

---

LEGAL NOTICES

---

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

---

**ESTATE NOTICES**

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

---

**EXECUTRIX NOTICE**

Estate of ARLENE S. CHORY a/k/a ARLENE CHORY, late of Palmyra Township, Pike County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTRIX: JoAnn Donnelly, 25 Geranium Ave, Floral Park, NY 11001; Attorney for ESTATE: Nicholas A. Barna, Esq., 831 Court Street, Honesdale, PA 18431.  
06/10/16 • 06/17/16 • **06/24/16**

---

**NOTICE OF DECEDENT'S ESTATE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the Estate of Burt Obremski, Deceased, late of 369 Roemerville Rd., Greene Township, Pike County, Pennsylvania, 18426 who died on April 18, 2016. 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 Administratrix, Agnes Obremski, or Michael N. Krisa, Attorney for the Estate, 3397 Scranton/Carbondale Highway, Suite 4, Blakely, Pennsylvania 18447.  
Michael N. Krisa, Esquire  
KRISA & KRISA, P.C.  
06/10/16 • 06/17/16 • **06/24/16**

---

**NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary were granted to Amanda S. Courtright, in the Estate of MERVIN H. STROMINGER, late of Palmyra Township, Pike County, Pennsylvania, who died on April 24, 2016. All persons indebted to the said Estate are required to make payment, and those having claims or demands to present the same without delay to the Personal Representative or attorney named below: Amanda S. Courtright, 201 Shiny Mountain Road, Greentown, PA 18426 or Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 North Front Street, Harrisburg, PA 17110.  
06/10/16 • 06/17/16 • **06/24/16**

---

**EXECUTOR'S NOTICE**

ESTATE OF Edward M Rilli, Sr. late of Blooming

Grove Township, Pike County, Pennsylvania, deceased.

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

Edward M Rilli, Jr.  
363 Wierimus Rd.  
Hillsdale, NJ 07642  
Executor

06/17/16 • 06/24/16 • 07/01/16

---

**ESTATE NOTICE**

ESTATE OF Diane

M. Phillips late of Blooming Grove Twsp Pike County, Pennsylvania, deceased.

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

David Phillips  
2002 Hemlock Farms  
Hawley, PA 18428  
Administrator

06/17/16 • 06/24/16 • 07/01/16

---

**ESTATE NOTICE**

Estate of Dolores Virginia Kingston, late of Delaware Township, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Donna Marsh, all persons indebted to the said estate are requested to make payment, and those having claims to present

the same without delay to her attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

06/17/16 • 06/24/16 • 07/01/16

---

**EXECUTORS NOTICE**

Estate of Arthur A.

Candrea, deceased, late of 402 Log Tavern Road Dingman Township, Pike County Pennsylvania.

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:

John O'Neill  
51-42 30th Ave. Apt 2L  
Woodside, NY 11377  
And Casper Furnari  
175-20 74th Ave.  
Fresh Meadows, N.Y. 11366  
Co-Executors  
Or to their Attorney:  
Bernard Helldorfer, Esq.  
69-64 Grand Ave.  
Maspeth, NY 11378

06/17/16 • 06/24/16 • 07/01/16

---

**EXECUTRIX NOTICE**

ESTATE OF JOHN

HENRY PETERSON, JR., late of Tamiment Borough, Pike County, Pennsylvania, deceased.

Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present

same, without delay to  
Doreen Hall  
209 William St. 2nd Floor  
Orange, NJ 07050  
Executrix  
06/17/16 • 06/24/16 • 07/01/16

---

**EXECUTORS NOTICE**

Estate of Henry Prol 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  
Eric Prol  
13 Mt Prospect ave  
Dover, NJ 07801  
Executor  
06/24/16 • 07/01/16 • 07/08/16

---

**EXECUTRIX NOTICE**

Estate of Charles McGillick,  
deceased, late of 113 Buttercup  
Terrace, Milford, PA 18337  
Letters Testamentary on  
the above Estate having been  
granted to the undersigned, all  
persons indebted to the said  
Estate are requested to make  
payment, and those having  
claims to present the same,  
without delay to:  
Susan Capuano  
2 Hearthstone Drive  
Sussex, NJ 07461  
Executrix  
or to her Attorney:  
Michael A. Quinn, Esq.  
214 Broad St. Floor 2  
Red Bank, NJ 07701  
06/24/16 • 07/01/16 • 07/08/16

---

MILSTEAD &  
ASSOCIATES, LLC  
BY: Robert W. Williams,  
Esquire  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff  
File Number: 8.43841  
Deutsche Bank National Trust  
Company, as Trustee, in trust  
for the registered holders of  
Morgan Stanley ABS Capital I  
Inc. Trust 2007-HE6, Mortgage  
Pass- Through Certificates,  
Series 2007- HE6  
Plaintiff,  
vs.  
Unknown Heirs and/or  
Administrators of the Estate of  
John J. Ruzalski,  
Defendant  
COURT OF COMMON  
PLEAS PIKE COUNTY  
No.: 1939-2014  
NOTICE OF SHERIFF'S  
SALE OF REAL  
PROPERTY PURSUANT TO  
PA.R.C.P.3129

TAKE NOTICE:  
Your house (real estate) at  
135 Willow Drive, Hawley,  
PA 18428, is scheduled to  
be sold at sheriff's sale on  
July 20, 2016 at 11:00 am in  
the Commissioner's Room,  
Administration Building, 506  
Broad Street, Milford, PA 18337  
to enforce the Court Judgment  
of \$218,712.63 obtained by  
Deutsche Bank National Trust  
Company, as Trustee, in trust  
for the registered holders of  
Morgan Stanley ABS Capital I

Inc. Trust 2007-HE6, Mortgage Pass-Through Certificates, Series 2007- HE6.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The Sale will be cancelled if you pay to Milstead & Associates LLC, Attorney for Plaintiff, back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call 856-482-1400.

2. You may be able to stop the Sale by filing a petition asking the court to strike or open the Judgment, if the Judgment was improperly entered. You may also ask the Court to postpone the Sale for good cause.

3. You may also be able to stop the Sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the Sale. (See notice on following page on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling Milstead & Associates at

856-482-1400.

2. You may be able to petition the Court to set aside the Sale if the bid price was grossly inadequate compared to the market value of your property.

3. The Sale will go through only if the Buyer pays the Sheriff the full amount due on the Sale. To find out if this has happened you may call Milstead and Associates at 856-482-1400.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the Sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a Deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A Schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff not later than thirty days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the Sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER**

AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Lawyer Referral Service

Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
800-692-7375

---

### **SHERIFF SALES**

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

---

### **SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 93-2015r SUR JUDGEMENT NO. 93-2015 AT THE SUIT OF HSBC Bank, USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2005-Wf1 Mortgage Pass-Through Certificates vs Khalifa N. Iftikhar aka Khalifa Nadeem Iftihar DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. CIVIL-93-2015 Hsbc Bank, USA, National Association as Trustee for Nomura Asset Acceptance Corporation, Alternative Loan Trust, Series 2005-Wf1 Mortgage Pass-Through Certificates

v.

Khalifa N. Iftikhar a/k/a Khalifa Nadeem Iftikhar owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being 1123 Dover Road, Bushkill, PA 18324 Parcel No. 192.04-06-53- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$89,553.53 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Khalifa N. Iftikhar aka Khalifa Nadeem Iftihar DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$89,553.53, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Khalifa N. Iftikhar aka Khalifa Nadeem Iftihar DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$89,553.53 PLUS COSTS AND INTEREST AS AFORESAID.

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

Philadelphia, PA 19103  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 313-2015r SUR JUDGEMENT NO. 313-2015 AT THE SUIT OF OneWest Bank, NA vs Joan Ann Schlegel, known surviving Heir of Joan Kibbe, Deceased Mortgagor and Real owner, Michael Arthur Simko, Known Surviving Heir of Joan Kibbe, Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs and Beneficiaries of Joan Kibbe, Deceased Mortgagor and Real Owner DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Dingmans Township, Pike County, Pennsylvania, and being known as 147 Privet Lane, Milford, Pennsylvania 18337.  
Map Number: 110.03-04-13

Control Number: 03-0-019765  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$168,504.77  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: John Ann  
Schlegel, Known Surviving  
Heir of Joan Kibbe, Deceased  
Mortgagor and Real Owner,  
Michael Arthur Simko, Known  
Surviving Heir of Joan Kibbe,  
Deceased Mortgagor and Real  
Owner and All Unknown  
Surviving Heirs and Beneficiaries  
of Joan Kibbe, Deceased  
Mortgagor and Real Owner  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Joan Ann Schlegel, known  
surviving Heir of Joan Kibbe,  
Deceased Mortgagor and Real  
owner, Michael Arthur Simko,  
Known Surviving Heir of Joan  
Kibbe, Deceased Mortgagor and  
Real Owner and All Unknown  
Surviving Heirs and Beneficiaries  
of Joan Kibbe, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$168,504.77,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Joan Ann  
Schlegel, known surviving  
Heir of Joan Kibbe, Deceased  
Mortgagor and Real owner,  
Michael Arthur Simko, Known  
Surviving Heir of Joan Kibbe,  
Deceased Mortgagor and Real  
Owner and All Unknown  
Surviving Heirs and Beneficiaries  
of Joan Kibbe, Deceased  
Mortgagor and Real Owner  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$168,504.77 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
424-2012r SUR JUDGEMENT  
NO. 424-2012 AT THE  
SUIT OF The Bank of New  
York Mellon fka The Bank  
of New York as Trustee for  
the Certificateholders of the  
CWABS, Inc. Asset-Backed  
Certificates, Series 2005-1  
vs Debra Canarte and Felix  
Canarte aka Felix A. Canarte,  
Jr. DEFENDANTS, I  
WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or  
Tract of land situate Township  
of Lehman, Pike County,  
Pennsylvania, and being known  
as 231 Segatti Circle, Bushkill,  
Pennsylvania 18324.  
Control Number: 06-0-040729  
Map Number 193.02-03-30

THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$233,256.55  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Debra  
Canarte and Felix Canarte aka  
Felix A. Canarte, Jr.  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Debra Canarte and Felix  
Canarte aka Felix A. Canarte,  
Jr. DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$233,256.55,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Debra Canarte and Felix Canarte aka Felix A. Canarte, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$233,256.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 428-2014r SUR JUDGEMENT NO. 428-2014 AT THE SUIT OF Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but solely as Separate Trustee for PMT NPL Financing 2015-1 vs Roger J. Chevallier and Saranto Calamas DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

BEGINNING at a point in the northerly right-of-way of the Erie-Lackawanna Railroad, said point being a found iron pin and being approximately 320 feet from MP 101 and going thence along the northerly right-of-way of said railroad in a westerly direction 618 Feet more or less to an iron bolt; thence, along the lands to be conveyed to Rosenberg, North 05 degrees 31 minutes East 303 feet more or less, to the low water mark of the Delaware River as it now exists; thence along said low water mark, 607 feet, more or less, to the line of lands now of Streicher, thence, along the lands of Streicher, South 4 degrees 30 minutes West 461 feet, more or less, to the point and place of BEGINNING. As surveyed by F.X. Conrad and Associates, November 11, 1978, Drawing No. 3470A.  
BEING THE SAME PREMISES which EILEEN F.

BANYRA, by indenture being date the 12th day of February, 2004 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 27th day of February, 2004 in Record Book Volume 2033, page 1984, granted and conveyed unto ROGER F. CHEVALLIER, in fee.

BEING the same premises which ROGER J. CHEVALLIER, as tenants in common and not as joint tenants with the right of survivorship, by Deed dated 01/24/2011 and recorded 03/09/2011, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2358, Page 2700, conveyed unto ROGER J. CHEVALLIER.

BEING the same premises which ROGER J. CHEVALLIER, as tenants in common and not as joint tenants with the right of survivorship, by Deed dated 01/24/2011 and recorded 03/09/2011, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2358, Page 2703, conveyed unto ROGER J. CHEVALLIER.

BEING KNOWN AS: 584 PARKERS GLEN ROAD, SHOHOLA, PA 18458  
TAX PARCEL #12-0-004960  
IMPROVEMENTS:  
Residential property.

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

THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Roger J. Chevallier and Saranto Calamas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$380,921.90, 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 Roger J. Chevallier and Saranto Calamas DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$380,921.90 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Powers Kirn & Associates  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**06/24/16** · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
502-2014r SUR JUDGEMENT  
NO. 502-2014 AT THE  
SUIT OF JPMorgan Chase  
Bank, NA vs Scott A.  
Frable DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 502-2014  
JPMorgan Chase Bank, N.A.  
v.  
Scott A. Frable  
owner(s) of property situate in  
the DINGMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being 147 Rabbit Run Circle,  
Milford, PA 18337-4440  
Parcel No. 109.03-01-24-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**

Judgment Amount: \$223,342.82  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Scott A. Frable  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$223,342.82,  
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 Scott A.  
Frable DEFENDANTS,  
OWNERS REPUTED

OWNERS TO COLLECT  
\$223,342.82 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
546-2015r SUR JUDGEMENT  
NO. 546-2015 AT THE SUIT  
OF Honesdale National Bank vs  
Catherine S. Davis, individually  
and as Administratrix of  
the Estate of George N.  
Davis, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece  
or parcel of land situate in the  
Township of Greene, County

of Pike and Commonwealth  
of Pennsylvania, bounded and  
described as follows:  
BEGINNING at a point in the  
Township Road T-347, said  
point also being the southwest  
common corner between Parcel  
"C" and Parcel "D" as shown  
on a plan entitled "Minor  
Subdivision - lands of David  
E. and Lori Christopher" dated  
8-31-02 and revised 9-14-2002  
prepared by Hugh E. Colan  
P.L.S. and recorded in Pike  
County Recorder of Deeds.  
Thence along Parcel "C", N 07  
27' 01" E 535.42' to an iron bar,  
thence along lands of J.A. and  
E.S. Manhart S 82 32' 59" E  
164.60' to an iron bar, thence  
still along lands of Manhart  
lands 22' 36" W 562.94' (passing  
a stone corner at 212.04' and  
being the most southwestern  
corner of Manhart lands and  
then along lands of Miller) to  
a point in the above mentioned  
Township Road, thence along  
the Township Road N 72 32'  
22" W 157.91' to the point and  
place of BEGINNING.  
TOGETHER with the right of  
privileges of the Grantee to share  
a common well with premises  
(2.06 acres) to be conveyed to  
John A. Manhart and Evelyn  
S. Manhart, and to share in  
the cost of maintenance, repair  
and replacement as necessary,  
together with the rights of access  
of ingress, egress and regress in  
connection with the same.  
BEING the same premises  
which David E. Christopher  
and Lori B. Christopher, his  
wife, by deed dated the 31st day

of October 2002, and recorded 11/04/2002, in and for the Office of the Recorder of Deeds for Pike County, Pennsylvania, in Deed Book Volume 1951, Page 2388, did grant and convey unto George N. Davis.  
Property Improved with Dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine S. Davis, individually and as Administratrix of the Estate of George N. Davis, Jr. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$91,618.21, 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 Catherine S. Davis, individually and as Administratrix of the Estate of George N. Davis, Jr. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$91,618.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Steven E. Burlein  
307 11th Street  
Honesdale, PA 18431  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 781-2015r SUR JUDGEMENT NO. 781-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Lisa Payton aka Lisa Gadsden-Payton and Brett M. Payton DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 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. 298, Section No. 21, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corp., Saw Creek Estates, as same is duly recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 14, Page 34.  
BEING the same premises which Brett Payton, by Deed dated 09/05/2006 and recorded 09/18/2006, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2195, Page 438, conveyed unto LISA PAYTON A/K/A LISA GADSDEN-PAYTON and BRETT M. PAYTON.  
BEING KNOWN AS: 405 SAUNDERS DR. LOT 298 SEC. 21, BUSHKILL, PA 18324  
TAX PARCEL #192.02-01-55 IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Lisa Payton aka Lisa Gadsden-Payton and Brett M. Payton DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$282,541.93, 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 Lisa Payton aka Lisa Gadsden-Payton and Brett M. Payton DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$282,541.93 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Associates  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
866-2015r SUR JUDGEMENT  
NO. 866-2015 AT THE  
SUIT OF PHH Mortgage  
Corporation vs Brenda L.  
Mcphail aka Brenda Lee  
Mcphail and Richard C.  
Mcphail aka Richard Charles  
Mcphail DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. CIVIL-866-2015  
PHH Mortgage Corporation  
v.  
Brenda L. Mcphail a/k/a Brenda  
Lee Mcphail  
Richard C. Mcphail a/k/a  
Richard Charles Mcphail  
owner(s) of property situate  
in the LACKAWAXEN  
TOWNSHIP, PIKE County,  
Commonwealth of Pennsylvania,  
being RR2 Garrity Road,  
Hawley, PA 18428  
Parcel No. 016.01-01-70-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$105,432.50  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
PHH Mortgage Corporation  
vs Brenda L. Mcphail aka  
Brenda Lee Mcphail and  
Richard C. Mcphail aka  
Richard Charles Mcphail  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,432.50,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF PHH  
Mortgage Corporation vs  
Brenda L. Mcphail aka Brenda  
Lee Mcphail and Richard C.  
Mcphail aka Richard Charles  
Mcphail DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$105,432.50 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
894-2015r SUR JUDGEMENT  
NO. 894-2015 AT THE  
SUIT OF U.S. Bank National  
Association, as trustee, Successor  
in Interest to Bank of America  
National Association, as Trustee,  
Successor by Merger to Lasalle  
Bank National Association,  
as Trustee for Residential  
Asset Mortgage Products,  
Inc. Mortgage Asset-Backed  
pass-Through Certificates, Series  
2007-Rp2 vs Julia Barricelli, in

Her Capacity as Heir of Michael  
Barricelli aka Michael G.  
Barricelli, Deceased, Raymond  
Barricelli, in His Capacity as  
Heir of Michael Barricelli aka  
Michael G. Barricelli, Deceased,  
Faith Barricelli, in Her Capacity  
as Heir of Michael Barricelli aka  
Michael G. Barricelli, Deceased,  
Unknown Heirs, Successors,  
Assigns and All Persons,  
Firms, or Associations Claiming  
Right, Title or Interest From  
or Under Michael Barricelli  
aka Michael G. Barricelli,  
Deceased. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

By virtue of a Writ of Execution  
No. 894-2015  
U.S. Bank National Association,  
as trustee, Successor in Interest  
to Bank of America National  
Association, as Trustee,  
Successor by Merger to Lasalle  
Bank National Association,  
as Trustee for Residential  
Asset Mortgage Products,  
Inc. Mortgage Asset-Backed  
pass-Through Certificates, Series  
2007-Rp3

v.  
Julia Barricelli, in Her Capacity  
as Heir of Michael Barricelli  
aka Michael G. Barricelli,  
Deceased, Raymond Barricelli,



in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli aka Michael G. Barricelli, Deceased. owner(s) of property situate in the PIKE County, Pennsylvania, being 113 Sawkill Avenue, Milford, PA 18337-1112 Parcel No. 113.13-02-63 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$393,469.42 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Julia Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael Barricelli aka

Michael G. Barricelli, Deceased. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$393,469.42, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Julia Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Raymond Barricelli, in His Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Faith Barricelli, in Her Capacity as Heir of Michael Barricelli aka Michael G. Barricelli, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right,

Title or Interest From or Under Michael Barricelli aka Michael G. Barricelli, Deceased. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$393,469.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1617 JFK Blvd, Ste. 1400  
1 Penn Ctr,  
Philadelphia, PA 19103  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 896-2015r SUR JUDGEMENT NO. 896-2015 AT THE SUIT OF U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loans Asset-Backed Certificates, Series 2007-HE1 vs Michael P. Waldron and Maria C. Waldron DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN Lots Nos. 68 and 69, Block M303 in Section 3 of the Development known Marcel Lake Estates, situate in the Township of Delaware, County of Pike and State of Pennsylvania and shown on a map entitled "Section 3 Marcel Lake Estates", recorded in Map Book Volume 8 page 173.

