

**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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**ESTATE NOTICE**

Estate of Francis E.

Erridge, deceased, late of Lackawaxen Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who requests all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to the Executor, Yvonne Erridge, 17 Cold Springs Rd., Dillsburg PA 17019. c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428  
01/18/13 • 01/25/13 • **02/01/13**

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**ESTATE NOTICE**

Estate of JOSEPH N. ARACE, deceased, late of Dingman Township, County of Pike Pennsylvania, Letters Testamentary have been granted

to the undersigned, who requests All persons having claims or demands against the Estate of the Decedent to make know the same, and all persons indebted to the Decedent to make payments without delay to:

Theresa Murray, Executrix or to his attorney: Robert Reno, Esq.

THE LAW OFFICE OF  
ROBERT RENO  
322 Broad Street  
Milford, Pennsylvania 18337  
Ph. (570) 296-7992  
Fax: (570) 296-7998

01/18/13 • 01/25/13 • **02/01/13**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF HENRY GEORGE HESSE, 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, Kathie J. Oswald, 609 Route 434, Shohola, Pennsylvania 18458 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE  
01/18/13 • 01/25/13 • **02/01/13**

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**ESTATE NOTICE**

Estate of Janice Larkin, late of Lords Valley, Pike County, Pennsylvania.

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

01/18/13 • 01/25/13 • **02/01/13**

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**ESTATE NOTICE**

Estate of Dianne Eitner, late of Dingmans Ferry, Pike County, Pennsylvania.

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

01/18/13 • 01/25/13 • **02/01/13**

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**EXECUTRIX'S NOTICE**

ESTATE OF Helena

Current late of Milford, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and

those having claims to present same, without delay to

Susan A. Sheare  
282 Saw Kill Road  
Milford, PA 18337  
Executrix

01/18/13 • 01/25/13 • **02/01/13**

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**EXECUTOR NOTICE**

Estate of William C.

Lammond, deceased, late of 161 Split Rock Rd, Newfoundland, PA 18445

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:

William G. Lammond  
8 Summer Rd  
Flemington, NJ 08822,  
Executor

01/25/13 • **02/01/13** • 02/08/13

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**LETTERS  
TESTAMENTARY**

Estate of John H. Sciortino, late of 109 No Name Blvd., Shohola, PA 18458. Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to: Sharon Ingrassia-Sciortino of 109 No Name Blvd., Shohola, PA 18458 or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.  
**02/01/13 • 02/08/13 • 02/08/13**

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### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF BARBARA KINGSBURY, late of 1552 Route 390, Canadensis, Pike County, Pennsylvania (died January 14, 2013), to Robert Zweig, Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.  
**02/01/13 • 02/08/13 • 02/08/13**

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### NOTICE

THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA

Green Tree Consumer Discount Company, Plaintiff, v.  
Unknown Heirs of Estate of Derek R. Mason, deceased and Lisa Gorman, tenant, Defendants  
CIVIL No. 743-2011

**NOTICE to Unknown Heirs of Estate of Derek R. Mason, deceased and Lisa Gorman, tenant, Defendants**

TAKE NOTICE that by virtue of the above Writ of Execution issued out of the Court of Common Pleas of Pike County to the Sheriff of Pike County, there will be exposed to public sale at the Commissioners Meeting Room at 506 Broad St. in Milford, PA at 11:00 A.M. on March 13, 2013, the

following described property, of which you are the owner or reputed owner: ALL that certain piece, parcel or plot of land, with the improvements thereon erected, situate in Greene Township, Pike County and the Commonwealth of Pennsylvania, being known and designated as Lot Nos. 123 and 125 on the Map of Lots of Lands of Edgar Wilson, which has the address of 113 Rocky Road, Greentown, PA 18426.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Commissioners Office  
Pike County Admin. Building  
506 Broad Street  
Milford, PA 18337  
(570) 296-7613

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### CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, on January 22, 2013, AHS Hospital Corp., a foreign corporation formed under the laws of the State of New Jersey where its principal office is located at 6-465 South Street, Morristown, NJ 07960, for a Certificate of Authority

to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Pike County.

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**SHERIFF SALES**

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

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**SHERIFF SALE  
February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO58-2012r SUR JUDGEMENT NO. 58-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Michael M. Morgan and Jennifer L. Morgan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 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. 58-2012

WELLS FARGO BANK, N.A. vs. MICHAEL M. MORGAN JENNIFER L. MORGAN owner(s) of property situate in DINGMAN TOWNSHIP, Pike County, Pennsylvania, being 134 SANDY PINE TRAIL, MILFORD, PA 18337-9045

Parcel No.: 121-04-03-38 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$119,542.38 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 M. Morgan and Jennifer L. Morgan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$119,542.38, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael M. Morgan and Jennifer L. Morgan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$119,542.38 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmiegl  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO74-2012r SUR JUDGEMENT NO. 74-2012 AT THE SUIT OF The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, NA as Successor to JPMorgan Chase Bank, NA as

Trustee for RAMP 20055RP2 vs Junji Tatsuno 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 February 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. 74-2012  
THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RAMP 2005RP2 vs. JUNJI TATSUNO owner(s) of property situate in the TOWNSHIP OF PORTER, Pike County, Pennsylvania, being 145 SPRUCE RUN DRIVE, A/K/A ONE TARPON CREEK DRIVE, DINGMANS FERRY, PA 18328-7728 Parcel No.: 172.00-01-41 - (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$166,761.33 Attorneys for Plaintiff: Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Junji Tatsuno DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$166,761.33, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Junji Tatsuno DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$166,761.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO152-2012r SUR JUDGEMENT NO. 152-2012 AT THE SUIT OF US Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-4 vs Vencotrai Nadden and Shantawattie Nadden 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 2387  
GOLD KEY LAKES AKA  
LOT 19 SECTION 2  
GOLD KEY, MILFORD,  
PENNSYLVANIA 18337.

All that certain lot, parcel or

piece of land situate in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, being Lot 19, Block No. 2, Section 2, Gold Key Lake 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 7, Page 132.

Tax ID - 122.02-03-04

For information purposes only - property a/k/a Lot 19 Section 2 Gold Key, Dingman Township, PA 18337

Title to said premises is vested in Vencotrai Nadden and Shantawattie Nadden by deed from Narendruhanauth Mohabir and Janet Mohabir dated December 29, 2004 and recorded January 11, 2005 in Deed Book 2089, Page 2276.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Vencotrai Nadden and Shantawattie Nadden DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$193,164.26, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Vencotrai Nadden and Shantawattie Nadden DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$193,164.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • 02/01/13

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO178-2012r

SUR JUDGEMENT NO.  
178-2012 AT THE SUIT OF  
Suntrust Mortgage, Inc. vs  
David Thomas and Catherine  
Scandrick 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  
February 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. 178-2012-CIVIL  
SUNTRUST MORTGAGE,  
INC. vs. DAVID THOMAS  
CATHERINE SCANDRICK  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
33 UNDERHILL ROAD,  
A/K/A 127 THE GLEN,  
TAMIMENT, PA 18371  
Parcel No.: 188.01-01-28  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$180,725.59  
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 David Thomas and  
Catherine Scandrick  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$180,725.59,  
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 David Thomas  
and Catherine Scandrick  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$180,725.59 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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



Philadelphia, PA 19103  
01/18/13 • 01/25/13 • 02/01/13

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO212-2012r  
SUR JUDGEMENT NO.  
212-2012 AT THE SUIT OF  
US Bank National Association,  
as Trustee for MASTR Asset  
Backed Securities Trust  
2005-AB1 vs Diamantina  
Sousa 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  
February 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 DINGMAN,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS  
TO WIT;

BEING LOT 403A, SECTION  
A, CONASHAUGH LAKES,  
AS SHOWN ON PLAT  
OR MAP RECORDED IN  
THE OFFICE OF THE  
RECORDER OF DEEDS OF  
PIKE COUNTY IN PLAT  
BOOK 7, PAGE 32.

