DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,893.78, 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 John Dudek DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$171,893.78 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1394-2012r SUR JUDGEMENT NO. 1394-2012 AT THE SUIT OF Federal National Mortgage Association vs Joan B. Miller DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

DOCKET# 1394-2012  
ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania,

more particularly described as follows to wit:  
BEING Lot No. 3, Block No. 2, Section No. 3, Sunrise Lake, as shown on plat or map of Sunrise Lake or Sunnylands, Inc., subdivisions recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 5, page 105.

BEING THE SAME PREMISES which REGINA VALLEAU, Administratrix of the Estate of Marjorie L. Valleau, deceased, by indenture bearing date the 20th day of November, 1992 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 20th day of November, 1992 in Record Book Volume 634, page 198, granted and conveyed unto CHESTER J. PUCO, in fee.  
TAX PARCEL# 122.03-02-64  
PROPERTY: 3148 Sunrise Lake, Milford, PA 18377  
IMPROVEMENTS: A Residential Dwelling  
TO BE SOLD AS THE PROPERTY OF: Joan B. Miller  
Martha E. Von Rosenstiel, Esquire  
Heather Riloff, Esquire  
Attorney for Plaintiff  
649 South Avenue, Unit 7  
Secane, PA 19018  
610 328-2887  
Attorney I.D.# 52634  
Attorney I.D.#309906  
#30290-PB

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA  
TO Joan B. Miller  
DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$125,053.16, PLUS COSTS & INTEREST.  
THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joan B. Miller DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125,053.16 PLUS COSTS AND INTEREST AS AFORESAID.

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

649 South Avenue Ste. 7  
Secane, PA 19018  
02/15/13 • 02/22/13 • 03/01/13

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1406-2012r SUR  
JUDGEMENT NO. 1406-2012  
AT THE SUIT OF The  
Honesdale National Bank vs  
Anne Tucker and Patrick Russell  
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  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SCHEDULE A**

Parcel 10-0-011420 Map  
070.04-03-27

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

BEGINNING at a point for a  
corner; said point of beginning

being in the center of the public  
road leading from Greentown  
to Hawley and being the  
Northwest corner of said lot  
now or formerly sold to Leroy  
Butz; thence along the center of  
the said public road, South 85  
degrees 40 minutes West 100  
feet to a corner; thence along  
the lands now or formerly of  
Garnick, South 16 degrees 35  
minutes East 200 feet to the  
center of a private roadway;  
thence along the center of the  
said private roadway South 85  
degrees 45 minutes West 50 feet  
to a corner in the center of the  
said private road; thence along  
the line of lands now or formerly  
of Jensen, South 7 degrees 30  
minutes East 286.7 feet to the  
line of lands now or formerly of  
George Coutts; thence along the  
line of lands now or formerly  
of Coutts, North 78 degrees 00  
minutes East 150 feet to the  
Southwest corner of the lands  
now or formerly of Cassel;  
thence along the line of lands  
now or formerly of Cassel, North  
7 degrees 28 minutes West  
273.6 feet to the center of the  
aforementioned private roadway;  
thence along the line of lands  
now or formerly of Butt, North  
16 degrees 35 minutes West  
200 feet to the point or place of  
BEGINNING.

The aforementioned described  
premises are conveyed in  
accordance with a plan or survey  
made by Fred C. Schoenagel,  
R.S., July 21, 1943; M.M. 1946.

BEING KNOWN AS: 962

Route 507, Greentown, PA  
18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Anne Tucker and Patrick Russell Tucker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,698.04, 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 Anne Tucker and Patrick Russell Tucker DEFENDANTS, OWNERS REPUTED OWNERS TO

COLLECT \$171,698.04 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1446-2009r SUR JUDGEMENT NO. 1446-2009 AT THE SUIT OF US Bank National Association, as trustee, successor in interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset -Backed Certificates, Series 2007-HE5 vs Mai H. Herbison and William J. Herbison, SR., aka William J. Herbison DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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 Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
more particularly described as  
follows, to wit:

BEING Lot No. 21 of a  
development known as Oak  
Manor Estates, as shown on  
a plat of Oak Manor Estates,  
recorded in the Recorder of  
Deeds Office of Pike County,  
Pennsylvania in Plat Book 10, at  
page 240.

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

BEING THE SAME  
PREMISES which Jay Kalish  
and Roberta Kalish, husband  
and wife and Richard J. Jagger,  
widower and single and Luke  
Van Horn and Michelle Van  
Horn, husband and wife, by  
Indenture dated June 30, 2005  
and recorded July 1, 2005, in the  
Office for the Recorder of Deeds  
in and for Pike County, in Deed  
Book Volume 2118, Page 2617,  
conveyed unto William J. Sr.  
Herbison and Mai H. Herbison,  
husband and wife.