Under and Subject to Restrictions of record. BEING PARCEL (MAP)# 148.04-04-72 BEING THE SAME PREMISES which Michael P. Waldron and Maria C. Waldron, his mother as joint tenants with right of survivorship and not as tenants in common, by Deed dated 2/26/2011 and recorded 3/1/2011, in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2358, Page 1275 and Instrument #201100001824, granted and conveyed unto Maria C. Waldron, Individually.

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

OF PENNSYLVANIA  
TO Michael P. Waldron  
and Maria C. Waldron  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$138,133.89,  
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 Michael P.  
Waldron and Maria C. Waldron  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$138,133.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo

3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
927-2015r SUR JUDGEMENT  
NO. 927-2015 AT THE  
SUIT OF CIS Financial  
Services, Inc dba, CIS  
Home Loans vs Thomas W.  
Halliday DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 927-2015-CV  
Cis Financial Services, Inc. dba,  
Cis Home Loans  
v.  
Thomas W. Halliday  
owner(s) of property situate in  
the ASTON TOWNSHIP,  
PIKE County, Pennsylvania,  
being 113 Lakeview Drive,  
Dingmans Ferry, PA  
18328-4097  
Parcel No. 175.02-04-10-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$166,420.28  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Thomas W. Halliday  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$166,420.28,  
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 W.

Halliday DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$166,420.28 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
938-2015r SUR JUDGEMENT  
NO. 938-2015 AT THE  
SUIT OF Federal National  
Mortgage Association vs  
Robert Schaffer and Donna  
Schaffer DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 938-2015

Federal National Mortgage  
Association

v.

Robert Schaffer

Donna Schaffer

owner(s) of property situate in  
the GREENE TOWNSHIP,  
PIKE County, Commonwealth  
of Pennsylvania, being Box 43  
Roemerville Road, a/k/a 239  
Roemerville Road, Greentown,  
PA 18426

Parcel No. 128.00-01-18-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$79,022.26

Attorneys for Plaintiff

Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Robert Schaffer and Donna  
Schaffer DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$79,022.26,  
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 Robert  
Schaffer and Donna Schaffer  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$79,022.26 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan Hallinan Diamond &  
Jones

1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1051-2015r  
SUR JUDGEMENT NO.  
1051-2015 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
Iosif Kolesov and Aleksandra  
Kolesov DEFENDANTS,  
I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING Lot No. 34, Block  
1201, Section No. 12, as shown  
on map entitled subdivision of  
Section No. 12, Wild Acres, as  
shown in Plat Book No. 8 at  
Page No. 172, filed in the Pike  
County Clerk's Office.

BEING the same premises  
which ALEKSANDRA  
KOLESOVA, single, by her  
agent IOSIF KOLESOC and  
IOSIF KOLESOV, individually  
and VERA FROLOVA single,  
by Deed dated 11/29/2007  
and recorded 12/04/2007, in  
the Office for the Recorder  
of Deeds in and for Pike  
County, in Deed Book Volume  
2259, Page 730, conveyed  
unto IOSIF KOLESOV and  
ALEKSANDRA KOLESOV.  
BEING KNOWN AS: 168  
WESTWOOD DRIVE,  
DELAWARE TOWNSHIP,  
PA 18328  
TAX PARCEL #02-0-072613  
IMPROVEMENTS:

Residential property.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Iosif Kolesov and  
Aleksandra Kolesov  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,556.89,  
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 Iosif Kolesov  
and Aleksandra Kolesov  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$104,556.89 PLUS

COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Powers Kirn & Associates  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053

06/24/16 · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1052-2010r SUR  
JUDGEMENT NO. 1052-2010  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as trustee for GSAMP Trust  
2007-HSBC1 Mortgage  
Pass-Through Certificates, Series  
2007-HSBC1 vs Stephen C.  
Tonnesen DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHERIFF'S SALE**

DESCRIPTION: All that  
certain lot, piece or parcel of land  
situate, lying and being in the  
Township of Dingman, County

of Pike, Commonwealth of  
Pennsylvania

LOCATION OF PROPERTY:  
2639 Gold Key Estates a/k/a 100  
Hemlock Road, Milford, PA  
18337

PARCEL NO.: 03-0-019208  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Stephen C.  
Tonnesen

REAL DEBT: \$228,784.55

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Stephen C. Tonnesen  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$228,784.55,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Stephen C. Tonnesen DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$228,784.55 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Hladik, Onorato & Federman  
LLP  
298 Wissahickon Avenue  
North Wales, PA 19454  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1052-2015r SUR JUDGEMENT NO. 1052-2015 AT THE SUIT OF One West Bank, NA vs Morton Bolson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY

July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Township of Shohola, Pike County, Pennsylvania, and being known as 128 Walker Lake Road, Shohola, Pennsylvania 18458 Map Number: 049.02-06-44 Control Number: 12-0-003334 THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$120,809.41  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Morton Bolson  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Morton Bolson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$120,809.41, 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 Morton  
Bolson DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$120,809.41 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1062-2015r SUR

JUDGEMENT NO. 1062-2015  
AT THE SUIT OF Reverse  
Mortgage Solutions, Inc. vs  
Karl Kleiber, Known Surviving  
Heir of Mildred Kleiber, Kristen  
Kleiber, known Surviving  
Heir of Mildred Kleiber, Kurt  
Kleiber, Known Surviving Heir  
of Mildred Kleiber, Matthew  
Kleiber, known Surviving Heir of  
Mildred Kleiber and Unknown  
Surviving Heirs of Mildred  
Kleiber DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
LAND SITUATED IN THE  
TOWNSHIP OF LEHMAN  
IN THE COUNTY OF PIKE  
IN THE STATE OF PA  
BEGINNING AT A POINT  
ON THE SOUTHEASTERLY  
LINE OF WHIPPOORWILL  
DRIVE, A COMMON  
CORNER OF LOT NO.  
63 AND LOT NO. 64 AS  
SHOWN ON A PLAN  
TITLED "SUBDIVISION  
OF LANDS OF BENJAMIN  
FOSTER, LEHMAN  
TOWNSHIP, PIKE  
COUNTY, SECTION 1"  
PREPARED BY EDWARD  
C. HESS ASSOCIATES,  
OCTOBER 17, 1969, AND

RECORDED IN PLAT  
BOOK VOLUME 7, PAGE  
155, OCTOBER 17, 1969  
ON FILE IN THE OFFICE  
OF THE RECORDER  
OF DEEDS, MILFORD,  
PENNSYLVANIA;  
THENCE BY LOT NO 64  
SOUTH 69 DEGREES 57  
MINUTES 15 SECONDS  
EAST 200.00 FEET TO  
A POINT, THENCE BY  
LANDS OF POCONO  
RANCH LANDS, LIMITED,  
SOUTH 20 DEGREES 02  
MINUTES 45 SECONDS  
WEST 100.00 FEET TO  
A POINT; THENCE BY  
LOT NO. 62 NORTH 69  
DEGREES 57 MINUTES 15  
SECONDS ALONG THE  
SOUTHEASTERLY LINE  
OF WHIPPOORWILL  
DRIVE NORTH 20  
DEGREES 02 MINUTES  
45 SECONDS EAST 100.00  
FEET TO THE PLACE OF  
BEGINNING.  
CONTAINING; 20,000  
SQUARE FEET, MORE OR  
LESS.  
BEING LOT NO. 63 ON  
THE ABOVE MENTIONED  
PLAN.

Title to said premises vested  
unto Mildred M. Kleiber, an  
unmarried womam, by Deed  
dated September 14, 2012 and  
recorded on October 2, 2012  
in the County of Pike, in Book  
number 2400, page 233.  
And thereafter on February  
23, 2015, the said Milfred M.  
Kleiber departed this life. No  
estate has been raised as a result  
of the death of Mildred M.

Kleiber. Title now vested unto  
Karl Kleiber, Known Surviving  
Heir of Mildred Kleiber, Kristen  
Kleiber, Known Surviving  
Heir of Mildred Kleiber, Kurt  
Kleiber, Known Surviving Heir  
of Mildred Kleiber, Matthew  
Kleiber, Known Surviving  
Heir of Mildred Kleiber, and  
Unknown Surviving Heirs of  
Mildred Kleiber.