PARCEL NO. 122.03-01-02

BEING known and numbered  
as 115 Overbrook Run, Milford,  
PA, 18337-9036.

BEING THE SAME  
PREMISES WHICH  
IVAN RODRIGUEZ AND  
DIAMANTINA SOUSA, HIS  
WIFE, BY DEED DATED  
SEPTEMBER 26, 2002 AND  
RECORDED OCTOBER  
1, 2002 IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN DEED BOOK VOLUME  
1946, PAGE 2090, GRANTED  
AND CONVEYED UNTO  
DIAMANTINA SOUSA,  
MARRIED

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Diamantina Sousa  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$253,531.61,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Diamantina  
Sousa DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$253,531.61 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANI A  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 301  
Mountainside, NJ 07092  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

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

DIVISION, TO EXECUTION  
NO324-2012r SUR  
JUDGEMENT NO. 324-2012  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as trustee  
for the Certificateholders  
DWABS, Inc., Asset-Backed  
Certificates, Seried 2006- 22  
vs Erin Barboe and Robert  
Barboe 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  
February 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/Lots No. 1778,  
Section No. L, as shown on map  
entitled subdivision of Section  
L, Pocono Mountain Woodland  
Lakes Corp., on file in the  
Recorder's Office at Milford,  
Pennsylvania in Plot Book No.  
12, Page 97.

TAX PARCEL # 03-0-018706

BEING KNOWN AS: 184  
Hawthorne Drive, Milford, PA  
18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Erin Barboe and Robert Barboe DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$280,029.35, 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 Erin Barboe and Robert Barboe DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$280,029.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO422-2012r SUR JUDGEMENT NO. 422-2012 AT THE SUIT OF Wells Fargo Bank, National Association as Trustee Forsecutitized Asset Backed Receivables LLC 2005-FR4 Mortgage Pass-Through Certificates, Series 2005-FR3 vs Theodore J. Schaefer DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN place, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, more particularly described as

follows, to wit:

BEING Lot 7, Block M-107, as shown on a map entitled "Section 1, Marcel Lake Estates, Delaware Township, Pike County, Pennsylvania, which map was duly recorded on June 7, 1971 with the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 8, page 170.

BEING KNOW AS: Lot 7, Block M-107, N/K/A 12366 Marcel Lake Estates, 113 Beecher Road, A/K/A, 113 Beecher Street Dingman Ferry, (Delaware Township.), PA 18328

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

Title to said premises is vested in Theodore J. Schaefer by deed from JP Morgan Chase Bank, fka The Chase Manhattan Bank Successor by merger to Chase Bank of Texas, NA fka Texas Commerce Bank, NA as Trustee and Custodian by: Saxon Mortgage Services Inc., its attorney-in-fact dated March 25, 2005 and recorded March 31, 2005 in Deed Book 2101, Page 243.

TAX I.D. #: 02-0-071995

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

THE COMMONWEALTH OF PENNSYLVANIA TO Theodore J. Schaefer DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$ 202,308.15, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Theodore J. Schaefer DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$202,308.15 PLUS COSTS AND INTEREST AS AFORESAID.

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

123 South Broad St, Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • 02/01/13

**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO425-2010r SUR  
JUDGEMENT NO. 425-2010  
AT THE SUIT OF Bank of  
America, NA as successor by  
merger to BAC Home Loans  
Servicing, LP vs Randolph  
A. Scott and Margarete G.  
Scott 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

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  
27, Section 48, as shown on  
map of Pocono Mountain Lake  
Estates on file in the Recorder  
of Deeds Office at Pike,  
Pennsylvania in Plat 9 at Page(s)  
125.

TOGETHER WITH all  
rights-of-way and UNDER  
AND SUBJECT to all of  
the covenants, reservations,  
restrictions, and conditions  
as set forth in the Restrictive  
Covenants in prior deeds of  
record.

TITLE TO SAID PREMISES  
VESTED IN Randolph A. Scott  
and Margarete G. Scott, his  
wife, by Deed from Cost Control  
Marketing and Management,  
Inc., a Pennsylvania  
Corporation, dated 12/16/1988,  
recorded 12/20/1988 in Book  
1307, Page 273.

PROPERTY: 342 POCONO  
MOUNTAIN LAKE  
ESTATE, AKA LOT  
27 MILFORD ROAD,  
BUSHKILL, PA 18324-9014

PARCEL: 194.01-05-68 -

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Randolph A. Scott  
and Margarete G. Scott  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$180,442.24,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Randolph A.  
Scott and Margarete G. Scott  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$180,442.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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

EXECUTION NO485-2012r  
SUR JUDGEMENT NO.  
485-2012 AT THE SUIT OF  
HSBC Bank USA, National  
Association, as trustee for  
NAAC 2007-2 vs Jose Miguel  
Costanzo a/k/a Jose M.  
Costanzo Olga Gak  
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  
February 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. 485-2012  
HSBC BANK USA,  
NATIONAL ASSOCIATION,  
AS TRUSTEE FOR NAAC  
2007-2 vs. JOSE MIGUEL  
COSTANZO A/K/A JOSE M.  
COSTANZO  
OLGA GAK

owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being 107  
FOXHILL COURT,  
MILFORD, PA 18337  
Parcel No.: 110.01-01-01-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$165,118.74  
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 Jose Miguel Costanzo a/k/a Jose M. Costanzo Olga Gak DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$165,118.74, 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 Jose Miguel Costanzo a/k/a Jose M. Costanzo Olga Gak DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$165,118.74 PLUS

COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO517-2012r SUR JUDGEMENT NO. 517-2012 AT THE SUIT OF Bank of America, ,NA s/b/m to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs Robert Foy and Danielle Fusc 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 February 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. 517-2012  
BANK OF AMERICA, N.A.

S/B/M TO BAC HOME  
LOANS SERVICING, LP  
F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP vs. ROBERT FOY  
DANIELLE FUSCI  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
214 SEGATTI CIRCLE,  
BUSHKILL, PA 18324  
Parcel No.: 193.02-03-13  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$131,999.56  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Robert Foy and Danielle Fusci  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$131,999.56,  
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  
Foy and Danielle Fusci  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$131,999.56 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeigl  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO593-2012r SUR  
JUDGEMENT NO. 593-2012  
AT THE SUIT OF Nationstar  
Mortgage, LLC vs Michael  
Passamonte and Jennifer  
Passamonte 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  
February 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. 593-2012-CIVIL

NATIONSTAR  
MORTGAGE, LLC vs.  
MICHAEL PASSAMONTE  
JENNIFER PASSAMONTE  
owner(s) of property situate in  
LEHMAN TOWNSHIP, Pike  
County, Pennsylvania, being

344 SPARROW LOOP,  
BUSHKILL, PA 18324  
Parcel No.: 183.01-02-39-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$188,426.82

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 Michael Passamonte  
and Jennifer Passamonte  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$188,426.82,  
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 Michael  
Passamonte and Jennifer  
Passamonte DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$188,426.82 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO669-2012r SUR  
JUDGEMENT NO. 669-2012  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as trustee  
for the Ceriticateholders of  
CWABS, Inc. Asset-Backed  
Certificates, Series 2007-4 vs  
Janice K. Stoll 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or parcel of land situate in  
Lackawaxen Township, Pike  
County, Pennsylvania, being  
Lot No. 267, Section 3, on a  
subdivision plan of development  
(consisting of 17 sections)  
entitled Falling Waters of  
Masthope, prepared by Edward  
C. Hess Associates, Inc., and  
recorded in the Recorder's  
Office in and for Pike County,  
at Milford, Pennsylvania, in  
Plat Book Vol. 16, Pages 18-34,  
inclusive.