BEING known as 124 OAK  
MANOR DRIVE, MILFORD,  
PA 18337

IMPROVEMENTS:  
Residential property.

TAX PARCEL # 03-0-100080

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mai H. Herbison and  
William J. Herbison, SR.,  
aka William J. Herbison  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$560,596.43,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Herbison and William J.  
Herbison, SR., aka William J.  
Herbison DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$560,596.43 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1557-2012r SUR  
JUDGEMENT NO. 1557-2012  
AT THE SUIT OF One  
West Bank, FSB vs Margaret  
Kucker DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 104  
SOUTHWYND  
DRIVE, MILFORD,

PENNSYLVANIA 18337.

ALL THAT CERTAIN  
LOT, PIECE OR PARCEL  
OF LAND SITUATE,  
LYING AND BEING IN  
THE TOWNSHIP OF  
DINGMAN, COUNTY OF  
PIKE, COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS LOT  
NO. 12, BLOCK NO. 8,  
SECTION NO. 1, 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 6 PAGE 17.

Title to said premises is vested  
in Carolyn Nagy and Margaret  
Kucker and Margaret M.  
Sirmay, as Joint Tenants with  
the right of survivorship and not  
as tenants in common by deed  
from Fred C. Berkowitz and Pat  
M. Berkowitz, his wife dated  
December 1, 1988 and recorded  
December 2, 1988 in Deed Book  
1302, Page 117.

And so Carolyn Nagy departed  
this life on August 24, 2000, and  
Margaret M. Sirmay likewise  
departed this life on April 1,  
2011, leaving Margaret Kucker  
as sole owner and mortgagor.

TAX I.D. #: 03-0-016726

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Margaret Kucker DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,814.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Margaret Kueker DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,814.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1565-2012r SUR JUDGEMENT NO. 1565-2012 AT THE SUIT OF First Horizon Home Loans, a division of First Tennessee Bank National Association vs Timothy J. Walter and Vicki E. Walter DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. 1565-2012  
FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION  
vs.

TIMOTHY J. WALTER  
VICKI E. WALTER  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
102 OAK LANE, MILFORD,  
PA 18337-7787  
Parcel No.: 136.01-02-03  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$179,273.94  
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 Timothy J. Walter  
and Vicki E. Walter  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,273.94,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Timothy J.  
Walter and Vicki E. Walter  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,273.94 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1609-2012r  
SUR JUDGEMENT NO.  
1609-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Mary  
F. Clay DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA



18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Lots 1ABC, Block B-52, as  
set forth on a Plan of Lots-  
Birchwood Lakes, Section  
7, 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 204, on  
October 8, 1965.

Being the same premises which  
Christopher J. Vonsee by deed  
dated January 29, 2008 and  
recorded on January 30, 2008  
in Book 2265 Page 258 in the  
the Recorder of Deeds for Pike  
County, granted and conveyed to  
Mary F. Clay.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIATO  
Mary F. Clay DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE

AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$133,658.46,  
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 Mary F. Clay  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$133,658.46 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & Denardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/15/13 • 02/22/13 • 03/01/13

---

**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1710-2012r SUR  
JUDGEMENT NO. 1710-2012  
AT THE SUIT OF The  
Honesdale National Bank vs  
Cheryl Novak and Lawrence  
Novak DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
piece, parcel and tract of lands  
now or formerly of Eri T.  
Trivelpiece, said point also  
being located South 13 degrees  
25 minutes East 12.0 feet  
from the Southeast corner of  
the Pennsylvania State Game  
Lands; thence through the lands  
of the prior Grantor, Ethel  
Trivelpiece, widow and her late  
husband, Henry Trivelpiece,  
South 89 degrees 15 minutes  
East 33.1 feet to a corner, South  
10 degrees 45 minutes West  
299.6 feet to a corner, South 43  
degrees 37 minutes West 102.6  
feet to a corner North 21 degrees  
00 minutes West 153.4 feet to

a corner and South 69 degrees  
40 minutes West 318.5 feet to a  
corner in the center of a public  
highway leading from Blooming  
Grove to Lords Valley; thence  
along the centerline of the  
said public highway, North 44  
degrees 56 minutes West 27.1  
feet to the most Southerly corner  
of the lands now or formerly of  
Eri T. Trivelpiece; thence along  
the lands now or formerly of Eri  
T. Trivelpiece; North 55 degrees  
44 minutes East 564.2 feet to the  
point and place of beginning.