Being known as: 608  
WHIPPOORWILL  
DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.  
Map Number: 182.04-06-83  
Control Number: 06-0-042462

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Karl Kleiber, Known Surviving  
Heir of Mildred Kleiber, Kristen  
Kleiber, known Surviving  
Heir of Mildred Kleiber, Kurt  
Kleiber, Known Surviving  
Heir of Mildred Kleiber,  
Matthew Kleiber, known  
Surviving Heir of Mildred  
Kleiber and Unknown Surviving  
Heirs of Mildred Kleiber  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$125,453.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Karl Kleiber,  
Known Surviving Heir of  
Mildred Kleiber, Kristen  
Kleiber, known Surviving  
Heir of Mildred Kleiber, Kurt  
Kleiber, Known Surviving  
Heir of Mildred Kleiber,  
Matthew Kleiber, known  
Surviving Heir of Mildred  
Kleiber and Unknown Surviving  
Heirs of Mildred Kleiber  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$125,453.95 PLUS  
COSTS AND INTEREST AS  
AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**  
**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1071-2015r SUR  
JUDGEMENT NO. 1071-2015  
AT THE SUIT OF PNC  
Bank, National Association,  
successor by Merger National  
City Mortgage, a Division of  
National City Bank vs Edward  
F. Spreer, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
SHORT DESCRIPTION  
By virtue of a Writ of Execution  
No. 1071-2015-CIVIL  
PNC Bank, National  
Association, Successor by  
Merger to National City  
Mortgage, A Division of  
National City Bank  
v.  
Edward F. Spreer, Jr  
owner(s) of property situate in  
the PIKE County, DINGMAN  
TOWNSHIP, Commonwealth  
of Pennsylvania, being Lot 2  
Cottonwood Court, a/k/a 115  
Cottonwood Court, Milford, PA  
18337-5015  
Parcel No. 122.04-05-91  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: \$194,380.07  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Edward F. Spreer, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$194,380.07,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

OWNERS REPUTED  
OWNERS TO COLLECT  
\$194,380.07 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd., Ste. 1400  
Philadelphia, PA 19103  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1165-2015r SUR  
JUDGEMENT NO. 1665-2015  
AT THE SUIT OF Wells Fargo  
Bank, NA, Successor by Merger  
to Wachovia Bank, NA vs Larry  
A. Berry, Sr., in His Capacity  
as Administrator and heir of the  
Estate and Heir of Sarah Berry,  
Deceased Geraldine M. Marks,  
in Her Capacity as Heir of The  
Estate and Heir of Sarah Berry,  
Deceased, Unknown Heirs,  
Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Sarah Berry,  
Deceased Unknown Heirs,  
Successors, Assigns, and All  
Persons, Firms, or Associations  
Claiming Right, Title or Interest  
From or Under Lester Berry,  
Deceased. DEFENDANTS,

I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1165-2015

Wells Fargo Bank, N.A.,  
successor by Merger to  
Wachovia Bank, N.A.

v.

Larry A. Berry, Sr, in His  
Capacity as Administrator and  
Heir of The Estate and heir of  
Sarah Berry, Deceased  
Geraldine M. Marks, in Her  
Capacity as Heir of The Estate  
and Heir of Sarah Berry,  
Deceased

Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Sarah Berry, Deceased  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest From or Under  
Lester Berry, Deceased

owner(s) of property situate in  
the SHOHOLA TOWNSHIP,  
PIKE County, Pennsylvania,  
being 122 Onandaga Road,  
Shohola, PA 18458-2319  
Parcel No. 049.02-02-30-  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: \$81,814.65  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Larry A. Berry, Sr., in His  
Capacity as Administrator and  
heir of the Estate and Heir of  
Sarah Berry, Deceased Geraldine  
M. Marks, in Her Capacity as  
Heir of The Estate and Heir  
of Sarah Berry, Deceased,  
Unknown Heirs, Successors,  
Assigns, and All Persons,  
Firms, or Associations Claiming  
Right, Title or Interest From or  
Under Sarah Berry, Deceased  
Unknown Heirs, Successors,  
Assigns, and All Persons,  
Firms, or Associations Claiming  
Right, Title or Interest From or  
Under Lester Berry, Deceased.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$81,814.65,  
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 Larry A. Berry, Sr., in His Capacity as Administrator and heir of the Estate and Heir of Sarah Berry, Deceased Geraldine M. Marks, in Her Capacity as Heir of The Estate and Heir of Sarah Berry, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah Berry, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lester Berry, Deceased. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$81,814.65 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103

06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1274-2013r SUR JUDGEMENT NO. 1274-2013 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee of the IndyMac INDX Mortgage Trust 2007-FLX2, Mortgage Pass-Through Certificates, Series 2007-FLX2 under the Pooling and Servicing Agreement dated February 1, 2007 vs Susan A. Friedman and Ernest L. Kara aka Ernest L. Kara, JR. DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Exhibit "A"

Legal Description

All those certain parcels of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania being described as follows:

TRACT I:

Beginning at a point in the

centerline of the Dingman Turnpike in line with a stone wall on the southerly side of said road, being a common boundary line between lands of Gottlieb Handle and the lands of Fred Bears; thence along the line of said stone wall, along lands of Fred Bears, South 38° 30' West 736.7 feet to a stone corner on a stone wall; thence along lands of Emil Brombacher, North 51° 19' West 507.5 feet to an iron pipe; thence still along lands of Brombacher, North 44° 14' East 166.0 feet to an iron pipe; thence still along lands of Brombacher South 77° 19' East 149.3 feet to an iron pipe; thence still along lands of Brombacher, North 33° 30' East 253.3 feet to an iron pipe; thence cutting through lands of Gottlieb D. Handle, South 72° 00' East 381 feet to an iron pipe; thence still cutting lands of Gottlieb D. Handle, North 38° 14' East 148.44 feet to a point in the center line of the Dingman Turnpike; thence along the center line of said Dingman Turnpike, South 1° 12' West 36.92 feet to the point and place of beginning. As surveyed by Victor E. Orben, C.S., May 10, 1969. Drawing No. F-139.

TRACT II:  
Beginning at an iron pipe and stones corner being the Westerly most corner of the lands of Richard Handle; Containing 5.34 acres and located North 51° 19' West 507.5 feet from a stone wall along lands of Elmer Wentworth; thence running along the lands of Richard Handle North 44° 14' East 166.0

feet to an iron pipe and stones; thence along same South 77° 19' East 149.3 feet to an iron pipe and stone corner; thence along same North 33° 30' East 253.3 feet to an iron pipe and stone corner; thence along the line of lands of Gottlieb D. Handle running on the same course North 33° 30' East 72.84 feet to an iron bar corner; thence cutting lands of Joseph Kozlowski North 56° 01' 30" West 200 feet to an iron bar corner; thence cutting same South 52° 55' 30" West 535.15 feet to an iron bar and stones corner; thence to an iron bar and stones corner; thence cutting same South 46° 21' East 206.55 feet to the point and place of beginning. Containing 2.873 acres, more or less. Surveyed by Victor E. Orben, R.S., January 27, 1984, Drawing No. FF-181.  
BEING KNOWN AS: 1881 Route 739, Dingmans Ferry, PA 18328  
PROPERTY ID NO.: 163.00-01.10  
TITLE TO SAID PREMISES IS VESTED IN Ernest L. Kara, Jr. and Susan A. Friedman BY DEED FROM Ernest L. Kara, Jr. DATED 11/24/2003 RECORDED 12/15/2003 IN DEED BOOK 2023 PAGE 699.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Susan A. Friedman and Ernest

L. Kara aka Ernest L. Kara, JR.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$672,202.56,  
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 Susan  
A. Friedman and Ernest L.  
Kara aka Ernest L. Kara, JR.  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$672,202.56 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200

Cherry Hill, NJ 08003-3620  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1294-2015r SUR  
JUDGEMENT NO. 1294-2015  
AT THE SUIT OF Quicken  
Loans, Inc. vs Michael J.  
Birch DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PARCEL NO.: 027.00-03-13  
Control # 12-0-003902

ALL that certain piece, parcel  
or tract of land, situate, lying  
and being in the Township  
of Shohola, County of Pike  
and State of Pennsylvania,  
more particularly bounded and  
described as follows, to wit:  
BEGINNING at a point in  
the center of Pennsylvania  
Route No. 590, which leads  
from Shohola to Lackawaxen,  
located South 73 degrees 51  
minutes East 200 feet from a  
point, being the common corner  
of lands formerly Marquardt,



now John Lohden; thence from said point of beginning, along the lands proposed to be conveyed by Kevin E. Lukowski and Catherine L. Lukowski to Charles J. Dellert, It., South 09 degrees West 200 feet to a stake and stone corner; thence cutting lands of the grantor herein, South 83 degrees 10 minutes East 175 feet to a stake and stone corner; thence along the line of lands proposed to be conveyed by Kevin E. Lukowski and Catherine L. Lukowski to Carol Dellert, North 09 degrees East 178.55 feet to a point in the center line of the aforementioned Pennsylvania Route No. 590; thence along the center line of same, North 76 degrees 12 minutes West 175.65 feet to the point and place of beginning. CONTAINING 0.74 acre. Magnetic meridian of 1965. As surveyed by Victor E. Orben, C.S., November 15, 1965.

Drawing No. B-260.  
Fee Simple Title Vested in Michael J. Birch by deed from, Michael J. Birch, dated 2/29/2000, recorded 3/6/2000, in the Pike County Recorder of deeds in Deed Book 1842, Page 809.