BEING Lot No. 267 on the  
above mentioned plan, prepared  
by Edward C. Hess Associates,  
Inc.

014.03-01-82

TAX PARCEL # 014.03-01-82

BEING KNOWN AS: 108  
Robin Way, Lackawaxen, PA  
18435

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Janice K. Stoll  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$159,884.24,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Janice K. Stoll DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$159,884.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO715-2010r SUR JUDGEMENT NO. 715-2010 AT THE SUIT OF US Bank National Association as Trustee for RASC 2007KS2 vs Eric Mitschele 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 February 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. 715-2010-CIVIL U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2007KS2 vs. ERIC MITSCHELE owner(s) of property situate in the TOWNSHIP OF LACKAWAXEN, Pike County, Pennsylvania, being RR1 BOX 1902 WHITE OAKS DRIVE, A/K/A 107 WHITE OAKS ROAD, BEACH LAKE, PA 18405-3145 Parcel No.: 003.03-01-36

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$171,208.83  
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 Eric Mitschele DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,208.83, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Eric Mitschele  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$171,208.83 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO749-2012r  
SUR JUDGEMENT NO.  
749-2012 AT THE SUIT

OF Green Tree Consumer  
Discount Company vs Iria J.  
Figueredo 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEGINNING at a point on the  
easterly line of Whippoorwill  
Drive, a common corner of Lot  
No. 52 and Lot No. 53 as shown  
on 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; thence  
by Lot No. 53 South 89 degrees  
25 minutes 48 seconds East  
320.00 feet to a point; thence by  
lands of Pocono Ranch Lands,  
Lmtd. South 29 degrees 07  
minutes 19 seconds West 136.89  
feet to a point; thence by Lot  
No. 51 North 79 degrees 31  
minutes 08 seconds West 265.00

feet to a point on the easterly line of Whippoorwill Drive; thence along the easterly line of Whippoorwill Drive along a curve to the left having a radius of 433.57 feet for an arc length of 75.00 feet (chord bearing and distance being North 5 degrees 31 minutes 32 seconds East 74.91 feet) to the place of BEGINNING.

BEING Lot No. 52 on the above mentioned plan.

TAX PARCEL # 06-0-041970

BEING KNOWN AS: 52 Whippoorwill Dr, Bushkill, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Iria J. Figueredo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$209,572.69, 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 Iria J. Figueredo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$209,572.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO813-2012r SUR JUDGEMENT NO. 813-2012 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for the Holders of the Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 vs

Hana Haig 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  
February 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. 813-2012 HSBC  
BANK USA, NATIONAL  
ASSOCIATION, AS  
TRUSTEE FOR THE  
HOLDERS OF THE  
ELLINGTON LOAN  
ACQUISITION TRUST  
2007-1, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2007-1

vs.

HANA HAIG

owner(s) of property situate  
in the TOWNSHIP OF  
LACKAWAXEN, Pike County,  
Pennsylvania, being  
115 MOUNTAIN VIEW  
ROAD, GREELEY, PA  
18425-9612 Parcel No.:  
034.00-01-38.003-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$382,022.67

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  
Hana Haig DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$382,022.67,  
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 Hana Haig  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$382,022.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA

Phelan, Hallinan & Schmiegl

1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO917-2012r SUR

JUDGEMENT NO. 917-2012

AT THE SUIT OF Wells

Fargo Bank, NA s/b/m Wells

Fargo Home Mortgagee, Inc. vs

Daniel W. Capeci a/k/a Daniel

Capeci and Andrea J. Capeci

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

February 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-917-2012

WELLS FARGO BANK,

N.A., S/B/M WELLS FARGO

HOME MORTGAGE, INC.

vs.

DANIEL W. CAPECI A/K/A

DANIEL CAPECI ANDREA

J. CAPECI

owner(s) of property situate in

SHOHOLA TOWNSHIP,

Pike County, Pennsylvania,

being

108 KILGOUR ROAD,

SHOHOLA, PA 18458-2114

Parcel No.: 036.00-01-43-,

036.00-01-41-,

036.00-01-41.001

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$204,929.83

Attorneys for Plaintiff:

Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Daniel W. Capeci a/k/a Daniel  
Capeci and Andrea J. Capeci  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$204,929.83,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel W. Capeci a/k/a Daniel Capeci and Andrea J. Capeci DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$204,929.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO924-2011r SUR JUDGEMENT NO. 924-2011v AT THE SUIT OF Flagstar Bank, FSB vs Linda Glennen and Robert A. Bea 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that tract or parcel of land situate, lying and being in the Township of Dingmans, Pike County, Pennsylvania and more particularly described as Lot #3 on a subdivision map titled "Subdivision Survey Map of Land Prepared for Gibson E. McKean, Dingman and Shohola Townships, Pike County, Pennsylvania", which map was approved by the Shohola Board of Supervisors on April 14, 1994 and approved by the Dingman Township Board of Supervisors on May 3, 1994, and recorded in the Pike County Recorder's Office in Map 1994 in Map Book 31, Pages 246 thru 249. Being known as 177 Springbrook Road, Shohola, PA 18458

Title to said premises is vested in Linda Glennen and Robert A. Bea by deed from Gibson E. McKean dated November 1, 1996 and recorded November 1, 1996 in Deed Book 1274, Page 105.

TAX I.D. #: 03-0-109498

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



THE COMMONWEALTH OF PENNSYLVANIA TO Linda Glennen and Robert A. Bea DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$177,058.31, 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 Linda Glennen and Robert A. Bea DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$177,058.31 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

McCabe Weisberg & Conway  
123 South Broad St, Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO968-2012r SUR JUDGEMENT NO. 968-2012 AT THE SUIT OF PNC Bank, National Association vs Joseph G. Dilella and Maria Dilella 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 February 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  
PNC Bank, National  
Association Plaintiff v.  
JOSEPH G. DILELLA  
MARIA DILELLA

Defendant(s)

COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE  
NO. 968-2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LACKAWAXEN PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 56  
Forrest Drive Friendly Acres,  
Hawley, PA 18428  
PARCEL NUMBER:  
05-0-063420  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES,  
P.C. S/ Attorney for Plaintiff  
PAIGE M. BELLINO,  
ESQUIRE PA ID 309091

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Joseph G. Dilella and Maria  
Dilella DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$235,061.23,  
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 Joseph G.  
Dilella and Maria Dilella  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$235,061.23 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003  
01/18/13 • 01/25/13 • **02/01/13**

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

NO1069-2012r SUR  
JUDGEMENT NO.  
1069-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Laura  
L. Coleman 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 811 AVENUE  
M, MATAMORAS,  
PENNSYLVANIA 18336.

Legal Description  
ALL THOSE CERTAIN lots  
SITUATE in the Borough of  
Matamoras, County of Pike,  
and State of Pennsylvania,  
numbered on the plan or the  
map of Wehinger's Addition  
to the town (now borough)  
of Matamoras, Pike County,  
Pennsylvania, as follows:  
BEING lots numbered  
281,283,285 and 287 as set forth,  
on said map located on Avenue  
"M", each lot being 50 feet  
wide in front and rear facing on  
Avenue "M", and being 100 feet  
in depth, said 4 lots together are  
bounded on the North by Lots  
numbered 242, 244, 246, 248,  
on the South by Avenue "M", on  
the West by Ninth Street and on  
the East by Lot numbered 279.