EXCEPTING AND  
RESERVING the ½ width  
of the right of way of the said  
public highway which runs along  
the Westerly side of the above  
described premises for public  
highway purposes.

BEARINGS of the magnetic  
meridian of the year 1958.

CONTAINING 1.47 acres of  
land to be the same more or less.

MAP/PLATE NUMBER:  
074.00-01-10. CONTROL  
NUMBER: 01-0-068779.  
BEING KNOWN AS: HC 8  
Box 102, Hawley, PA 18428

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Cheryl Novak and Lawrence  
Novak DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$123,870.79, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN TIDRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Cheryl Novak and Lawrence Novak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$123,870.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1732-2012r SUR JUDGEMENT NO. 1732-2012 AT THE SUIT OF M & T Bank vs Dmitry Bronstein and Regina Bronstein DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 101 MOUNTAINVIEW DRIVE, LORDS VALLEY, PENNSYLVANIA 18428.

LONG LEGAL: ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF BLOOMING GROVE, COUNTY OF PIKE, COMMONWEALTH OF PENNSYLVANIA AND BEING THE SAME REAL PROPERTY CONVEYED TO DMITRY BRONSTEIN AND REGINA BRONSTEIN BY DEED ON 11/15/2004 IN BOOK 2079 PAGE

1619 AMONG THE OFFICIAL RECORDS OF PIKE COUNTY, COMMONWEALTH OF PENNSYLVANIA. SAID DEED REFERENCE MADE HEREIN FOR A MORE FULL DESCRIPTION.

Title to said premises is vested in Dmitry Bronstein and Regina Bronstein by deed from Dennis C. Colson, sole heir of Marion K. Colson dated November 1, 2004 and recorded November 15, 2004 in Deed Book 2079, Page 1619.

TAX I.D. #: 01-0-033447

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dmitry Bronstein and Regina Bronstein DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$191,804.79, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Dmitry Bronstein and Regina Bronstein DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$191,804.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1738-2012r SUR JUDGEMENT NO. 1738-2012 AT THE SUIT OF One West Bank, FSB vs Laurie K. Rambone and Peter P. Rambone DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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  
One West Bank, FSB  
Plaintiff

v.  
LAURIE K. RAMBONE  
PETER P. RAMBONE  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE  
NO. 1738-2012

SHORT DESCRIPTION FOR  
ADVERTISING

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

BEING KNOWN AS 88  
Williams Road, Hawley, PA  
18428

PARCEL NUMBER:  
05-0-026444

IMPROVEMENTS:  
Residential Property

UDREN LAW OFFICES, P.C.  
S/  
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 Laurie K. Rambone  
and Peter P. Rambone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$241,883.76,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Laurie K. Rambone and Peter P. Rambone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$241,883.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Mark J. Udren  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1775-2012r SUR JUDGEMENT NO. 1775-2012 AT THE SUIT OF PNC Bank, National Association vs Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

March 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

ALL TRAT CERTAIN lot or piece of land situate in Lehman Township, Pike County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the centerline of the Howeytown Bridge to Barn Timber School House Road, and northeasterly side of Chestnut Drive as shown on a certain map entitled. "Lot Plan, Rustic Acres Estates, Section One, Lehman Township., Pike Co., Penna., Scale 1" equals 50', July 1963", as prepared by Monroe Engineering, Inc., Stroudsburg, Penna.; thence (1) in and along the center of Howeytown Bridge to Barn Timber School House Road, North 52 degrees 18 minutes minutes East 90.01 feet to a point at or near the center of said road, a corner common to lots 9 and 10; thence (2) leaving said road and along said Lot 9, South 37 degrees 10 minutes East (passing over an iron pipe at 32.91 feet) 166.85 feet to an iron pipe, a corner common to Lots 9, 10, 11 and 12; thence (3) along said Lot 11, South 52 degrees 50 minutes West 90.00 feet to an iron pipe on the northeasterly side of the aforementioned Chestnut Drive, a corner common to Lots 10 and 11; thence (4)

along the northeasterly side of said Chestnut Drive; North 37 degrees 10 minutes West 168.15 feet to the place of BEGINNING.

BEING shown as Lot 10 on aforementioned map.

