

## LEGAL NOTICES

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

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### ESTATE NOTICES

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

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### ESTATE NOTICE

Estate of Arthur Alaggio Jr., late of Lehman Township, Pike County, Pennsylvania, deceased.

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

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

04/19/13 • 04/26/13 • 05/03/13

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### LETTERS OF ADMINISTRATION

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

Letters Of Administration

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

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

or

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

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

04/19/13 • 04/26/13 • 05/03/13

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### LETTERS TESTAMENTARY

Estate of Audrey L. Strelec, Deceased, late of 162 Hawthorne Dr., Milford, PA 18337.

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

Bonnie Mullins  
116 Cornelia Lane  
Milford, PA 18337

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

04/19/13 • 04/26/13 • 05/03/13

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**LETTERS  
TESTAMENTARY**

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

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

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

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

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**LETTERS OF  
ADMINISTRATION**

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

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

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

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

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**EXECUTOR NOTICE**

Estate of Florence E. Orben,

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

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

04/19/13 • 04/26/13 • **05/03/13**

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**LETTERS  
TESTAMENTARY**

Estate of Hugh Halsey, Jr., Deceased, late of 100 Meadow Court, Milford, PA 18337.

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

Alison B. Halsey  
32 Franklin Street

Annapolis, MD 21401-2720  
or to her attorney, Douglas J. Jacobs, Esq., 515 Broad Street, Milford, PA 18337.

04/26/13 • **05/03/13** • 05/10/13

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**EXECUTRIX'S NOTICE**

ESTATE OF Virginia B. Oliver late of Dingmans Ferry, 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  
RuthAnn Boudreau  
161 S. Nichecronk Rd.  
Dingmans Ferry, PA 18328  
Executrix

**05/03/13 • 05/10/13 • 05/17/13**

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that Letters Testamentary have been granted in the ESTATE of WILLIAM E. MOYER, late of Blooming Grove Township, Pike County, Pennsylvania (died January 5, 2013). 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 Executrices, NANCY J. CARPENTER of 117 Christopher Way, Hawley, Pennsylvania 18428 or SANDRA L. MASTERSON of P.O. Box 120, Berlin, New York 12168 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE

**05/03/13 • 05/10/13 • 05/17/13**

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**LETTERS OF  
ADMINISTRATION**

Estate of Brooks Banker, Sr. late of Solverson Road, Rowland, Pa 18457

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 same, without delay to:

Brooks Banker, Jr.  
551 Fifth Ave., Suite 2800  
New York, NY 10176

*Administrator*

or his attorney: Stacey Beecher, Esquire, 106 West High Street, Milford, Pennsylvania, 18337.

**05/03/13 • 05/10/13 • 05/17/13**

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**CO-EXECUTORS' NOTICE**

ESTATE OF MARY ANN GITTENS, of 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 DAVID REPENNING and JANE FREY, or to their attorneys, KLEMEYER, FARLEY & BERNATHY, LLC, 402 Broad Street, Milford, PA 18337.

**05/03/13 • 05/10/13 • 05/17/13**

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF EDITH M. TETHER, late of Lake Wenonah Road, Tafton, Pike County, Pennsylvania (died March 3, 2013), to Tiffany Michaels and Jay Tether, Co-Executrix/Co-Executor.

All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

**05/03/13 • 05/10/13 • 05/17/13**

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### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JOSEPH PAUL MOSCHETTO**, late of 102 Spruce & Dogwood, Greentown, Pike County, Pennsylvania (died December 6, 2012), to James R. Klepadlo-Executor. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executor named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445.

05/03/13 • 05/10/13 • 05/17/13

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### ADMINISTRATOR'S NOTICE

Estate of Thomas G. Wendel, Deceased, late of Blooming Grove Township, Pike County, Pennsylvania.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: Virginia L. Malone, Administrator, of 1405 Hemlock Farms, Lords Valley, PA 18428, or to the Attorneys for the Estate, Levy, Stieh & Gaughan, PC, P. O. Box D, Milford, PA 18337.

Virginia L. Malone,  
Administrator

By: John T. Stieh, Esquire  
Attorney for Administrator

05/03/13 • 05/10/13 • 05/17/13

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### NOTICE

**NOTICE** is hereby given that on April 8, 2013, an Application for the registration of an assumed or fictitious name with the Department of State of the Commonwealth of Pennsylvania for obtaining a Certificate of Incorporation, to be organized under the Non-Profit Corporation Law of 1988. The name of the corporation is VetStock. Its purpose shall be of a charitable nature to provide fund-raising for veteran organizations.