Fee Simple Title Vested in Michael J. Birch and Janeene Birch, his wife by deed from Kevin E. Lukowski and Catherine L. Lukowski, dated 5/28/1991, recorded 5/31/1991, in the Pike County Clerk's Office in Deed Book 398, Page 174.

...and the said Janeene Birch died 9/2/1993 whereupon title

to premises in question became vested in Michael J. Birch by right of survivorship.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Quicken Loans, Inc. vs Michael J. Birch DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$175,434.44, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$175,434.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1298-2015r SUR JUDGEMENT NO. 1298-2015 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-1 c/o Specialized Loan Servicing LLC vs Adam Caruso and Jessica Fiess DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:  
REAL PROPERTY SHORT DESCRIPTION FORM

(To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2015-01298

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1 C/O SPECIALIZED LOAN SERVICING LLC

v.

ADAM CARUSO

JESSICA FIESS

owners of property situate in DELAWARE TOWNSHIP, Pike County, Pennsylvania, being 105 COTTONWOOD LANE, DINGMANS FERRY, PA 18328

Parcel Nos. 02-0-029284

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING AND LOTS

Judgment Amount: \$203,086.60

Attorneys for Plaintiff

Parker McCay, PA

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Adam Caruso and Jessica Fiess DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$203,086.60,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Adam  
Caruso and Jessica Fiess  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$203,086.60 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midatlantic Drive  
Mount Laurel, NJ 08054-1539  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1368-2014r SUR  
JUDGEMENT NO. 1368-2014  
AT THE SUIT OF Bank  
of New York Mellon, f/k/a  
The Bank of New York, as  
Trustee, on Behalf of The  
holders of the Alternative Loan  
Trust 2006-OA17, Mortgage  
Pass Through Certificates  
Series 2006-OA17 vs James  
Witkowski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece  
or parcel of land, situate, in  
Blooming Grove Township, Pike  
County, Pennsylvania, known  
and designated as Lot No. 193  
on Map 5N of Plan of Lots  
prepared for Tanglewood Lakes,  
Inc., by Harry F. Schoenagel,  
R.S., dated January 24, 1974  
as recorded in the Office of  
the Recorder of Deeds of Pike  
County in Plat Book 23, at Page  
43.

UNDER AND SUBJECT to all  
restrictions set forth in a certain  
document entitled Restrictions  
Pertaining to lots in Tanglewood  
Lakes, recorded in the Office of  
the Recorder of Deeds for Pike  
County in Deed Book 245, at

Page 955, which restrictions are expressly incorporated herein by reference and shall be as binding as if recited herein full.

Grantees shall have the right, together with all other owners in Tanglwood Lakes to use private roadways shown on the recorded plan or plans for Tanglwood Lakes and also to use together with all other owners in Tanglwood Lakes, the rights-of-ways owned by Tanglwood Lakes, Inc. to Lake Wallenpaupack; PROVIDED that Tanglwood Lakes, Inc., reserves the right at any time, and from time to time to change the location of said rights-of-ways over lands of Tanglwood Lakes, Inc. to such other location or locations as Tanglwood Lakes Inc. may determine in its sole discretion, except that it shall not affect the title to Grantees lot and provided that any such change in location shall not deprive Grantee of frontage on a roadway, nor the free ingress and egress. TOGETHER WITH unto the Mortgagee herein, its successors and assigns, all rights, liabilities, and privileges and UNDER AND SUBJECT to all conditions, restrictions, reservations and exceptions as set forth in the Chain of Title. Reference may be had to said deeds or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein. TAX PARCEL # 056.02-03-52

Control Number 01-0-105577.  
BEING KNOWN AS:

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James Witkowski DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$300,238.59, 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 James Witkowski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$300,238.59 PLUS COSTS

AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**06/24/16** · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1408-2015r SUR  
JUDGEMENT NO. 1408-2015  
AT THE SUIT OF Green  
Tree Servicing, LLC vs  
Charles A.J. Halpin, III, Esq.  
as Personal Representative of  
Edward J. Bem aka Edward  
John Bem DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

follows, to wit:  
BEGINNING at a point in  
the center line of the Greeley  
to Rowlands Road, L.R.  
No. 51015, the said point of  
beginning being located South  
17° 44' 22" East, 72.27 feet from  
a point in said road, being the  
Southeasterly corner of lands  
of Jens Olsen and a common  
corner of Dietrich Oetting  
Estate; thence from said point of  
beginning, continuing along the  
center line of L.R. No. 51015,  
the following three courses and  
distances: South 17° 44' 22"  
East, 88.03 feet; South 6° 48' 50"  
East, 162.5 feet; South 5° 58'  
44" West, 35.81 feet to a point  
for a corner; thence cutting the  
lands of Dietrich Oetting Estate,  
South 78° 57' 28" West, 392.39  
feet to a stone corner; thence  
cutting same, North 12° 38' 2"  
West, 283.84 feet to an iron pipe  
at the end of a stone wall; thence  
still cutting same and running  
generally along the center of a  
stone wall, North 78° 57' 28"  
East, 412.47 feet to the point  
and place of BEGINNING  
CONTAINING 2.68 acres,  
more or less.  
BEING the same premises  
which M.F.Z. Associates, Inc.,  
by Deed dated May 20, 1977  
recorded May 23, 1977, in the  
Office for the Recorder of Deeds  
in and for Pike County, in Deed  
Book Volume 586, Page 329,  
conveyed unto Edward J. Bem  
and Marcia E. Bem.  
Edward J. Bem departed this life  
on September 29, 2009.  
Marcia E. Bem departed this life  
on December 27, 2004.

BEING known as 237 Rowland Road, Greeley, PA 18425  
TAX PARCEL: #025.00-01-35  
IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Green Tree Servicing, LLC vs Charles A.J. Halpin, III, Esq. as Personal Representative of Edward J. Bem aka Edward John Bem DEFENDANTS, OWNERS OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$187,008.24, 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 Green Tree Servicing, LLC vs Charles A.J. Halpin, III, Esq. as Personal Representative of Edward J. Bem aka Edward John Bem DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$187,008.24 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Gregory Javardian, Esq.  
1310 Industrial Blvd., 1st floor,  
Ste. 101  
Southampton, PA 18966  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1436-2015r SUR JUDGEMENT NO. 1436-2015 AT THE SUIT OF Household Finance Consumer Discount Company vs Thomas D. Dunn, Jr. and Barbara A. Dunn DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION  
ALL THE FOLLOWING

lot situate in the Township of  
Lehman, County of Pike, and  
State of Pennsylvania, marked  
and designated as Lot 114,  
State VII, Pine Ridge, as shown  
on Plot of Pine Ridge, Inc.,  
State VII and recorded in Pike  
County, Pennsylvania, in Plot  
Book Number 10 at Page 26, on  
June 23, 1973.

Title to said premises vested  
unto Thomas D. Dunn, Jr. and  
Barbara A. Dunn, Husband and  
Wife, by Deed from Pocono  
Property Finders, Inc. dated July  
5, 1991 and recorded July 12,  
1991 in Deed Book 417, Page  
48.

UNDER AND SUBJECT  
to restrictions, conditions and  
covenants as appear in Pike  
County Record Book Volume  
415 at Page 75.

TOGETHER with the right  
to use the private roadways as  
shown on said recorded plat  
for purpose of ingress, egress,  
and regress in common with  
the Grantor, its successors and  
assigns. The granting to this  
right by the Grantor to the  
Grantee does not constitute  
a dedication of such private  
roadways to the public, and  
is subject to the reservations,  
covenants, restrictions,  
easements and conditions of Pike  
County Deed Book Volume 415  
at Page 75.

Being known as: 1191 PINE

RIDGE, BUSHKILL,  
PENNSYLVANIA 18324.  
Control Number: 06-0-039469  
Map Number: 188.04-03-65

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Thomas D. Dunn,  
Jr. and Barbara A. Dunn  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$367,203.68,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$367,203.68 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080  
Philadelphia, PA 19109  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1507-2015r SUR  
JUDGEMENT NO. 1507-2015  
AT THE SUIT OF PNC  
Bank, National Association,  
successor in interest to National  
City Real Estate Services,  
LLC successor by merger to  
National City mortgage, Inc.  
f/k/a national City Mortgage  
Co., d/b/a Eastern Mortgage  
Services vs Julia V. Potthoff  
as Personal Representative  
of the Estate of Carl R.  
Potthoff aka Caril Potthoff  
Deceased DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY

July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

PARCEL AND TRACT  
OF LAND situate, lying and  
being in the Township of  
Dingman, County of Pike and  
Commonwealth of Pennsylvania,  
and being known as Lot No. 3,  
as more particularly laid out and  
plotted on the map "Conashaugh  
Lakes, Part of Lands of Robert  
C. Phillips, Dingman Twp., Pike  
County, Penna., Scale 1" = 100',  
Revised DF Location 3 May,  
1979, Jan. 29, 1979, Harry F.  
Schoenagel, R.S., Greentown,  
Penna., 18426", said map being  
more particularly filed of record  
in the Pike County Court House  
on the 16th day of May, 1979, in  
Plot Book No. 17, at Page 94.  
TAX PARCEL # 03-0-0688-11  
BEING KNOWN AS: 3 Sandy  
Pine Trail, Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Julia V. Potthoff as  
Personal Representative of  
the Estate of Carl R. Potthoff  
aka Caril Potthoff Deceased  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$153,910.18,  
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  
Julia V. Potthoff as Personal  
Representative of the Estate  
of Carl R. Potthoff aka  
Caril Potthoff Deceased  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$153,910.18 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION

ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1525-2015r  
SUR JUDGEMENT NO.  
1525-2015 AT THE SUIT  
OF Nationstar Mortgage,  
LLC vs Janet Owens-Gokay  
DEFENDANTS, I WILL  
EXPOSE TO SALE  
OF PUBLIC VENDUE  
OR OUTCRY IN  
THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All those certain parcels, pieces  
or tracts of land situate, lying  
and being in the Township of  
Dingman, County of Pike and  
State of Pennsylvania, being  
more particularly described as  
follows, to wit:  
PARCEL NO. 1  
LOT NO. 23, BLOCK NO. 1,  
SECTION 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, Pa., in Plat Book  
Volume 6 Page 10.  
PARCEL NO. 2  
LOT NO. 25, BLOCK NO. 1,  
SECTION 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, Pa., in Plat Book Volume 6 Page 10. Control #03-0-019530 Map 123.01-01-47 and Control #03-0-019147 Map #123.01-01-46 (land only) BEING THE SAME PREMISES which Tom F. Gokay, also known as Thomas F. Gokay and Janet Owens Gokay, by Deed dated 12/23/2005 and recorded 12/29/2005 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2152 and Page 679, granted and conveyed unto Thomas F. Gokay and Janet Owens Gokay, husband and wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Janet Owens-Gokay DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$154,440.64, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Janet Owens-Gokay DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$154,440.64 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1528-2015r SUR JUDGEMENT NO. 1528-2015 AT THE SUIT OF Loandepot.com, LLC vs Christine Campbell and David L. Wilson DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN Piece,  
Parcel and Tract of Land, Situate  
and Being in The Borough of  
Matamoras, County of Pike, and  
State of Pennsylvania, Described  
as Follows, To Wit:

BEGINNING At A Point  
On The Southwesterly Right  
of Way Line of Ninth Street  
North of Avenue H Between  
Lots 2 And 3: Thence Along The  
Said Right of Way Line North  
40 Degrees 30 Minutes West  
(N-40-30-00-W) 66.67 Feet To  
An Iron Pin: Thence South 49  
Degrees 29 Minutes 52 Seconds  
West (5-49-29-52W) 100.00  
Feet To An Iron Pin; Thence  
Along Lands of Bloomer South  
40 Degrees 30 Minutes East  
(S-40-30-00E) 66.67 Feet To  
An Iron Pin; Thence North 49  
Degrees 29 Minutes 52 Seconds  
(N-49-29-52-E) 100.00 Feet To  
The Place of Beginning. A.P.N.:  
083.13-02-03.003

BEING KNOWN AS: 501 9th  
Street, Matamoras, PA 18336  
TAX ID #083.13-02-03.003  
(CONTROL #07-0-106132)

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

TO Christine Campbell  
and David L. Wilson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$164,094.16,  
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 Christine  
Campbell and David L. Wilson  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$164,094.16 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19106-1532  
**06/24/16** · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1537-2015r SUR  
JUDGEMENT NO. 1537-2015  
AT THE SUIT OF Ocwen  
Loan Servicing, LLC vs  
Abdul A. Jaludi and Stefanie  
Jaludi DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Land Situated in the Township  
of Milford in the County of  
Pike in the State of PA All that  
piece or parcel, of land situate  
in the Township of Milford, Pike  
County, Pennsylvania, described  
as follows:

Being all of lot 12, shown on  
a survey plat map of Moon  
Valley Falls final plan phase I,  
as prepared by Utility Engineers  
Division, Quad Three Group,  
Inc. Wilkes-Barre, Pennsylvania  
and recorded in the Pike County  
recorder's office in plat book 25  
at page 220.

Being the same premises which  
Moon Valley Falls, Inc. but its  
deed dated January 24, 1989  
and recorded in the Office of  
the Recorder of Deeds in and  
for Pike County, Pennsylvania  
in record book volume 18 page  
235, granted and conveyed unto  
Frank O'Donnell and Michelle  
J. O'Donnell, his wife, the  
Grantors.

BEING KNOWN AS: 106  
Maple Court, Milford, PA  
18337

PROPERTY ID NO.:  
097-03-01-57-012

TITLE TO SAID PREMISES  
IS VESTED IN Abdul A. Jaludi  
and Stefanie Jaludi, his wife and  
the survivor of them BY DEED  
FROM Frank O'Donnell  
and Michelle J. O'Donnell,  
by her attorney in fact, Frank  
O'Donnell DATED 06/01/1998  
RECORDED 06/02/1998 IN  
DEED BOOK 1539 PAGE  
003.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Abdul A. Jaludi and Stefanie  
Jaludi DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$326,679.60,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Abdul A.  
Jaludi and Stefanie Jaludi  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$326,679.60 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Office  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1556-2015r SUR

JUDGEMENT NO. 1556-2015  
AT THE SUIT OF U.S. Bank  
National Association, as Trustee  
for the C-BASS Mortgage  
Loan Asset-Backed Certificates,  
Series 2007-CB1, c/o Ocwen  
loan Servicing, LLC vs Sophia  
Joseph DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 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,  
more particularly described  
as follows, to wit: Lot No.  
49, Phase III, of the Glen at  
Tamiment Subdivision, as shown  
on those certain plans titled  
"Final Plan, Phase III, the Glen  
at Tamiment", Sheet 1 of 12 and  
Sheet 2 of 12 dated December  
30, 1987 and revised April 5,  
1988, and recorded on January  
10, 1989, in Pike County Map  
Book 26, at pages 125 and 126  
PREMISES BEING 3049  
Bofur Way a/k/a 08 Bofur Way,  
Tamiment, PA 18371  
PARCEL # 187.02-01-20  
BEING the same premises  
which Richard H. Pitner, Jr and  
Mercedes Pitner by Deed dated  
August 2, 2006 and recorded  
August 21, 2006 in the Office

of the Recorder of Deeds in and for Pike County in Deed Book: 2190 Page 2360, granted and conveyed unto Sophia Joseph, as sole owner.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sophia Joseph DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$289,093.25, 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 Sophia Joseph DEFENDANTS, OWNERS

REPUTED OWNERS TO COLLECT \$289,093.25 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1580-2015r SUR JUDGEMENT NO. 1580-2015 AT THE SUIT OF U.S. Bank National Association, as Trustee for MASTR Adjustable Rate Mortgages Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 vs Loni Franciscovich and Michael Franciscovich aka Michael K. Franciscovich DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 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 the Township of Lehman, County of Pike, Pennsylvania, being lot or lots No. 2396, Section No. 31, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estate, as same is duly recorded in the Office of the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 21, Page 35. BEING KNOWN AS: 2396 Southport n/k/a 2111 Southport Drive, Bushkill, PA 18324  
PROPERTY ID NO.:  
196.02-02-17  
TITLE TO SAID PREMISES IS VESTED IN Michael Franciscovich and Loni Franciscovich, his mother as joint tenants with the rights of survivorship BY DEED FROM Ralph Mastronicola and Theresa Mastronicola, his wife and Brian Murphy, single DATED 10/12/2006 RECORDED 11/13/2006 IN DEED BOOK 2204 PAGE 1358.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Loni Franciscovich and Michael Franciscovich aka Michael K. Franciscovich DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$181,706.07,

PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Loni Franciscovich and Michael Franciscovich aka Michael K. Franciscovich DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$181,706.07 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE

COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1610-2010r SUR JUDGEMENT NO. 1610-2010 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP vs Igor Lukyanovskiy and Asya Lukyanovskaya DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1610-2010-CIVIL Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP v. Igor Lukyanovskiy Asya Lukyanovskaya owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being Lot 1373 Section H Woodland Lane, a/k/a 103 West Mulberry Drive, Milford, PA 18337-7224 Parcel No. 110.02-03-68- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$439,278.95

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Igor Lukyanovskiy and Asya Lukyanovskaya DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$439,278.95, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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



DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$439,278.95 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1 Penn Ctr Plaza  
1617 JFK Blvd, Ste. 1400  
Philadelphia, PA 19103  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1619-2015r SUR  
JUDGEMENT NO. 1619-2015  
AT THE SUIT OF Wayne  
Bank vs Edward A. Hynes and  
Julia Hynes DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
no. 1619-2015  
Wayne Bank  
v.

Edward A. Hynes  
Julia Hynes  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Commonwealth of Pennsylvania,  
being 202 Waterview Drive,  
Hemlock Farms A/K/A 202  
Waterview Drive, Lords Valley,  
PA 18428  
Parcel No. 120.03-05-35-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$207,289.05  
Attorneys for Plaintiff  
Phelan Hallinan Diamond &  
Jones, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Edward A. Hynes and Julia  
Hynes DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$207,289.05,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Edward A. Hynes and Julia Hynes DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$207,289.05 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond & Jones  
1617 JFK Blvd., ste 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO. 1620-2015r SUR JUDGEMENT NO 1620-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Corey D. Kimble aka Corey Kimble DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC

VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1620-2015

Wells Fargo Bank, NA

v.