EXCEPTING AND  
RESERVING therefrom and  
thereout to D. Randolph Holt  
and Frances C. Holt, his wife,  
All those certain lots situate in  
the Borough of Matamoras,  
County of Pike, Commonwealth  
of Pennsylvania, as follows:

BEGINNING at an iron  
bar corner in the West line  
of Avenue M. located North  
38 degrees 48 minutes East  
116.00 feet from a pipe in the  
Northerly intersection of 9th  
Street; thence cutting through  
lands of Jacob Faber, Jr., and  
cutting through Lot 283 North  
51 degrees 12 minutes West  
100.00 feet to an iron bar corner;  
thence along lands of Francis  
Huff partly along Lots 242 and  
244 and along lands of Kathleen  
Mackechnie North 38 degrees 48  
minutes East 84 feet to an iron  
pipe; thence along Lot 279  
owned by Joseph Gilmartin  
South 51 degrees 12 minutes  
East 100.00 feet to an iron pipe  
in the line of Avenue M; thence  
along Avenue M. South 38  
degrees 48 minutes West 84.00  
feet to the point and place of  
beginning.

BEING all of Lot 281 and part  
of Lot 283, as shown on map of  
lands subdivided for Jacob Faber,  
Jr., dated April 7, 1986, being  
Drawing EE-331 of Victor E.  
Orben, R.S., approved by the  
Matamoras, Borough Council  
on May 6, 1986 and recorded on  
July 9, 1986 in Pike County Plat  
Book 24 at page 57A.

The hereinabove conveyed Lots 287, 285 and part of 283 are more fully described as follows:

ALL THOSE CERTAIN lots, situate in the Borough of Matamoras, County of Pike and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe in the Northerly intersection of 9th Street and Avenue M. said point being the Southerly corner of Lot 287; thence along 9th Street North 51 degrees 12 minutes West 100 feet to an iron pipe; thence along of Dorothy Leiher Lot 248 and Lot 246 and partly along lands of Francis Huff Lot 244 North 38 degrees 48 minutes East 116 feet to an iron bar corner; thence cutting lands of Jacob Faber, Jr., cutting through Lot 283 South 51 degrees 12 minutes East 100 feet to an iron bar corner in the line of Avenue N; thence along Avenue M. South 38 degrees 48 minutes West 116 feet to the point and place of beginning. Surveyed by Victor E. Orben, Registered Surveyor April 7, 1986, Drawing No. EE-331.

Title to said premises is vested in Laura L. Coleman by deed from Laura L. Coleman, Sole Trustee for her Successor in Trust, Under the Laura L. Coleman Living Trust Dated April 16, 1997, and any Amendments Thereto dated July 19, 2004 and recorded August 4, 2004 in Deed Book 2061, Page 2171.

TAX I.D. #: 07-0-007886

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Laura L. Coleman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,847.34, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Laura L. Coleman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,847.34 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • 02/01/13

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1088-2012r SUR  
JUDGEMENT NO. 1088-2012  
AT THE SUIT OF The Bank of  
New York Mellon fka TheBank  
of New York, as Trustee for the  
Certificateholders CWABS, Inc.  
Asset-Backed Certificates, Series  
2004-10 vs Mark Anthony  
Monteleone and Deborah  
Monteleone 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
Being known as: 805 AVENUE  
M, MATAMORAS,  
PENNSYLVANIA 18336.

Title to said premises is vested in  
Mark Anthony Monteleone and  
Deborah Monteleone by deed  
from Emilia Monteleone, widow  
dated November 9, 1995 and  
recorded November 14, 1995 in  
Deed Book 1125, Page 024.

PARCEL #: 07-103127  
TAX I.D.: 083.14-02-33.01

All that certain parcel of land  
situate in the Borough of  
Matamoras, County of Pike  
Commonwealth of Pennsylvania,  
being known and designated as  
all of Lot 281 and part of Lot  
283, as shown on map of land  
subdivided for Jacob Faber, Jr.,  
dated April 7, 1986, drawing  
EE-331 of Victor E. Orben,  
R.S. approved by the Matamoras  
Borough council on May 6, 1986  
and recorded on July 9, 1986  
in Plat Book 24, Page 57A and  
more particularly described as  
follows, to wit:

Beginning at an iron bar corner  
in the West line of Avenue  
M located North 38° 48' East  
116.00 feet from a pipe in the  
Northerly intersection of 9th  
Street; thence cutting through  
lands now or formerly of Jacob  
Faber, Jr. and cutting thought  
Lot 283 North 51° 12' West  
100.00 feet to an iron bar  
corner; thence along lands  
now or formerly of Kathleen  
Mackechnie North 38° 48' East  
84 feet to an iron pin; thence  
along Lot 278 now or formerly  
owned by Joseph Gilmartin  
South 51° 12' East 100.00 feet  
to an iron pope in the line of

Avenue M; thence along Avenue M South 38" 48' West 84.00 feet to the point and place of beginning.

Being all of Lot 281, as shown on map of land subdivided for Jacob Faber, Jr., dated April 7, 1986, drawing EE-331 of Victor E. Orben, R.S. approved by the Matamoras Borough Council on May 6, 1986 and recorded on July 9, 1986 in Plat Book 24 page 57A.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark Anthony Monteleone and Deborah Monteleone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$160,508.67, 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 Mark Anthony Monteleone and Deborah Monteleone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$160,508.67 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • 02/01/13

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1092-2012r SUR JUDGEMENT NO. 1092-2012 AT THE SUIT OF JPMorgan Chase Bank, National Assciaton, s/b/m to Chase Home Finance, LLC

vs Ralph D. Greco aka Ralph Dennis Greco 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 February 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. 1092-2012 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC

vs.  
RALPH D. GRECO A/K/A RALPH DENNIS GRECO owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 961 OXFORD STREET, BUSHKILL, PA 18324 Parcel No.: 192.04-04-49 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$200,344.90 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 Ralph D. Greco aka Ralph Dennis Greco DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,344.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ralph D. Greco aka Ralph Dennis Greco DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,344.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400

1 Penn Center Plaza  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1141-2012r SUR  
JUDGEMENT NO.  
1141-2012 AT THE SUIT  
OF Bank of America, NA  
successor by Merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home  
Loans Servicing, LP vs Nancy  
Perrone 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  
February 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. 1141-2012  
BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP FKA  
COUNTRYWIDE HOME  
LOANS SERVICING, LP  
vs.  
NANCY PERRONE owner(s)

of property situate in the  
TOWNSHIP OF DINGMAN,  
Pike County, Pennsylvania,  
being 143 ARBUTUS LANE,  
MILFORD, PA 18337-7415  
Parcel No.: 110.04-02-46  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$281,370.63  
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 Nancy Perrone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$281,370.63,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nancy Perrone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$281,370.63 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmiegl  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • 02/01/13

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1175-2012r SUR JUDGEMENT NO. 1175-2012 AT THE SUIT OF Suntrust Mortgage, Inc. vs Beth Willabay 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 February 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. 1175-2012-CIVIL SUNTRUST MORTGAGE, INC. vs. BETH WILLABAY owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 177 SOUTHWYND DRIVE, MILFORD, PA 18337 Parcel No.: 109.02-01-02.028- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$218,050.25 Attorneys for Plaintiff: Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Beth Willabay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$218,050.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Beth Willabay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$218,050.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1175-2009r SUR JUDGEMENT NO. 1175-2009 AT THE SUIT OF JPMorgan Chase Bank, NA vs Shannon Hogarty and Antoinette Hogarty 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot, piece or parcel of land situate, lying and being in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot No. 461-A, Section No. 3, as shown on a map or plan of Pocono Ranchlands, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book 7, page 157.