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### LEGAL NOTICE NOTICE OF REGISTRATION OF FICTITIOUS NAME

In accordance with the Business Corporation Law of the Commonwealth of Pennsylvania, a limited liability company by the name of Saprise Limited has been organized under the Provisions of the Business Corporation Law of 1988, P.S. 1444, as amended, for the purpose of any and all legal business in the Commonwealth of Pennsylvania including but not limited to distribution of retail products and all other items authorized under the Business Law of 1988 as amended. Said Registration of Fictitious Name having been filed with the Department of State on April 22, 2013.

ALFRED J. HOWELL,  
Esquire  
HOWELL, HOWELL &  
KRAUSE  
109 Ninth Street

Honesdale, Pennsylvania  
18431  
(570) 253-2520

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**SHERIFF SALES**

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 233-2011r SUR JUDGEMENT NO.233-2011 AT THE SUIT OF PNC Bank, National Association vs Reynaldo Soto DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200

CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
PNC Bank, National Association  
Plaintiff  
v.  
REYNALDO SOTO  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 233-2011

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

UDREN LAW OFFICES  
S/  
Attorney for Plaintiff  
ELIZABETH L WASSALL  
PA ID 77788

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Reynaldo Soto  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$179,277.21,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Reynaldo Soto  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$179,277.21 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

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

**SHERIFF SALE**

**May 15, 2013**

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

Being known as:  
3429 LANCASTER  
DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.

ALL THAT CERTAIN  
lot, parcel or piece of land  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot 3429, Section 36, Saw

Creek Estate, as shown on a plan of Lots recorded in the Office of the Recorder of Deeds in and for the County of Pike, in Plat Book Volume 32, pages 186-189.

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

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

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

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

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

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

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

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**SHERIFF SALE**  
**May 15, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 377-2010r SUR JUDGEMENT NO. 377-2010 AT THE SUIT OF JPMorgan Chase Bank, NA vs Steven Langone DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD

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

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

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

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

Title to said premises is vested  
in Steven Langone by deed from  
Jessica McDonnell and William  
McDonnell, husband and wife,  
dated August 11, 2005 and  
recorded August 25, 2005 in  
Deed Book 2128, Page 1639.

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

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

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Steven  
Langone DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$138,413.06 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA



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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
470-2010r SUR JUDGEMENT  
NO. 470-2010 AT THE  
SUIT OF JPMorgan Chase  
Bank, NA as Acquirer of  
Certain Assets and Liabilities of  
Washington Mutual Bank from  
the Federal Deposit Insurance  
Corporation acting as Receiver  
fka Washington Mutual Bank  
FA vs John Dorsey and Laura  
A. Dorsey DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

in and for the County of Pike, in  
Plot Book Volume 21, Page 35.

TAX PARCEL #: 196.02-02-59

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
John Dorsey and Laura A.  
Dorsey DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$118,566.91,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John  
Dorsey and Laura A. Dorsey  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$118,566.91 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 499-2012r SUR  
JUDGEMENT NO. 499-2012  
AT THE SUIT OF US Bank  
National Association, ND vs  
Michael C. John and Amaryl  
John DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF

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

CIVIL DIVISION  
NO.: 499-2012-Civil

LONG FORM  
DESCRIPTION

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

Lot No. 67, The Glen at  
Tamiment Subdivision as set  
forth on certain plat maps  
prepared by R.K.R. Hess  
Associates, and entitled "Final  
Plan", Phase I, The Glen at  
Tamiment, recorded in the  
Office of the Recorder of  
Deeds in and for Pike County,  
Pennsylvania, in Plat Book No.  
24, at page 74, Plat Book No.  
24, at page 75, Plat Book No.  
24, at page 76 and Plat Book No.  
24, at page 77 and Revised Maps  
of the Glen at Tamiment, Phase  
I, recorded on March 9, 1987, in  
Plat Book 24, at Pages 154, 155,  
156 and 157.

BEING known parcel number:  
06-0-104382.

BEING the same premises

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

GRELEN & BIRSIC, P.C.

By: S/

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael C. John and Amaryl John DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$290,800.09, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 518-2012r SUR JUDGEMENT NO. 518-2012 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP d/k/a Countrywide Home Loans Servicing, LP vs Brenda M. Walker DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 518-2012

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

vs.

BRENDA M. WALKER  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
1341 PINE RIDGE,  
BUSHKILL, PA 18324-9757  
Parcel No.: 193.02-03-10  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$250,276.62  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Brenda M. Walker  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$250,276.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Brenda M.  
Walker DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$250,276.62 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
641-2012r SUR JUDGEMENT  
NO. 641-2012 AT THE SUIT  
OF Wells Fargo Bank, NA vs  
David Cielinski and Patricia  
Cielinski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

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

LOT 14, BLOCK 1501, AS  
SET FORTH ON A PLAN  
OF LOTS - WILD ACRES,  
SECTION 15, DELAWARE  
TOWNSHIP. PIKE  
COUNTY, PENNSYLVANIA,

DARED FEBRUARY 1972,  
BY JOSEPH D. SINCAVAGE,  
MONROE ENGINEERING,  
INC., STROUDSBURG,  
PENNSYLVANIA, AND  
FILED IN THE OFFICE  
FOR THE RECORDING OF  
DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN MAP BOOK VOL. 12,  
PAGE 105, RERECORDED  
FEBRUARY 7, 1975.