Corey D. Kimble a/k/a Corey Kimble

owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 110 Baldhill Terrace, Milford, PA 18337

Parcel No. 122.01-06-58.001- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$187,295.46

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**LEGAL DESCRIPTION**

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

LOT 16, BLOCK NO. 2, SECTION NO. 5, Sunrise Lake, as shown on plat or map of Sunrise Lake or Sunnylands, Inc., subdivisions recorded in the Office of the Recorder of Deeds of Pike County, Pa., in Plat

Book 7, Page 224.  
TITLE TO SAID PREMISES  
IS VESTED IN Corey D.  
Kimble, by Deed from Michael  
Schaeffer, dated 12/29/2010,  
recorded 12/29/2010 in Book  
2353, Page 2619.  
Tax Parcel: 122.01-06-58.001-  
Premises Being: 110 Baldhill  
Terrace, Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Corey D. Kimble aka Corey  
Kimble DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$187,295.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Corey D.  
Kimble aka Corey Kimble  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$187,295.46 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan Hallinan Diamond &  
Jones  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1669-2011r SUR  
JUDGEMENT NO. 1669-2011  
AT THE SUIT OF Wells  
 Fargo Bank, NA s/b/m Wells  
 Fargo Bank Southwest, NA  
 f/k/a Wachovia Mortgage,  
 FSB f/k/a World Savngs Bank,  
 FSB vs Alethia S. Detweiler  
 aka Alethia Sarah Detweiler aka  
 Alethia S. Gewertz aka Alethia  
 Detwiler DEFENDANTS,  
 I WILL EXPOSE TO  
 SALE OF PUBLIC  
 VENDUE OR OUTCRY  
 IN THE PIKE COUNTY  
 ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain piece, parcel or lot of land, situate in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, known and designated as Lot Number 341, on Map 4 of Plan of Lots prepared for Tanglewood Lakes, Inc., by Harry P. Schoenagel, Registered Surveyor, dated May 28, 1969 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book Number 7, Page 185.

BEING the same premises which STANLEY GERWERTZ and ALETHIA S. GEWERTZ, husband and wife, by Deed dated 10/05/2007 and recorded 10/11/2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2252, Page 2320, conveyed unto ALETHIA S. DETWEILER.

BEING KNOWN AS: 111 BUTTERNUT LANE, GREENTOWN, PA 18426 TAX PARCEL #087.01-01-48 IMPROVEMENTS: Residential property.

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

OF PENNSYLVANIA TO Alethia S. Detweiler aka Alethia Sarah Detweiler aka Alethia S. Gewertz aka Alethia Detwiler DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$127,122.89, 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 Alethia S. Detweiler aka Alethia Sarah Detweiler aka Alethia S. Gewertz aka Alethia Detwiler DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$127,122.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Associates  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1716-2015r  
SUR JUDGEMENT NO.  
1716-2015 AT THE SUIT  
OF Federal National Mortgage  
Association ("FANNIE  
MAE") vs George R. Praschil,  
III DEFENDANTS, I  
WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
2015-01716  
ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE  
ASSOCIATION ("FANNIE  
MAE")  
PROPERTY BEING  
KNOWN AS:

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. 7, Block No.  
20, Section No. 2, Gold Key  
Estates, as shown on plat or map  
of Gold Key Estates, subdivision  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 6, page 5.  
TOGETHER with all  
rights and privileges and  
UNDER AND SUBJECT  
to the covenants, exceptions,  
conditions, reservations and  
restrictions as of record, as found  
in Deed Book 2014 at page 404  
and the chain of title.

PARCEL IDENTIFICATION  
NO: 122,04-01-29, CONTROL  
#: 03-0-018116

BEING KNOWN AS: 183  
Butternut Road Milford, PA  
18337

IMPROVEMENTS  
THEREON CONSIST OF:

Residential Dwelling  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF George R.  
Praschil, III

PIN NUMBER, WHICH IS  
THE ASSESSMENT OR  
PARCEL NO., MAP, BLOCK  
AND LOT): 122.04-01-29  
ATTORNEY ON WRIT:  
MARTHA E. VON  
ROSENSTIEL, P.C.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO George R. Praschil, III  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$282,395.02,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF George R.  
Praschil, III DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$282,395.02 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Martha E. Von Rosentstiel, Esq.  
649 South Avenue, Ste. 7  
Secane, PA 19018  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1762-2013R SUR  
JUDGEMENT NO.  
1762-2013 AT THE SUIT  
OF Wells Fargo Bank, NA  
as Trustee for Park Place  
Securities, Inc., Asset-Backed  
Pass-Through Certificates,  
Series 2004-MCW1, Class  
A-1 Certificates vs Michael  
Buono DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
REAL PROPERTY SHORT  
DESCRIPTION FORM  
(To Be Used for Advertising  
Only)  
By virtue of a Writ of Execution  
No. 2013-01762  
WELLS FARGO BANK,  
N.A. AS TRUSTEE FOR  
PARK PLACE SECURITIES,  
INC., ASSET-BACKED  
PASS-THROUGH

CERTIFICATES, SERIES  
2004-MCW1, CLASS A-1  
CERTIFICATES

v.

MICHAEL BUONO

owners of property situate in  
LEHMAN TOWNSHIP,  
Pike County, Pennsylvania,  
being 416 TUDOR COURT,  
BUSGKILL, PA 18324

Parcel Nos. 196.02-07-90

(Acreage or street address)

Improvements thereon:

TOWNHOUSE UNIT

Judgment Amount: \$84,216.55

Attorneys for Plaintiff

Parker McCay, PA

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

TO Michael Buono

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID

REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$84,216.55,  
PLUS COSTS & INTEREST.

THE SALE MADE

SUBJECT TO ALL PAST

DUE AND CURRENT

REAL ESTATE TAXES

UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS

HEREBY GIVEN THAT

A SCHEDULE OF

DISTRIBUTION WILL BE

FILED BY THE SHERIFF

ON A DATE SPECIFIED

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Buono DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$84,216.55 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA

Parker McCay

9000 Midatlantic Drive

Mount Laurel, NJ 08054-1539

**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT

OF COMMON PLEAS,

PIKE COUNTY, CIVIL

DIVISION, TO EXECUTION

NO 1780-2015r SUR

JUDGEMENT NO. 1780-2015

AT THE SUIT OF Wells Fargo

Bank, NA, Successor by merger

to Wells Fargo Bank Minnesota,

NA, as Trustee for the Pooling

and Servicing Agreement dated

as of August 1, 2003 Merrill

Lynch Mortgage Investors Trust

Mortgage Loan Asset-Backed

Certificates, Series 2003-WMC3

vs Ioan Nicolae Vlad aka Ioan

N. Vlad and Siliva Vlad aka

Sylvia Vlad DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain piece or parcel  
of land located in the Township  
of Lehman, County of Pike and  
Commonwealth of Pennsylvania,  
and being more particularly  
described as follows:

Lot 87, Phase II, Section 2,  
of the Glen at Tamiment  
Subdivision, as Set forth on  
Certain plat maps prepared  
by R.K.R. Hess Associates,  
and entitled "Section 2-Final  
Plan, Phase II, The Glen  
at Tamiment", recorded in  
the Office of the recorder of  
Deeds in and for Pike County,  
Pennsylvania, recorded February  
19, 1988, in Plat Book 25, at  
Page 132, in the Township of  
Lehman, County of Pike and  
Commonwealth of Pennsylvania  
BEING KNOWN AS: 71 The  
Glen n/k/a 108 Tomnoddy Dr,  
Tamiment, PA 18371  
PROPERTY ID NO.:

06-0-110050  
TITLE TO SAID PREMISES  
IS VESTED IN Ioan Nicolae  
Vlad and Silvia Vlad, husband  
and wife BY DEED FROM  
Nicolae Ioan Vlad a/k/a Ioan  
Nicolae Vlad and Cristian A.

Vlad, as an individual DATED  
08/14/2000 RECORDED  
08/16/2000 IN DEED BOOK  
OR 1861 PAGE 231.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ioan Nicolae Vlad  
aka Ioan N. Vlad and  
Silvia Vlad aka Sylvia Vlad  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$222,548.99,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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



Vlad aka Ioan N. Vlad and  
Siliva Vlad aka Sylvia Vlad  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$222,548.99 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, STe. 200  
Cherry Hill, NJ 08003-3620  
06/24/16 · 07/01/16 · 07/08/16

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1824-2015r SUR  
JUDGEMENT NO. 1824-2015  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a The  
Bank of New York, as trustee for  
the Holders of the GE-WMC  
Asset-Backed Pass-Through  
Certificates, Series 2005-2 c/o  
Ocwen Loan Servicing, LLC  
vs Halide Kurtovic and Naim  
Kurtovic DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

ALL THAT PARCEL of  
land in Pike County, State of  
Pennsylvania, as more fully  
described in Book 1901, Page  
542, and being more particularly  
described as follows:  
ALL THAT CERTAIN lot,  
parcel, or piece of ground situate  
in Township of Lehman, County  
Of Pike and Commonwealth  
Pennsylvania, being Lot Number  
48, Section 6, Pine Ridge, as  
shown on map of Pine Ridge,  
Inc., on file in the Recorder  
of Deed of record at Milford,  
Pennsylvania in Plat Book No.  
15 at Page 74.  
Parcel #194.01-02-17 Control  
#042359  
BEING KNOWN AS 1124  
Pine Ridge Drive, Bushkill, PA  
18324  
BEING THE SAME  
PREMISES which David Rios  
and Sylvia G. Rios, husband and  
wife, by Deed dated March 12,  
2001 and recorded October 16,  
2001 in Book 1901 Page 539 in  
the Office for the Recording of  
Deeds of Pike County conveyed  
unto Naim Kurtovic and Halide  
Kurtovic.  
Residential Real Estate  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Halide Kurtovic and Naim  
Kurtovic DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL

PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$153,451.27, 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 Halide Kurtovic and Naim Kurtovic DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$153,451.27 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg, PC  
1581 Main Street, Ste. 200  
Warrington, PA 18976  
**06/24/16 · 07/01/16 · 07/08/16**

---

**SHERIFF SALE  
July 20, 2016**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1826-2015r SUR JUDGEMENT NO. 1826-2015 AT THE SUIT OF Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2003-OPT1, Mortgage Pass-Through Certificates, Series 2003-OT1 c/o Ocwen Loan Servicing, LLC vs Brian T. Gates and Donna Gates aka Donna R. Gates DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY July 20, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, more particularly described, as follow, to wit: Lots 3 ABC and 4AB, Block B-42, as set forth on a Plan of Lots-Birchwood Lakes, Section 6, Delaware Township, Pike County, Pennsylvania, dated November 1964 by John B. Aicher, Monroe Engineering,

Inc. Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County. Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 4, Page 111, on January 28, 1965.