BEING KNOWN AS: Lot 10 Chestnut Drive, Bushkill, PA 18324

PROPERTY ID NO.:  
200.01-01-17

TITLE TO SAID PREMISES IS VESTED IN Mildred Rodriguez, an unmarried person and Arquelio K. Velez, an unmarried person, as Joint Tenants with the Right of Survivorship BY DEED FROM Joseph P. McCloskey and Eileen M. Stanley, husband and wife DATED 06/28/1999 RECORDED 07/16/1999 IN DEED BOOK 1793 PAGE 721.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$73,513.36, 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 Mildred Rodriguez and Arquelio K. Velez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$73,513.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION  
NO 1825-2012r SUR  
JUDGEMENT NO. 1825-2012  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a The  
Bank of New York as successor  
trustee for JPMorgan Chase  
Bank, NA as Trustee for the  
benefit of the Certificateholders  
of Popular ABS, Inc. Mortgage  
Pass-Through Certificates Series  
2006-R, by its Attorney-in-fact  
Ocwen Loan Servicing LLC vs  
Robert G. Woodruff and Marie  
E. Woodruff DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEGINNING at a point in the  
centerline of the public road  
from Matamoras to Mill Rift,  
said point being contiguous with  
property previously conveyed  
to Grimola; thence North 29  
degrees 09 minutes 30 seconds  
East 198.36 feet to a pipe; thence  
North 41 degrees 01 minutes 32  
seconds West 148.71 feet to a  
pipe; thence North 56 degrees

30 minutes East 200.45 feet to  
a point; thence along the lands  
formerly of Dockerty South 52  
degrees 08 minutes East 218.26  
feet to a point; thence along the  
low water mark of the Delaware  
River 152.7 feet to a point;  
thence cutting through the lands  
of the grantors herein South 53  
degrees 41 minutes West 501  
feet through a set iron bar to a  
point in the centerline of the  
aforesaid public road; thence  
along the centerline of said  
public road North 51 degrees 29  
minutes West 141.48 feet to the  
point and place of beginning.

FURTHER being Parcel No.  
4 as shown on map entitled:  
LAND DIVIDED FOR  
HOMER WOODRUFF,  
WESTFALL TOWNSHIP,  
PIKE COUNTY, PA. SCALE  
1"-100, A- NOV, 10, 1972-1.4  
AC TO + 4- A, VICTOR  
E. ORBEN, COUNTY  
SURVEYOR, April 4, 1967,  
D-187-A.

BEING the same premises  
which Homer W. Woodruff  
and Lois E. Woodruff, his wife,  
by Deed dated April 19, 1973  
and recorded on April 25, 1973  
in the Office of the Recorder of  
Deeds in and for Pike County  
in Deed Book 346 Page 12,  
granted and conveyed unto  
Robert G. Woodruff and Marie  
E. Woodruff, his wife as Tenants  
by Entireties.

PARCEL #066-00-01-14

THE SALE IS MADE BY



VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert G. Woodruff and Marie E. Woodruff DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$247,945.80, 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 G. Woodruff and Marie E. Woodruff DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$247,945.80 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stem & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1839-2012r SUR JUDGEMENT NO. 1839-2012 AT THE SUIT OF JPMorgan Chase Bank, NA vs Sarrah Cherizard DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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 1930, Section 4, 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 22, Page 12.

BEING KNOWN AS TAX  
PARCEL ID # 06-0-100879;  
MAP # 196.04-05-63

BEING the same premises  
which Jason Vanrell and Susan  
A. Vanrell, husband and wife,  
by Deed dated August 20, 2004  
and recorded in the Pike County  
Recorder of Deeds Office on  
August 25, 2004 in Deed Book  
2065, page 1611, granted and  
conveyed unto Sarrah Cherizard,  
unmarried.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Sarrah Cherizard  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$153,101.31,  
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 Sarrah  
Cherizard DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$153,101.31 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1840-2012r SUR  
JUDGEMENT NO. 1840-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Mayerling  
Cintron DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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 being Lot Number 128, Phase 11, Section III, 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 III, The Glen at Tamiment", recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania In Plat Book 25, at page 238,239,240 & 241 in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania.

BEING the same premises which J&S Real Estate Properties, LLC, A New Jersey LLC, by Deed dated October 9, 2009, and recorded in the Pike County Office of the Recorder of Deeds on November 13, 2009 in Deed Book 2324, page 356, granted and conveyed unto Mayerling Cintron.

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

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$235,568.11, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mayerling Cintron DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$235,568.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & Denardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2159-2011r SUR  
JUDGEMENT NO. 2159-2011  
AT THE SUIT OF Flagstar  
Bank, FSB vs Jefferson  
Williams, JR. And Tonya  
R. Kemp DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as:  
773 MALLARD  
LANE, BUSHKILL,  
PENNSYLVANIA 18324.