PARCEL NO. 02-02-6502

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

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

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

TO David Cielinski  
and Patricia Cielinski  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$148,345.87,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF David  
Cielinski and Patricia Cielinski  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$148,345.87 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 101

Mountainside, NJ 07092  
04/19/13 • 04/26/13 • 05/03/13

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO660-2012r SUR  
JUDGEMENT NO. 660-2012  
AT THE SUIT OF Bank of  
America, NA vs Wayne W.  
Kingston, JR. and Sara T.  
Kingston DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

THE LAND REFERRED TO  
IN THIS COMMITMENT IS  
DESCRIBED AS FOLLOWS:  
ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING  
AND BEING IN THE  
TOWNSHIP OF DINGMAN,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,

MORE PARTICULARLY  
DESCRIBED AS FOLLOWS,  
TO WIT:

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

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

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

Title to said premises is vested  
in Wayne W. Kingston, Jr. and  
Sara T. Kingston by deed from  
Faro Cottone dated November  
29, 2006 and recorded December  
11, 2006 in Deed Book 2208,  
Page 2588.

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

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

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Wayne W.  
Kingston, JR. and Sara T.  
Kingston DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$221,567.32 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

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

**SHERIFF SALE**  
**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
786-2012r SUR JUDGEMENT  
NO. 786-2012 AT THE SUIT  
OF GMAC Mortgage, LLC  
vs Angela Doering and Danny  
Doering, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot  
or parcel of land situate in  
the Township of Lehman,  
County of Pike and State of  
Pennsylvania, being LOT NO.  
329, SECTION NO. 5A, as  
shown on a map of POCONO  
MOUNTAIN LAKE  
ESTATES, Inc., on file in the  
Recorder's Office at Milford,  
Pennsylvania, in Plat Book No.  
10 Page 62.

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

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

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

PARCEL: 183.03-03-28.001

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Angela Doering  
and Danny Doering, Jr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$104,384.96,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.



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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 791-2012r SUR JUDGEMENT NO. 791-2012 AT THE SUIT OF Midfirst Bank vs Brian T. Ross DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT LEGAL FOR ADVERTISING:**

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

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

Reference Pike County Record Book 1857, Page 1675.

TO BE SOLD AS THE PROPERTY OF BRIAN T. ROSS UNDER PIKE COUNTY JUDGMENT NO. 791-2012

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

1884, Page 2360.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian T. Ross DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$79,333.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Brian T. Ross DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$79,333.84 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 908-2012r SUR JUDGEMENT NO. 908-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3 vs Daniel P. Lane and Danielle Lane and The United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of land skate in the Township of Greene, County of Pike and State Of Pennsylvania, being Lot No, 2317, Section C, as shown on

“Plotting of Section C, Sky View Lake, Pocono Sky Enterprises, Inc., Greene Township, Pike County, Pennsylvania, prepared by Leo A. Acterman, Jr., P.E. dated November 6, 1968 and recorded in the Courthouse at Milford, Pike County, Pennsylvania, in Plot Book No. 7, page 42

PARCEL No. 04-0-069487

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel P. Lane and Danielle Lane and The United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$135,077.25, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES

UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel P. Lane and Danielle Lane and The United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,077.25 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**  
**May 15, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO909-2012r SUR JUDGEMENT NO. 909-2012

AT THE SUIT OF Metlife Home Loans, a division of Metlife Bank, NA vs Deogratius K. Lutwama and Mdingase Mvunga DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 909-2012-CIVIL METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

vs.

DEOGRATIUS K. LUTWAMA

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

Parcel No.: 162.02-06-27.001 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$215,724.10

Attorneys for Plaintiff:

Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Deogratius K. Lutwama and Mdingase Mvunga DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$215,724.10, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Deogratius K. Lutwama and Mdingase Mvunga DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$215,724.10 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
931-2012r SUR JUDGEMENT  
NO. 931-2012 AT THE  
SUIT OF US Bank National  
Association, as trustee for  
Credit Suisse First Boston  
Mortgage Securities Corp.,  
CSFB Mortgage Pass-Through  
Certificates, Series 2005-8 vs  
Max Koutny DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 931-2012  
US BANK NATIONAL  
ASSOCIATION, AS  
TRUSTEE FOR CREDIT  
SUISSE FIRST BOSTON

MORTGAGE SECURITIES  
CORP., CSFB MORTGAGE  
PASSTHROUGH  
CERTIFICATES, SERIES  
2005-8

vs.