Parcel # 149.04-06-29  
BEING KNOWN AS 179  
Butternut Street a/k/a Lot  
3abc/4abc/blkb-42 Sect 6,  
Dingmans Ferry, PA 18328  
BEING THE SAME  
PREMISES which Wenzel  
Zaruba III, by Deed dated  
September 20, 2002 in Book  
1945 Page 169 in the Office for  
the Recording of Deeds of Pike  
County conveyed unto Brian  
T. Gates and Donna Gates, his  
wife.

Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Brian T. Gates and Donna  
Gates aka Donna R. Gates  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$235,447.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Brian T. Gates and Donna  
Gates aka Donna R. Gates  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$235,447.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 main Street, Ste. 200  
Warrington, PA 18976  
**06/24/16** · 07/01/16 · 07/08/16

---

**SHERIFF SALE**  
**July 20, 2016**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1939-2014r SUR  
JUDGEMENT NO. 1939-2014  
AT THE SUIT OF Deutsche

Bank National Trust Company,  
as Trustee, in trust for the  
registered holders of Morgan  
Stanley ABS Capital I Inc.  
Trust 2007-HE6, Mortgage  
Pass-Through Certificates,  
Series 2007-HE6 vs Unknown  
Heirs and/or Administrators  
of the Estate of John J.  
Ruzalski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:  
SHORT DESCRIPTION  
DOCKET NO: 1939-2014  
ALL THAT CERTAIN lot  
or piece of ground situate in  
Blooming Grove Township,  
County of Pike, and  
Commonwealth of Pennsylvania  
TAX PARCEL NO:  
107.04-02-56  
PROPERTY ADDRESS 135  
Willow Drive, Hawley, PA  
18428  
IMPROVEMENTS: a  
Residential Dwelling  
SOLD AS THE PROPERTY  
OF: Unknown Heirs and/or  
Administrators of the Estate of  
John J. Ruzalski  
ATTORNEY'S NAME: Robert  
W. Williams, Esquire  
SHERIFF'S NAME: Phil Bueki  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Unknown Heirs and/  
or Administrators of the  
Estate of John J. Ruzalski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$218,712.63,  
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 Unknown  
Heirs and/or Administrators of  
the Estate of John J. Ruzalski  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$218,712.63 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Milstead & Assoc.  
1 E. Stow Road  
Marlton, NJ 08053-3108  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**

**July 20, 2016**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1957-2010r SUR  
JUDGEMENT NO. 1957-2010  
AT THE SUIT OF U.S. Bank  
National Association, as Trustee,  
for the C-BASS Mortgage  
Loan Asset-Backed Certificates,  
Series 2006-CB5 vs Todd  
Friedman DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,  
parcel and tract of land situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows to wit:  
BEING Lots 32 and 33,  
Block XXIX, Hemlock Farm

Community, Stage LXXVIII,  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book 9 page 17  
on the 13th day of August, 1971.  
Subject to condition that lots  
32 and 33, Block XXIX, Stage  
LXXVIII shall be combined to  
form one lot known as Lot 33,  
Block XXIX, Stage LXXVII and  
cannot be subdivided without  
township approval as recorded  
in Declaration of Restrictive  
Covenants in Deed Book  
Volume 1215, page 262 and Plat  
Book 25, page 130B.  
BEING KNOWN AS: 504  
Maple Ridge Dr, Blooming  
Grove, PA 18428  
PROPERTY ID NO.:  
120.30-01-36  
TITLE TO SAID  
PREMISES IS VESTED  
IN Todd Friedman, a single  
man BY DEED FROM  
Gerald Sternbach and Elsie  
L. Sternbach, h/w DATED  
03/24/1992 RECORDED  
03/28/1992 IN DEED BOOK  
550.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Todd Friedman  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$303,288.40,  
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 Todd  
Friedman DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$303,288.40 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  
**06/24/16 · 07/01/16 · 07/08/16**

**SHERIFF SALE**

**July 20, 2016**

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

DIVISION, TO EXECUTION  
NO 2218-2012r SUR  
JUDGEMENT NO. 2218-2012  
AT THE SUIT OF Federal  
National Mortgage Association  
vs Robert Nilsen aka Robert  
Edward Nilsen, Sr. and  
Patricia Nilsen aka Patricia  
Ann Nilsen DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
July 20, 2016 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION  
PARCEL NO 1**

ALL THOSE CERTAIN  
pieces, parcels and tracts of land  
situate, lying and being in the  
Township of Delaware, County  
of Pike, State of Pennsylvania,  
more particularly described as  
follows, to wit:

LOT NOS. 6 & 7, Block B-59,  
as set forth on a Plan of Lots  
- Birchwood Lakes, Section  
8, Delaware Township, Pike  
County, Pennsylvania, dated  
November 1963 by John B.  
Aicher, Monroe Engineering,  
Inc., Stroudsburg, Pennsylvania  
as the same have been from  
time to time revised and filed in  
the Office for the Recorder of  
Deeds in and for Pike County,  
Pennsylvania in Plat Book  
identifies after each of the above  
Lots.

BEING a part of the same premises which Benasa Realty Company, a Pennsylvania Limited Partnership, by its General Partners Benasa Holdings, Inc., and Benasa Investments, Inc. by its certain deed dated the 27th date of January 1988, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Deed Book Volume 1222, at Page 277, granted and conveyed unto Birchwood Lakes Community Association, Inc. the Grantor herein.

PARCEL NO 2

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Delaware, County of Pike, State of Pennsylvania, more particularly described as follows, to wit:

LOT NO. 8ABC, Block B-59, as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 by John B. Aicher, Monroe Engineering, Inc. Stroudsburg, Pennsylvania, and filed in the Office of the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book 4, Page 113 on January 28, 1965.

BEING the same premises which Elena C. Ferrara, Widow, by her certain deed dated the 9th day of August 1999, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Record book Volume 1802,

at Page 498, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 3

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Delaware, County of Pike, State of Pennsylvania, more particularly described as follows, to wit:

LOT NO 9ABC, Block B-59, as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book Volume 4, at Page 113 on January 28, 1965.

BEING the same premises which Elena C. Ferrara, Widow, Catherine Verga and Vincent Verga, her husband, Barbara Billigmeir, Single and Patricia Morano and Anthony Morano, her husband by their certain deed dated 18th day of the May 1999, and recorded in the Office of the Recorder of Deeds of Pike County, Pennsylvania in Record Book Volume 1762, at Page 137, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 4

ALL THOSE CERTAIN pieces, parcels and tracts of land situate, lying and being in the Township of Delaware, County

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

LOT NO 11ABC, Block B-59 as set forth on a Plan of Lots - Birchwood Lakes, Section 8, Delaware Township, Pike County, Pennsylvania, dated January 1965 by John B. Aicher, Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for Pike County, Pennsylvania, in Plat Book volume 4, Page 113, on January 28, 1965.

BEING the same premises which Vincent Verga and Catherine Verga, his wife, by their certain deed dated the 6th day of April 1999, and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Record Book Volume 1737, at Page 81, granted and conveyed unto Birchwood Lakes Community Association, Inc., the Grantor herein.

PARCEL NO 5

ALL THAT CERTAIN lot or parcel of land situate in the Township of Delaware, County of Pike, and Commonwealth of Pennsylvania, BEING LOT NO. 10 ABC, BLOCK NO. B-59 SECTION NO. 8 as shown on a map or plan of Birchwood Lakes on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 4 Page 113.

Said premises having been conveyed to the Pike County Tax Claim Bureau in Pike

County Record Book Volume 590 Page 157.

THE ABOVE FIVE PARCELS were combined into one single parcel, No. 149.04-07-56, Lot 10D, on Map B37P152R, which was recorded at Plat Book 37 page 152.

Title to said premises vested unto Robert Nilsen a/k/a Robert Edward Nilsen, Sr. and Patricia Nilsen a/k/a Patricia Ann Nilsen by deed from Tax Claim Bureau of Pike County dated November 15, 1992 and recorded November 16, 1992 in Deed Bok 631, Page 286.

Being known as: 150 BUTTERNUT STREET, DINGMANS FERRY, PENNSYLVANIA 18328 Control Number: 02-0-032309 Map Number 149.04-07-56

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert Nilsen aka Robert Edward Nilsen, Sr. and Patricia Nilsen aka Patricia Ann Nilsen DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$192,351.00, 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  
Nilsen aka Robert Edward  
Nilsen, Sr. and Patricia Nilsen  
aka Patricia Ann Nilsen  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$192,351.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
2080

Philadelphia, PA 19109

**06/24/16** · 07/01/16 · 07/08/16

---