Improvements: Residential Dwelling  
THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Shannon Hogarty and Antoinette Hogarty DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,123.27, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Shannon Hogarty and Antoinette Hogarty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,123.27 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE  
February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1207-2012r SUR JUDGEMENT NO. 1207-2012 AT THE SUIT OF Bank of America, NA as successor by Merger to BAC Home Loans Servicing, LP fka Countrywide

Home Loans Servicing, LP vs Jaime S. Pinzone and Joseph A. Pinzone DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 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. 1207-2012  
BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP

vs.  
JAIME S. PINZONE  
JOSEPH A. PINZONE  
owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 120 COBBLESTONE DRIVE, MILFORD, PA 18337-4432  
Parcel No.: 122.01-02-40-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$166,091.21  
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 Jaime S. Pinzone  
and Joseph A. Pinzone  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$166,091.21,  
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 Jaime S.  
Pinzone and Joseph A. Pinzone  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$166,091.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1226-2012r SUR  
JUDGEMENT NO. 1226-2012  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as Trustee  
for the Certificateholders of  
CWABS Inc., Asset-Backed  
Certificates, Series 2006-3 c/o  
Bank of America, NA vs Dennis  
S. DeGroat and Jody Degroat  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
Being known as: 1172  
DELAWARE DRIVE,  
MATAMORAS,  
PENNSYLVANIA 18336.

Title to said premises is vested in Dennis S. De Groat and Jody L. De Groat by deed from Kawildiro Homes, Inc. dated March 11, 1992 and recorded March 25, 1992 in Deed Book 519, Page 230.

TAX/PARCEL I.D. #: 13-0-103929

ALL that certain lot of land, together with the appurtenances thereto appertaining, situate, lying and being in the Township of Westfall, County of PIKE, State of Pennsylvania, more particularly bounded and described in accordance with subdivision plan entitled "Glass House Hill Estates" drawn by Victor E. Orben, Registered Surveyor, which said subdivision plan has been approved by the appropriate municipal authorities and is recorded in Pike County, Pennsylvania in the Office of the Recorder of deeds in and for said County in Map book 21 at Page 83, more particularly described as follows:

BEGINNING at a point in the centerline at State Route 1017 being the public highway that runs from Matamoros to Mill Rift the said corner being a common corner between Lots 40 and Lot 41 of Glass House Hill Estates and located Southerly 118.7 feet from the South line of Pine Terrace Road, thence running along the centerline of SR 1017 South 58 degrees 39 minutes 00 seconds East 152.008 feet to a point, thence Leaving

the centerline of same and running along lot 42 South 40 degrees 40 minutes 24 seconds West 356.637 feet to a found iron bar corner located in the line of Lot 39, thence along Lot 39 North 49 degrees 19 minutes 36 seconds West 150.0 feet to an iron bar set in some fill, thence along Lot 40 North 40 degrees 40 minutes 24 seconds East 332.011 feet to the point and place of beginning. Containing 1.19 acres more or less. Subject to the one-half width of the highway right of way and electric line Right of Way.

Being known and numbered as Lot No. 41 on the above referred to Subdivision Plan

The above description being according to a survey by Victor Orben, Registered Surveyor dated October 29, 1991.

SUBJECT to the covenants, easements and restrictions of record including those referred to in Liber 926 page 218, Liber 446 page 277, Liber 897 page 335, Liber 952 page 117, Liber 323 Page 320, as the same may effect the premises herein.

The conveyance is further subject to a common driveway and conditions referred to in Liber 1156 page 4 and if and as the same may affect the premises, those covenants and restrictions filed and referred to on Map in Book 21 of Maps at page 83.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dennis S. DeGroat and Jody Degroat DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$336,011.93, 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. Dennis S. DeGroat and Jody Degroat DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$336,011.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1242-2012r SUR JUDGEMENT NO. 1242-2012 AT THE SUIT OF JPMorgan Chase Bank, NA vs William Reno a/k/a William G. Reno 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 February 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. 2012-01242 JPMORGAN CHASE BANK, N.A.  
vs.  
WILLIAM RENO A/K/A WILLIAM G. RENO  
owner(s) of property situate in the TOWNSHIP OF

DINGMAN, Pike County,  
Pennsylvania, being  
127 KUNIGUNDE DRIVE,  
MILFORD, PA 18337-7237  
Parcel No.: 110.02.02-72  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$255,309.63  
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 William Reno  
a/k/a William G. Reno  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$255,309.63,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William  
Reno a/k/a William G. Reno  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$255,309.63 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1295-2012r SUR  
JUDGEMENT NO. 1295-2012  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York, as trustee  
for the Certificateholders of  
CWMBS, Inc. Reperforming  
Loan Remic Trust Certificates,  
Series 2003-R4 vs Benjamin  
F. Van Orden and Tammy S.  
Van Orden 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  
February 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. 1295-2012-CIVIL  
THE BANK OF NEW  
YORK MELLON FKA THE  
BANK OF NEW YORK,  
AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS  
OF CWMBS, INC.,  
REPERFORMING  
LOAN REMIC TRUST  
CERTIFICATES, SERIES  
2003-R4

vs.

BENJAMIN F. VAN ORDEN  
TAMMY S. VAN ORDEN  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT 359 MINK POND  
ROAD (LR 51003), A/K/A  
5122 MINKS POND ROAD,  
BUSHKILL, PA 18324  
Parcel No.: 189.02-07-53-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$73,685.33  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmiege, LLP

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Benjamin F. Van Orden  
and Tammy S. Van Orden  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$73,685.33,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Benjamin  
F. Van Orden and Tammy S.  
Van Orden DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$73,685.33 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF



PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1304-2011r  
SUR JUDGEMENT NO.  
1304-2011 AT THE SUIT  
OF Bank United vs Paul  
Costable 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  
February 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  
BankUnited

Plaintiff  
v.  
PAUL COSTABLE  
Defendant(s)

COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1304-2011-CIVIL

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
WESTFALL, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 10 Cedar  
Lane, Matamoras, PA 18336  
PARCEL NUMBER:  
13-0-002958  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P.C.  
S/ Attorney for Plaintiff  
Elana B. Flehinger, Esq  
PA ID 209197

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Paul Costable  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$155,513.71,

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 Paul Costable  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$155,513.71 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, J 0800-360  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

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

DIVISION, TO EXECUTION  
NO1316-2012r SUR  
JUDGEMENT NO. 1316-2012  
AT THE SUIT OF The Bank  
of New York Mellon fka The  
Bank of New York as Trustee  
for the Certificateholders of  
CWALT, Inc. Alternative Loan  
Trust 2007-5CB, Mortgage  
Pass-Through Certificates,  
Series 200-CB vs Robert  
A. Truscott and Dawn M.  
Truscott 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
lot, piece or parcel of land  
situate In the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
Being Lot 271, Section 2, as  
shown on a map or plan of  
Pocono Ranch Lands on file  
the Recorder of Deeds Office  
at Milford, Pike County,  
Pennsylvania In Plat Book  
Volume 25, Page 71.

TAX PARCEL # 182.02-02-26

BEING KNOWN AS: Lot  
271 Sec 2 Snow Shoe 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 Robert A. Truscott and Dawn M. Truscott DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$231,242.06, 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 Robert A. Truscott and Dawn M. Truscott DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$231,242.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1378-2009r SUR JUDGEMENT NO. 1378-2009 AT THE SUIT OF Bank of America, NA vs Joy Peppaceno 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: 987  
YACHT CLUB ROAD,  
GREENTOWN,  
PENNSYLVANIA 18426.