MAX KOUTNY

owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
62 CLIFTON DRIVE A/K/A  
104 CLIFTON DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 192.03-02-26  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$116,092.12  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Max Koutny  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$116,092.12,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

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

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1024-2012r SUR JUDGEMENT NO. 1024-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as Receiver of Washington Mutual Bank, successor in interest to

Long Beach Mortgage Company vs Myles F. McDonnell and Jean McDonnell DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

LOT 15, Block 1104, as set forth on a Plan of Lots, Wild Acres, Section 11, Delaware Township, Pike County, Pennsylvania, dated February 1971, by Joseph D. Sincavage Monroe Engineering, Inc., Stroudsburg, Pennsylvania and filed in the office for the Recording of Deeds, in and for Pike County, Pennsylvania in Plat Book 10, Page 109, re-recorded May 14, 1973.

PARCEL No. 02-0-066976

BEING the same premises which Parkside Construction, Inc., a Pennsylvania Corporation, by Deed dated June 13, 2986 and recorded in the Pike County Recorder of

Deeds Office on June 13, 1986 in Deed Book 1048, page 267, granted and conveyed unto Myles F. McDonnell and Jean McDonnell, his wife.

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

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

McDonnell and Jean McDonnell DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$177,395.86 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1065-2010r SUR JUDGEMENT NO. 1065-2010 AT THE SUIT OF Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Keith O. Smith DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot

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

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

Parcel# 06-0-0.38455

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Keith O. Smith DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$175,009.46, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

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

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1130-2010r SUR JUDGEMENT NO. 1130-2010 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing LP vs Harold E. Hughes and Patricia P. Hughes DEFENDANTS, I WILL EXPOSE TO



SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. CIVIL-1130-2010  
BANK OF AMERICA,  
N.A. AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
vs.

HAROLD E. HUGHES  
PATRICIA P. HUGHES  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
186 GOLD KEY ROAD,  
MILFORD, PA 18337-0000  
Parcel No.: 122.02-06-41  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$269,233.19  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Harold E. Hughes  
and Patricia P. Hughes  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$269,233.19,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1250-2012 SUR JUDGEMENT  
NO. 1250-2012 AT THE  
SUIT OF US Bank, NA as  
Trustee, Successor in Interest to  
Bank of America, NA s/b/m/t  
LaSalle Bank, NA as Trustee  
for Certificateholders of Bear  
Stearns Asset Backed Securities I  
LLC, Asset-Backed Certificates,  
Series 2007-HE-5 vs. Frank  
Adam, Laura Adam aka Laura  
Malone DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

Parcel I:

BEGINNING at a point which  
would be the westerly end of a  
course described as North 52

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

Parcel II:

BEGINNING at a State  
marker near the Pond Eddy  
brook, and running (1) along  
State land South 60 degrees  
East 262 feet to a State Marker,  
thence (2) North 29 and 1/2  
degrees East 88 feet, thence (3)  
North 52 1/2 degrees West 39  
feet to a point, thence (4) in a  
general northwesterly direction  
a distance of 223 feet along the  
lands of Sampson (formerly  
Scudder) more or less to the  
point and place of beginning.

Having been designated as Tax

Parcel Number: 038.00-02-07

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

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

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

DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$317,025.04 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1302-2012 SUR JUDGEMENT NO. 1302-2012 AT THE SUIT OF PHH Mortgage Corporation vs. Gary S. Tuttle DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1302-2012  
PHH MORTGAGE CORPORATION

vs.  
GARY S. TUTTLE  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
120 WEST LILAC ROAD,  
MILFORD, PA 18337-7361  
Parcel No.: 123.02-03-75-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$150,371.73  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Gary S. Tuttle  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$150,371.73,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Gary S. Tuttle  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$150,371.73 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1386-2010r SUR  
JUDGEMENT NO. 1386-2010  
AT THE SUIT OF Wells  
Fargo Bank, NA as Trustee for  
WaMu Mortgage Pass-Through  
Certificates, Series 2005-PR1  
vs Antonina Haughey and John  
Haughey DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA

18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

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

Parcel No. 027.00-02-26

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Antonina Haughey  
and John Haughey  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID

REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$86,089.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1429-2012r SUR  
JUDGEMENT NO. 1429-2012  
AT THE SUIT OF Bank  
of America, NA s/b/m BAC  
Home Loans Servicing LP  
f/k/a Countrywide Home  
Loans Servicing, LP vs Carol  
Gervasi DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Parcel I

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

BEING Lot No. 3 ABC, Block  
No.B-35, as set forth on a Plan  
of Lots, Birchwood Lakes,  
Section 6, Delaware Township,  
Pike County, Pennsylvania,  
dated January 1965, by John B.  
Aicher, Monroe Engineering,

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

Parcel II

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

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

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

BEGINNING at an iron pin  
being situate in the Northern  
right of way of Buttonwood  
Drive, said point also being the  
Southwestern most corner of Lot  
2A, Block 35, Section 6 in the

Birchwood Lakes Community Association subdivision and being common with the Southeastern most corner of Lot 1, more particularly described as follows, to wit:

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

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

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

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

CONTAINING 0.47 acres of land, more or less.