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

BEGINNING at a point  
on the Southwesterly line of  
Mallard Lane, a common  
corner of Lot No. 773 and Lot  
No. 774 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, Page 155,  
October 17, 1969, on file in the  
office of the recorder of deeds,  
Milford, Pennsylvania, from  
which an iron pin marking  
the Southwesterly Corner of  
Parcel No. 1 of lands conveyed  
by Benjamin Foster to Pocono  
Ranch Lands, Lmted., by deed  
dated November 27, 1971, and  
recorded in the aforementioned  
office in Deed Book Volume  
258, Page 824, bears south 10  
degrees 24 minutes 48 seconds  
east distant 4445.63 feet, also  
from which a stone corner  
marking the northeasterly corner  
of Parcel No. 7 of the above  
mentioned lands conveyed by  
Benjamin Foster to Pocono  
Ranch Lands, Lmted., bears  
south 26 degrees 53 minutes 27  
seconds west distant 3963.44  
feet; thence by Lot No. 774  
south 61 degrees 41 minutes  
46 seconds west 218.37 feet to  
a point; thence by Lot No. 772  
North 26 degrees 39 minutes  
53 seconds east 205.77 feet to  
a point on the Southwesterly  
Line of Mallard Lane; thence  
along the Southwesterly Line of  
Mallard Lane on a curve to the  
right having a radius of 226.03  
feet for an arc length of 130.00  
feet (chord bearing and distance  
being south 51 degrees 11  
minutes 58 seconds east 128.22  
feet) to the place of beginning.

Containing 13,693 Square Feet,  
more or less.

BEING LOT NO. 773 on the above mentioned plan.

Title to said premises is vested in Jefferson Williams, Jr. and Tonya R. Kemp by deed from From Tracey Woods and Patrick J. Cryan dated August 29, 2008 and recorded September 15, 2008 in Deed Book 2288, Page 2649.

PARCEL #: 182.04-08-35  
CONTROL #: 06-0-038688

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jefferson Williams, JR. And Tonya R. Kemp DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,061.50, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jefferson Williams, JR. And Tonya R. Kemp DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,061.50 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 2080  
Philadelphia, PA 19109  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2484-2009r SUR JUDGEMENT NO. 2484-2009 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC vs Carla J. Bashford DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY March 13, 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. 2484-2009-CIVIL JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC

vs.

CARLA J. BASHFORD owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 1986 MANCHESTER DRIVE, BUSHKILL, PA 18324

Parcel No.: 196.04-07-63- (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment amount: \$90,363.97  
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 Carla J. Bashford DEFENDANTS OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$90,363.97, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Carla J. Bashford DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$90,363.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**  
**March 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2591-2009r SUR  
JUDGEMENT NO. 2591-2009  
AT THE SUIT OF GMAC  
Mortgage LLC S/I/I to GMAC  
Mortgage Corporation vs  
Kelly Peters DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 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-2591-2009  
GMAC MORTGAGE  
LLC, S/I/I TO  
GMAC MORTGAGE  
CORPORATION

vs.  
KELLY PETERS A/K/A  
KELLY A. PETERS  
owner(s) of property  
situate PARTLY IN THE  
TOWNSHIP OF WESTFALL  
AND PARTLY IN THE  
TOWNSHIP OF MILFORD,  
Pike County, Pennsylvania,  
being  
111 WILLIAM PENN  
DRIVE, MILFORD, PA  
18337-7622  
Parcel No.: 113.02-01-11  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$142,963.35  
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  
Kelly Peters DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,963.35,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

COLLECT \$142,963.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
02/15/13 • 02/22/13 • 03/01/13

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**SHERIFF SALE**

**March 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 45784-2012r SUR  
JUDGEMENT NO.  
45784-2012 AT THE SUIT OF  
Birchwood Lakes Community  
Association vs Vincent  
Falcone DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
March 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
piece, parcel and tract of land  
situated, lying and being in the  
Township of Delaware, County

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

Lots 16ABC, Block B-81,  
as set forth on a Plan of Lots  
- Birchwood Lakes, Section  
10, Delaware Township, Pike  
County, Pennsylvania, dated  
June 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 187, on July  
24, 1965

BEING the same premises  
which Vincent Falcone by  
Deed dated January 2, 1989  
and recorded July 15, 1991 in  
the Office of the Recorder of  
Deeds in and for the County of  
Pike in Record Book 418, Page  
049, granted and conveyed unto  
Vincent Falcone.

Assessment No.:  
02-0-162.02-11-67  
Pin/Control No.: 02-0-026620  
PARTIALLY IMPROVED

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



AMOUNT OF \$12,562.95,  
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 Vincent  
Falcone DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$12,562.95 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
James V. Fareri, Esq.  
PO Box 511  
Stroudsburg, PA 18360  
02/15/13 • **02/22/13** • 03/01/13

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