ALL THAT CERTAIN lot, piece, parcel and tract of land situate, lying and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, known and designated as Lot Number

987, on Map 5 of Plan of Lots prepared for Tanglwood Lakes, Inc., by Harry F. Schoenagel, Registered Surveyor, dated June 16th, 1970 and recorded in the Office of the Recorder of Deeds for Pike County in Plat Book Number 8, page 159, under and subject to all restrictions set forth in document entitled Restrictions Pertaining to Lots in Tanglwood Lakes recorded in the Office of the Recorder of Deeds for Pike County in Deed Book Number 245, at Page 955, which restrictions are hereby expressly incorporated herein by reference and shall be as binding as if recited herein full, and EXCEPTING AND RESERVING to Grantor an easement for Grantor to construct, repair, replace, operate and maintain gas, sewer, water and other utility lines. Grantee shall have the right together with all other lot owners in Tanglwood Lakes to use the private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other lot owners in Tanglwood Lakes the rights of way owned by Tanglwood Lakes, Inc., to Wallenpaupack, provided the Grantor reserves the right at any time and from time to time, to change the location of said rights of way over lands of Grantor to such other location or locations as Grantor may determine in its sole discretion, except that it shall not affect the title to Grantee's lot and provided that any such change in location shall not deprive the

Grantee of frontage on road or to free ingress and egress.

Title to said premises is vested in Joy Peppaceno by deed from Joy Peppaceno dated January 24, 2006 and recorded February 6, 2006 in Deed Book 2158, Page 1058.

TAX I.D. #: 070.04-02-25.001

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joy Peppaceno DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,714.06, 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 Joy Peppaceno DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,714.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad St., Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1387-2012r SUR JUDGEMENT NO. 1387-2012 AT THE SUIT OF Wells Fargo Bank, NA as Trustee for the Holders of the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-WMC1 vs Michael C. Troetti, 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 February 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. 26, Block No. 35, Section No. 3, 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 12.

TAX PARCEL #03-02-019125

BEING KNOWN AS: 2701 Gold Key Estates, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael C. Troetti, JR DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$180,507.18, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael C.  
Troetti, JR DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$180,507.18 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1402-2012r SUR  
JUDGEMENT NO.  
1402-2012\_ AT THE SUIT

OF JPMorgan Chase Bank,  
National SAassociation, s/b/m to  
Chase Home Finance, LLC vs  
Michael McLean a/k/a Michael  
M. McLean and Monique  
McLean a/k/a Monique N.  
McLean 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  
February 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. 1402-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
S/B/M TO CHASE HOME  
FINANCE, LLC  
vs.  
MICHAEL MCLEAN A/K/A  
MICHAEL M. MCLEAN  
MONIQUE MCLEAN A/K/A  
MONIQUE N. MCLEAN  
owner(s) of property situate  
in the TOWNSHIP OF  
SHOHOLA, Pike County,  
Pennsylvania, being  
144 ONEIDA ROAD,  
SHOHOLA, PA 18458-2322  
Parcel No.: 049.02-09-47  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$312,346.56  
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 McLean a/k/a Michael M. McLean and Monique McLean a/k/a Monique N. McLean DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$312,346.56 , 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 McLean a/k/a Michael M. McLean and Monique McLean a/k/a Monique N. McLean

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$312,346.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1404-2012r SUR JUDGEMENT NO. 1404-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for the Certificateholders of The First Franklin Mortgage Loan Trust 2006-FF4, Mortgage Pass-Through Certificates, Series 2006-RR4 vs Christine R. Ohocinski and Willaim J. Ohocinski, 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 February 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. 1404-2012

DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS  
OF THE FIRST FRANKLIN  
MORTGAGE LOAN TRUST  
2006-FF4, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES  
2006-FF4

vs.

CHRISTINE R. OHOCINSKI  
WILLIAM J. OHOCINSKI, JR

owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
242 SURREY ROAD A/K/A  
2051 HEMLOCK FARMS,  
HAWLEY, PA 18428-9073  
Parcel No.: 107.03-01-19  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$115,138.65

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  
Christine R. Ohocinski and  
William J. Ohocinski, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR

EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$115,138.65,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Christine R. Ohocinski and  
William J. Ohocinski, JR.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$115,138.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan & Schmeig  
1617 JFK Blvd, Ste 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**



BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1445-2012r SUR  
JUDGEMENT NO. 1445-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association, successor in interest  
by purchase from the FDIC as  
Receiver of Washington Mutual  
Bank f/k/a Washington Mutual  
Bank, FA a Federal Association  
vs Dawn A. Felice and Phil  
W. Felice 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  
February 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 3265, Section 34, Saw  
Creek Estates Townhouses, 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 26,  
Page 167.

TAX PARCEL # 197.03-04-47  
BEING KNOWN AS: 3265  
Windermere 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  
Dawn A. Felice and Phil W.  
Felice DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$83,695.34,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Dawn A.  
Felice and Phil W. Felice  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$83,695.34 PLUS  
COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1447-2012r SUR  
JUDGEMENT NO. 1447-2012  
AT THE SUIT OF The  
Bank of New York Mellon  
f/k/a The Bank of New York,  
as Trustee for the Benefit of  
the Certificateholders of the  
CWABS, Inc. Asset-Backed  
Certificates, Series 2004-6  
vs James S. Dixon and  
Jolyn Dixon a/k/a Jolyn L.  
Colavito 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 3061  
HEMLOCK FARMS,  
HAWLEY, PENNSYLVANIA

18428.

ALL THAT CERTAIN lot,  
piece or parcel of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 35, Block IX , Hemlock  
Farms Community, Stage  
XXVIII, as shown on plat of  
Hemlock Farms Community,  
Elm Ridge, stage XXVIII,  
recorded in the Office of the  
Recorder of Deeds, Pike County,  
in Plat Book 8, Page 232, on the  
6th day of July, 1971.

Tax Identification No.  
01-035981.

Title to said premises is vested in  
James S. Dixon and Jolyn Dixon  
a/k/a Jolyn Colavito by deed  
from Norma I. Kirschen and  
Robert Kirschen dated March  
5, 1999 and recorded March 8,  
1999 in Deed Book 1714, Page  
136.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
James S. Dixon and Jolyn  
Dixon a/k/a Jolyn L. Colavito  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$168,893.89,  
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 James S.  
Dixon and Jolyn Dixon  
a/k/a Jolyn L. Colavito  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$168,893.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St, Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1496-2012r SUR  
JUDGEMENT NO.  
1496-2012 AT THE SUIT  
OF M&T Bank v s Norman  
E. Orebek and Bonnie  
Orebek 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Being known as: 120  
PEDERSEN RIDGE  
ROAD, MILFORD,  
PENNSYLVANIA 18337.

ALL THAT CERTAIN  
piece, parcel and tract of land  
situate in the Township of  
Dingman, County of Pike  
and State of Pennsylvania,  
described as follows: Lot 63  
as set forth on map entitled  
"Warren Pederson Subdivision,  
Dingman Township, Pike  
County, Pennsylvania, owned  
and developed by Warren  
Pederson, Date October 4, 1971,  
Scale I" =100', Victor E. Orben,  
R.S. Milford, Penn., Dwg. No.  
I-1090" recorded in the Office  
of the Recorder of Deeds of Pike  
County, Pennsylvania in Plat  
Book 9, page 102.

UNDER AND SUBJECT to

the rights, reservations, and restrictions and covenants as set forth in the deed from Warren Pederson and Darlene Pederson to Richard A. Conklin and Frances Elizabeth Conklin, as set forth in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book Volume 623, page 122.

Title to said premises is vested in Norman D. Orebek and Bonnie Orebek by deed from Security Bank and Trust Company dated March 2, 1985 and recorded March 8, 1985 in Deed Book 965, Page 246.