BOTH OF THE ABOVE DESCRIBED LOTS, have been combined into one Lot by virtue of a plat map recorded in the Pike County Recorder of Deeds Office in Plat Book 43 at Page 208 and said properties are now known as Lot 2A, Block 35, Section 6, in the Birchwood Lakes Community Association Development. Lot 2, Block No. 35, Section 6 and Lot 3, Block No. 35, Section 6 are hereby irrevocably joined together as one lot or building site. These lots may not be sold separately or further subdivided without the prior approval of Delaware Township and Birchwood Lakes Property and Homeowners

Association. The lot joiner described herein shall constitute a covenant running with the land.

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

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

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

TAX PARCEL #149.04-03-28

IMPROVEMENTS:  
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carol Gervasi DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$141,988.06,

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

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

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

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**SHERIFF SALE**

**May 15, 2013**

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

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1454-2010r SUR  
JUDGEMENT NO. 1454-2010  
AT THE SUIT OF Flagstar  
Bank, FSB vs Jose N. Cabral and  
Danielle P. Cabral aka Danielle  
Cabral DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1454-2010  
FLAGSTAR BANK F.S.B.

vs.

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

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

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

THE SALE IS MADE BY



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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jose N. Cabral and Danielle P. Cabral aka Danielle Cabral DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$208,414.09 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1517-2008 SUR JUDGEMENT NO. 1517-2008 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, National Association s/b/m National City Mortgage, a division of National City Bank vs Jose A. Tavarez and Martha J. Urena DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

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

BEING Lot No. 102 on the above mentioned plan.

Prepared by Elliott and Associates, Engineers-Planners.

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose A. Tavarez and Martha J. Urena DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,492.92, PLUS COSTS & INTEREST.

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

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

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

---

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

CIVIL DIVISION, TO  
EXECUTION NO 1531-2012  
SUR JUDGEMENT NO.  
1531-2012 AT THE SUIT OF  
JPMorgan Chase Bank, NA  
s/b/m Chase Home Finance,  
LLC vs. Robert W. Mandoske  
aka Robert Mandoske & Arrena  
Mandoske aka Arrena Irene  
Mandoske DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

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

Lot No. 717, Section No.  
C as shown on map entitled  
subdivision of Section C, Pocono  
Mountain Woodland Lakes  
Corp., on file in the Recorder's  
Office at Milford, Pennsylvania  
in Plot Book No. 10, Page 191.

TOGETHER WITH all of  
the rights and UNDER AND  
SUBJECT to the covenants,  
conditions and restrictions as  
set forth in a certain deed from

Pocono Mountain Woodland  
Lakes Corporation to George  
Lohen as recorded in the Office  
of Recorder of Deeds in and  
for Pike County in Deed Book  
Volume 441 at page 214.

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

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

PARCEL: 123.02-03-29 -

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Robert W. Mandoske aka Robert  
Mandoske & Arrena Mandoske  
aka Arrena Irene Mandoske  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$305,865.66,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert W. Mandoske aka Robert Mandoske & Arrena Mandoske aka Arrena Irene Mandoske DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$305,865.66 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1595-2012r SUR JUDGEMENT NO. 1595-2012 AT THE SUIT OF Wells Fargo Bank, NA as

trustee for WAMU Mortgage Pass-Through Certificates, Series 2005-PR4 Trust vs Brian Blann DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1595-2012 WELLS FARGO BANK, N.A. AS TRUSTEE FOR WAMU MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2005-PR4 TRUST

vs.  
BRIAN BLANN  
owner(s) of property situate in the TOWNSHIP OF GREENE, Pike County, Pennsylvania, being 119 GRANITE DRIVE A/K/A 224 GRANITE DRIVE, GREENTOWN, PA 18426  
Parcel No.: 085.03-01-09  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$88,369.36  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian Blann DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$88,369.36, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Brian Blann DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$88,369.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO1615-2012r SUR JUDGEMENT NO. 1615-2012 AT THE SUIT OF PNC Bank, National Association vs Michael J. Daddario DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA CIVIL DIVISION  
No: 1615-2012  
PNC BANK, NATIONAL ASSOCIATION,  
Plaintiff,  
vs.  
MICHAEL J. DADDARIO,  
Defendant.

LEGAL DESCRIPTION

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

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

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

Parcel No. 06-0-038792

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

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

AMOUNT OF \$217,947.45, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
VItti & Vitti & Assoc.  
215 Fourt Avenue  
Pittsburg, PA 15222  
04/19/13 • 04/26/13 • 05/03/13

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

COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1625-2012r  
SUR JUDGEMENT NO.  
1625-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs John  
Kostrowski DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1625-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs.  
JOHN KOSTROWSKI  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
509 MAPLE RIDGE DRIVE,  
LORDS VALLEY, PA 18428  
Parcel No.: 120.03-03-18  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$103,053.46  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John  
Kostrowski DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$103,053.46 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

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

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**SHERIFF SALE**

**May 15, 2013**

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

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

ALL THAT CERTAIN  
LOT, PIECE OF LAND,  
Situatē, lying AND  
BEING IN TOWNSHIP

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

Under and Subject to restrictions  
as of record.

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

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Brian D. Smith and Tina Smith  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A



JUDGMENT ON THE AMOUNT OF \$226,848.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

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

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1695-2011 SUR JUDGEMENT NO. 1695-2011 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 vs. Andrew Eckford DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

ALL that certain lot, piece or parcel of land, situate, lying and being in the Township of Lehman, County of Pike and State of Pennsylvania, more particularly described as follows: Lot #92, Stage VI, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage VI, recorded in the Office of the Recorder of Deeds of the County in Plat Book Vol. 10 at Page 73 on March 28, 1973, erroneously cited in prior Deed (s) as Plot Book Volume 10, Page 74..

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

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

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

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

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Andrew Eckford DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$125,364.14 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1703-2010r SUR JUDGEMENT NO. 1703-2010 AT THE SUIT OF JP Morgan Chase Bank, NA vs Madison Sockwell DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1703-2010-CIVIL  
JP MORGAN CHASE BANK,  
N.A.

vs.

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Madison Sockwell  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$131,116.09,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1712-2009r SUR  
JUDGEMENT NO. 1712-2009  
AT THE SUIT OF U.S. Bank  
National Association, as trustee,  
successor in interest to Bank of  
America, National Association  
as Trustee as successor by

merger to LaSalle Bank National Association, as Trustee for Certificateholders of BEAR Sterns Asset Backed Securities I LLC, asset-backed certificates, series 2007-HE6 vs Doreen A. Kraft DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

TAX PARCEL # 04-0-069474

BEING KNOWN AS: 138 Mountain Drive, Greentown PA 18426

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

THE COMMONWEALTH OF PENNSYLVANIA TO Doreen A. Kraft DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$132,214.96, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Doreen A. Kraft DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$132,214.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group

701 Market Street  
Philadelphia, PA 19106-1532  
04/19/13 • 04/26/13 • 05/03/13

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1721-2012r  
SUR JUDGEMENT NO.  
1721-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Margo  
Tucker DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

All that certain Piece, Parcel  
and Tract of land, situate, lying  
and being in the Township of  
Delaware, County of Pike, and  
State of Pennsylvania, being  
more particularly described as  
follows:

Lot Number 34, Block  
W-1602, as set forth on a Plan  
of Lots, Wild Acres, Section  
16, Delaware Township, Pike  
County, Pennsylvania, dated  
February 1975 by Joseph D.  
Sincavage, Monroe Engineering,

Inc., Stroudsburg, Pa and filed in  
the Office for the Recording of  
Deeds in and for Pike County,  
Pennsylvania in Plat Book 14,  
Page 32 on December 3, 1976.

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

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Margo Tucker  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$191,935.92,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1722-2012 SUR JUDGEMENT NO. 1722-2012 AT THE SUIT OF Deutsche Bank National Trust Company as Trustee for Popular ABS, Inc. Series 2007-A, by its Attorney-in-fact Ocwen Loan Servicing, LLC vs. Christopher Ryan & Elizabeth Patricia Ryan DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

PARCEL #123.02-03-43

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Ryan & Elizabeth Patricia Ryan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$428,537.06, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1762-2011r SUR JUDGEMENT NO. 1762-2011 AT THE SUIT OF Wells Fargo Bank, NA vs John W. Devine, JR DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, parcel or piece of land situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 3114, Section No. 33, as is more particularly set forth on the Plan of Lots of Development known as Saw Creek Estates, recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania, in Plot Book Volume 27, pages 54 and 55.

UNDER AND SUBJECT to all covenants, conditions, restrictions and agreement of record and the Declaration of

Restrictions and Conditions recorded in Pike County Record Book 1246, Page 118.