TAX I.D. #: 03-0-060723

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Norman E. Orebek and Bonnie Orebek DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$221,414.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Norman E. Orebek and Bonnie Orebek DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$221,414.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St, Ste. 2080  
Philadelphia, PA 19109  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1589-2009r SUR JUDGEMENT NO. 1589-2009 AT THE SUIT OF Chase Home Finance LLC s/b/m/t Chase Manhattan Mortgage Corporation vs Victor Castanheira and Jacqueline Pimentel, a/k/a Jacqueline

Pimendel 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  
February 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.: 1589-2009-Civil

CHASE HOME FINANCE  
LLC, s/b/m/t Chase Manhattan  
Mortgage Corporation, Plaintiff  
vs.  
VICTOR CASTANHEIRA  
and JACQUELINE  
PIMENTEL, a/k/a  
JACQUELINE PIMENDEL,  
Defendants.

LONG FORM  
DESCRIPTION

PREMISES "A"

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,

TO WIT:

BEGINNING AT  
A POINT ON THE  
SOUTHWESTERLY  
LINE OF DEER RUN, A  
COMMON CORNER OF  
LOT NO. 195 AND LOT  
NO. 196, AS SHOWN  
ON A PLAN TITLED,  
"SUBDIVISION OF LANDS  
OF BENJAMIN FOSTER,  
LEHMAN TOWNSHIP,  
PIKE COUNTY, SECTION  
THREE", PREPARED  
BY EDWARD C.  
HESS ASSOCIATES,  
OCTOBER 17, 1969 AND  
RECORDED IN PLAT  
BOOK VOL. 7, PAGE 157,  
OCTOBER 17, 1969, ON  
FILE IN THE OFFICE  
OF THE RECORDER  
OF DEEDS, MILFORD,  
PENNSYLVANIA, FROM  
WHICH A STONE  
CORNER MARKING  
THE SOUTHEASTERLY  
CORNER OF PARCEL NO.  
2 OF LANDS CONVEYED  
BY BENJAMIN FOSTER  
TO POCONO RANCH  
LANDS, LMTD., BY DEED  
DATED NOVEMBER 27,  
1971 AND RECORDED IN  
THE AFOREMENTIONED  
OFFICE IN DEED BOOK  
VOL. 258, PAGE 824, BEARS  
NORTH 73 DEGREES 42  
MINUTES 48 SECONDS  
EAST DISTANT 8670.26  
FEET; ALSO FROM  
WHICH A STONE  
CORNER MARKING THE  
WESTERLY CORNER OF  
PARCEL NO. 6 OF THE

ABOVE MENTIONED LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BEARS SOUTH 86 DEGREES 37 MINUTES 53 SECONDS WEST DISTANT 1596.48 FEET; THENCE BY LOT NO. 195 SOUTH 7 DEGREES 48 MINUTES 45 SECONDS WEST 200.00 FEET TO A POINT; THENCE BY LANDS OF POCONO RANCH LANDS, LMTD., NORTH 82 DEGREES 11 MINUTES 15 SECONDS WEST 80.00 FEET TO A POINT; THENCE BY LOT NO. 197 NORTH 7 DEGREES 48 MINUTES 45 SECONDS EAST 200.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF DEER RUN; THENCE ALONG THE SOUTHWESTERLY LINE OF DEER RUN SOUTH 82 DEGREES 11 MINUTES 15 SECONDS EAST 80.00 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 196 ON THE ABOVE MENTIONED PLAN.

PREPARED BY EDWARD C. HESS ASSOCIATES, INC.

PARCEL NO. 182.01-01-07

PREMISES "B"

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 SOUTHWESTERLY LINE OF DEER RUN A COMMON CORNER OF LOT NO. 196 AND LOT NO. 197 AS SHOWN ON A PLAN TITLED "SUBDIVISION OF LANDS OF BENJAMIN FOSTER, LEHMAN TOWNSHIP, PIKE COUNTY, SECTION THREE" PREPARED BY EDWARD C. HESS ASSOCIATES, OCTOBER 17, 1969, AND RECORDED IN PLAT BOOK VOL. 7, PAGE 157, OCTOBER 17, 1969, ON FILE IN THE OFFICE OF THE RECORDER OF DEEDS, MILFORD, PENNSYLVANIA, FROM WHICH A STONE CORNER MARKING THE SOUTHEASTERLY CORNER OF PARCEL NO. 2 OF LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BY DEED DATED NOVEMBER 27, 1971 AND RECORDED IN THE AFOREMENTIONED OFFICE IN DEED BOOK 258, PAGE 824, BEARS NORTH 73 DEGREES 55 MINUTES 38 SECONDS EAST DISTANT 8743.35

FEET, ALSO FROM WHICH A STONE CORNER MARKING THE WESTERLY CORNER OF PARCEL NO. 6, OF THE ABOVE MENTIONED LANDS CONVEYED BY BENJAMIN FOSTER TO POCONO RANCH LANDS, LMTD., BEARS SOUTH 86 DEGREES 02 MINUTES 45 SECONDS WEST DISTANT 1518.08 FEET; THENCE BY LOT NO. 196 SOUTH 7 DEGREES 48 MINUTES 45 SECONDS WEST 200.00 FEET TO A POINT; THENCE BY LANDS OF POCONO RANCH LANDS, LMTD., NORTH 82 DEGREES 11 MINUTES 15 SECONDS WEST 95.00 FEET TO A POINT; THENCE BY LOT NO. 195 NORTH 7 DEGREES 48 MINUTES 45 SECONDS EAST 200.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF DEER RUN; THENCE ALONG THE SOUTHWESTERLY LINE OF DEER RUN SOUTH 82 DEGREES 11 MINUTES 15 SECONDS EAST 95.00 FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 197 ON THE ABOVE MENTIONED PLAN.

PARCEL NO. 182.01-01-08

LOTS 196 AND 197 SECTION 3 IS COMBINED

AS ONE PARCEL NO. 182.01-01-08.

BEING the same premises which Victor M. Castanheira and Jacqueline Pimentel, by Deed dated January 5, 2009 and recorded in the Office of the Recorder of Deeds of Pike County on January 6, 2009, in Deed Book Volume 2297, Page 899, granted and conveyed unto Victor M. Castanheira and Jacqueline Pimentel.

GRENEN & BIRSIC, P.C.

By: S/

Kristine M. Anthou, Esquire  
Attorneys for Plaintiff  
One Gateway Center, Ninth  
Floor

Pittsburgh, PA 15222  
(412) 281-7650

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Victor Castanheira and Jacqueline Pimentel, a/k/a Jacqueline Pimendel DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,153.21, 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 Victor Castanheira and Jacqueline Pimentel, a/k/a Jacqueline Pimendel DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,153.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Grenen & Birsic  
1 Gateway Center, Nine West  
Pittsburgh, PA 15222  
01/18/13 • 01/25/13 • **02/01/13**

---

**SHERIFF SALE**  
**February 13, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1610-2012r SUR JUDGEMENT NO. 1610-2012 AT THE SUIT

OF JPMorgan Chase Bank, National Association vs Beatrice Krash and United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY February 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. 662, Section 10, as is more particularly set fourth on the Plot Mar of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the Office of the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 15, page 13.

Being the Same premises which Harmon Homes, Inc., a Pennsylvania Corporation by its deed dated February 8, 2008 and recorded in the Office of the Recorder of Deeds in and for Pike County, Milford, Pennsylvania in Record Book Volume 2266, page 1158; granted and conveyed unto Beatrice Krash, a single woman, mortgagor hereof, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF



EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Beatrice Krash and United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$283,847.26, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Beatrice Krash and United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$283,847.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo, LLC  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
01/18/13 • 01/25/13 • **02/01/13**

---

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1638-2012r SUR JUDGEMENT NO. 1638-2012 AT THE SUIT OF JPMorgan Chase Bank, NA successor in interest by perurchase from the FDIC as Receiver of Washington Mutual Bank, f/k/a Washington Mutual Bank, NA vs Rosa Sotomayor 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 February 13, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot, parcel or piece of ground situated in the Township of Lehman, County of Pike, Commonwealth of Pennsylvania, being Lot Numbers 1 and 2 Stage 6, as shown on map on file in the Recorder of Deeds Office

for Pike county at Milford,  
Pennsylvania in Plot Book  
Volume 10, Page 73, for Pine  
Ridge.