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

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

PARCEL: 197.03-05-46

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

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

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1764-2012r SUR JUDGEMENT NO.1764-2012 AT THE SUIT OF PHH Mortgage Corporation, fka Cendant Mortgage Corporation, dba Century 21 Mortgage vs Daphnye P. Rodin aka Daphnye Rodin and Kevin R. Rodin DEFENDANTS,



I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1764-2012

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

vs.

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

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

105 R. PERRY  
DEVELOPMENT A/K/A 111  
PERRY ROAD, PAUPACK,  
PA 18451

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

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$58,055.85

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Daphnye P. Rodin aka Daphnye  
Rodin and Kevin R. Rodin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$58,055.85,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Daphnye  
P. Rodin aka Daphnye  
Rodin and Kevin R. Rodin  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$58,055.85 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Phelan, Hallinan & Schmiege  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
04/19/13 • 04/26/13 • 05/03/13

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1806-2012 SUR JUDGEMENT  
NO. 1806-2012 AT THE  
SUIT OF Midfirst Bank vs.  
Kirk E. Williams & Mary M.  
Williams DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Township of Delaware, Pike  
County, Pennsylvania, Lot 12  
ABC, Block B-74, Section 9,  
Birchwood Lakes, dated June  
1964 by John B. Aicher, Monroe  
Engineering, Inc., Stroudsburg,  
PA., recorded in Pike County  
Plat Book Volume 4, Page 68,  
on July 14, 1964.

HAVING THEREON  
ERECTED A DWELLING  
KNOWN AS: 102

SASSAFRASS LANE,  
DINGMANS FERRY, PA  
18328.

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

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kirk E. Williams  
& Mary M. Williams  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$62,713.20,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kirk E. Williams & Mary M. Williams DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$62,713.20 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1843-2012r SUR JUDGEMENT NO. 1843-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of the CWABS, Inc. asset-Backed Certificates, Series 2006-14 vs Edwin F. Cannon DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

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

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1843-2012

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14

vs.

EDWIN F. CANNON

owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 102 MEADOW BROOK COURT, DINGMANS FERRY, PA 18328-3449 Parcel No.: 150.01-02-60- (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment amount: \$122,965.59

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

TO Edwin F. Cannon  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$122,965.59,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Edwin F.  
Cannon DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$122,965.59 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

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

Philadelphia, PA 19103  
04/19/13 • 04/26/13 • 05/03/13

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1848-2012r  
SUR JUDGEMENT NO.  
1848-2012 AT THE SUIT  
OF JPMorgan Chase Bank,  
National Association vs Elez  
Miftari DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
parcel, piece or tract of land  
situate lying and being in the  
Township of Lehman County of  
Pike and State of Pennsylvania  
being known and designated  
as Lot 2354. Section 31 on  
a map or plan of Saw Creek  
Estates recorded in the Office  
of the Recorder of Deeds at  
Pike County, PA, in Plot Book  
Volume 21, Page 35.

Parcel No. 06-0-070944

BEING the same premises

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Elez Miftari DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$128,123.60, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Elez Miftari DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$128,123.60 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1851-2012r SUR JUDGEMENT NO. 1851-2012 AT THE SUIT OF Nationstar Mortgage, LLC vs John Joyce and Lynn Joyce DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot/ lots, parcel or piece of ground situate in the Township of

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

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

TAX PARCEL #: 189.02-02-35  
BEING KNOWN AS:  
188 Hummingbird Trail  
Lehman Township a/k/a 188  
Humminbird Trail Lehman  
Township, Bushkill, PA 18371

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF John Joyce and  
Lynn Joyce  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$138,293.14 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1861-2009 SUR  
JUDGEMENT NO. 1861-2009  
AT THE SUIT OF Bank of  
America, NA s/b/m/t BAC  
Home Loans Servicing, LP vs.  
Darel Kadlec DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1861-2009-CIVIL  
BANK OF AMERICA,  
N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
vs.  
DAREL KADLEC  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,

Pennsylvania, being  
116 EVERGREEN DRIVE,  
DINGMANS FERRY, PA  
18328-0000  
Parcel No.: 149.04-12-19-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$135,669.95  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Darel Kadlec  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$135,669.95,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Darel Kadlec DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$135,669.95 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1904-2012 SUR JUDGEMENT NO. 1904-2012 AT THE SUIT OF Bank of America, NA vs. Peter J. Hamm DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece,

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

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

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

WHEREAS Daniel Peter Gildea a/k/a Daniel P. Gildea II a/k/a Daniel P. Gildea died testate on August 31, 2005, leaving a Last Will and Testament dated December 26, 2004 and duly probated in the Register of Wills of Pike County, Pennsylvania on September 6, 2005.