TAX PARCEL #S:  
194.01-02-46; 194.01-02-45

BEING KNOWN AS: 1461  
Pocono Boulevard, Bushkill, PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Rosa Sotomayor  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$176,856.16,  
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 Rosa  
Sotomayor DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$176,856.16 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • 02/01/13

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1648-2011r SUR  
JUDGEMENT NO. 1648-2011  
AT THE SUIT OF Fannie  
Mae ("Federal National  
Mortgage Association") vs  
Lottie Love aka Lottie M. Love  
and Tara Lyttle and Dennis  
Lyttle 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  
February 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. 1648-2011

FANNIE MAE ("FEDERAL  
NATIONAL MORTGAGE  
ASSOCIATION")

vs.

LOTTIE LOVE A/K/A

LOTTIE M. LOVE

TARA LYTTLE

DENNIS LYTTLE

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

34 THORNWAY,

TAMIMENT, PA 18371

Parcel No.: 187.02-01-05

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$241,241.29

Attorneys for Plaintiff:

Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF

EXECUTION ISSUED BY

THE PROTHONOTARY OF

THE COMMONWEALTH

OF PENNSYLVANIA

TO Lottie Love aka

Lottie M. Love and Tara

Lyttle and Dennis Lyttle

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$241,241.29,

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 Lottie Love  
aka Lottie M. Love and Tara  
Lyttle and Dennis Lyttle  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$241, 241.29 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,

PENNSYLVANIA

Phelan Hallinan & Schmeig

1617 JFK Blvd, Ste 1400

Philadelphia, PA 19103

01/18/13 • 01/25/13 • 02/01/13

**SHERIFF SALE**

**February 13, 2013**

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

NO1783-2011r SUR  
JUDGEMENT NO. 1783-2011  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Robert  
M. Delgado and Vivianna I.  
Delgado 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  
February 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. 1783-2011-CV  
WELLS FARGO BANK, N.A.  
vs.  
ROBERT M. DELGADO  
VIVIANNA I. DELGADO  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
LOT 536 MINK TRAIL,  
BUSHKILL, PA 18324  
Parcel No.: 189.04-07-34  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$199,775.48  
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 Robert M. Delgado  
and Vivianna I. Delgado  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$199,775.48,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Robert  
M. Delgado and Vivianna I.  
Delgado DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$199,775.48 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan & Schmieg  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1811-2009r SUR  
JUDGEMENT NO.  
1811-2009 AT THE SUIT  
OF Bank of America, NA  
successor by Merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Lorraine J.  
Stankiewicz and Michael R.  
Stankiewicz 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  
February 13, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Tract No. 5301, Section No.

XVIII, Conashaugh Lakes, as  
shown on plat or map recorded  
in the office of the Recorder of  
Deeds of Pike County in Plat  
Book 18, Page 140.

TAX PARCEL # 121-04-01-52

BEING KNOWN AS: 5301  
Conashaugh Lakes, Dingmans  
Ferry, PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Lorraine J. Stankiewicz  
and Michael R. Stankiewicz  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$262,446.22,  
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 Lorraine J. Stankiewicz and Michael R. Stankiewicz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$262,446.22 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**

**February 13, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1829-2010r SUR JUDGEMENT NO. 1829-2010 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m to Chase Home Finance LLC vs Constance Cecora Conry 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 February 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. 1829-2010 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC

vs.

CONSTANCE CECORA CONRY

owner(s) of property situate in DINGMAN TOWNSHIP, Pike County, Pennsylvania, being 185 FRENCHTOWN ROAD, MILFORD, PA 18337-9001

Parcel No.: 094.00-01-05.028 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$237,962.23

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 Constance Cecora Conry DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$237,962.23,

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 Constance  
Cecora Conry DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$237,962.23 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmiegl  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2011-2011r SUR  
JUDGEMENT NO. 2011-2011  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Claudia  
J. Gittens 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  
February 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. 2011-2011 CIVIL  
WELLS FARGO BANK, N.A.  
vs.  
CLAUDIA J. GITTENS  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
3603 KENSINGTON DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 197.01-02-64  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$181,678.15  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmiegl, LLP

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Claudia J. Gittens  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$181,678.15,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Claudia J.  
Gittens DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$181,678.15 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg

1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • 02/01/13

**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2138-2009r SUR  
JUDGEMENT NO. 2138-2009  
AT THE SUIT OF Wells Fargo  
Bank, NA as Trustee for the  
Holders of Sasco 2007-MLN1  
vs Ian Bolden and Nichole  
Bolden 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  
February 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. 2138-2009-CIVIL  
WELLS FARGO BANK,  
N.A. AS TRUSTEE FOR  
THE HOLDERS OF SASCO  
2007-MLN1

vs.  
IAN BOLDEN  
NICHOLE BOLDEN  
owner(s) of property situate  
in the TOWNSHIP OF



DINGMAN, Pike County,  
Pennsylvania, being  
129 SOUTH SHORE DRIVE,  
MILFORD, PA 18337  
Parcel No.: 122.02-07-01.002  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$361,308.49  
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  
Ian Bolden and Nichole Bolden  
DEFENDANTS, OWNER  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$361,308.49,  
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 Ian Bolden  
and Nichole Bolden  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$361,308.49 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2257-2010r SUR  
JUDGEMENT NO. 2257-2010  
AT THE SUIT OF PNC Bank  
National Association vs Thomas  
R. Mather 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  
February 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  
PNC Bank, National  
Association  
Plaintiff  
v.  
THOMAS R MATHER  
Defendant(s)

COURT OF COMMON  
PLEAS CIVIL DIVISION  
Pike County MORTGAGE  
FORECLOSURE  
NO. 2257-2010  
SHORT DESCRIPTION FOR  
ADVERTISING ALL THAT  
CERTAIN LOT OF LAND  
SITUATE IN TOWNSHIP  
OF MILFORD, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 129  
Deep Brook Road, Milford, PA  
18337  
PARCEL NUMBER:  
097.03-01-43  
IMPROVEMENTS:  
Residential Property  
UDREN LAW OFFICES, P .C.  
S/  
Attorney for Plaintiff  
ELIZABETH L WASSALL,  
ESQ  
PA ID 77788

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Thomas R. Mather  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$124,380.93,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Thomas R.  
Mather DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$124,380.93 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  
01/18/13 • 01/25/13 • **02/01/13**

**SHERIFF SALE**  
**February 13, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO2523-2010r SUR  
JUDGEMENT NO. 2523-2010  
AT THE SUIT OF Bank of  
America, NA as successor by  
merger to BAC Home Loans  
Servicing, LP vs Donna Carr and  
Curtis Carr 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  
February 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. 2523-2010  
BANK OF AMERICA,  
N.A. AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
vs.  
DONNA CARR  
CURTIS CARR  
owner(s) of property situate in

LEHMAN TOWNSHIP, Pike  
County, Pennsylvania, being  
17 WINCHESTER WAY  
A/K/A 1061 SAW, CREEK  
ESTATES, LOT 1219,  
SECTION 17, BUSHKILL,  
PA 18324  
Parcel No.: 192.02-04-26 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$184,293.48  
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  
Donna Carr and Curtis Carr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$184,293.48,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
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LATER THAN THIRTY

(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Donna Carr and Curtis Carr  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$184,293.48 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan, Hallinan & Schmieg  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
01/18/13 • 01/25/13 • **02/01/13**

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