WHEREAS Letters of Administration C.T.A. in said estate were duly issued to Daniel Peter Gildea and Francis Bays Gildea by the Register of Wills of Pike County, Pennsylvania on



September 6, 2005 which Letters are still in full force and effect, and

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

PROPERTY ID NO.:  
06-0-067482

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Peter J. Hamm DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$185,840.21, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Peter J. Hamm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,840.21 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**  
**May 15, 2013**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1905-2012r SUR JUDGEMENT NO. 1905-2012

AT THE SUIT OF Bank of America, NA vs Phyllis M. Cohan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ATTORNEY FOR PLAINTIFF  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
Bank of America, N.A.  
Plaintiff  
v.  
PHYLLIS M. COHAN  
Defendant(s)

COURT OF COMMON PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 1905-2012

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN LOT

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

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Phyllis M. Cohan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$207,715.07, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Phyllis M. Cohan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$207,715.07 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1909-2012r SUR JUDGEMENT NO. 1909-2012 AT THE SUIT OF The Honesdale National Bank vs LaHary L. Pittman, Jr., as Executor of the Estate of Lahary L. Pittman Sr, deceased and Mary L. Pittman DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY

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

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

BEGINNING at a point on the southwesterly line at Gold Finch Road, a common corner of Lot Number 609 and Lot Number 610, as shown on a plan titled "Subdivision of Lands of Benjamin Foster, Lehman Township, Pike County, Section One.", prepared by Edward C. Hess Associates, October 17, 1969, and recorded in Plat Book Volume 7 at Page 155, October 17, 1969, on file in the Recorder of Deeds Office at Milford, Pennsylvania, thence by Lot Number 610 south 65 degrees 39 minutes 22 seconds West 217.52 feet to a point; thence by Lot Number 587 North 27 degrees 42 minutes 49 seconds West 88.57 feet to a point; thence by Lot Number 608 North 66 degrees 42 minutes 00 seconds East 213.73 feet to a point on the southwesterly line of Gold Finch Road; thence along the southwesterly line of Gold Finch Road South 30

degrees 26 minutes 28 seconds  
East 85.00 feet to the place of  
BEGINNING.

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

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

TAX PARCEL # 182.04-05-36

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

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2008-2012r SUR  
JUDGEMENT NO. 2008-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Kelly Szabo and  
Jeffrey Szabo DEFENDANTS,  
I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Parcel I

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

Parcel II

All that certain lot or parcel of land situate in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, being Lot 35, Block 2, Section 4, as shown on a map or plan of Sunrise Lake on file in the Recorded of Deeds Office at Milford, Pike County, Pennsylvania.

Said premises having been conveyed to the Pike County tax Claim Bureau to be held in its Land Repository for unsold

properties in Pike County Records Book R 1210, at page 320.

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

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

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

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

Property Address: 106 Lead County a/k/a 3234 Sunrise Lake, Milford, PA 18337

Tax ID# 122.01-03-47

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

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Kelly  
Szabo and Jeffrey Szabo  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$128,916.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Shapiro & DeNardo  
3600 Horizon Drive, Ste. 150  
King of Prussia, PA 19406

04/19/13 • 04/26/13 • 05/03/13

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2060-2008r SUR  
JUDGEMENT NO. 2060-2008  
AT THE SUIT OF US  
Bank National Association,  
as trustee for Securitized  
Asset Backed Receivables  
LLC Trust 2006-WM1,  
Mortgage Pass-Through  
Certificates, Series 2006-WM1  
vs Cami S. Paladine aka Cami  
Paladine DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2060-2008-CV  
US BANK NATIONAL  
ASSOCIATION,  
AS TRUSTEE FOR  
SECURITIZED ASSET  
BACKED RECEIVABLES  
LLC TRUST 2006-WM1,  
MORTGAGE  
PASSTHROUGH

CERTIFICATES, SERIES  
2006-WM1

vs.

CAMI S. PALADINE A/K/A  
CAMI PALADINE

owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
114 SURREY DRIVE, LORDS  
VALLEY, PA 18428

Parcel No.: 107.03-05-24  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$297,193.30  
Attorneys for Plaintiff:  
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Cami S. Paladine aka Cami  
Paladine DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$297,193.30,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND 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 Cami S.  
Paladine aka Cami Paladine  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$297,193.30 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2060-2012r  
SUR JUDGEMENT NO.  
2060-2012 AT THE SUIT  
OF ESSA Bank & Trust vs  
Maximo Perez and Ramona  
Perez DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY

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

LEGAL DESCRIPTION

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

Parcel Two: BEGINNING  
at a point in the center line  
of Township Route No.  
T-305, being the public road  
leading from Bushkill to  
Sugar Mountain, said point of  
beginning being at the center  
line of a proposed 50-foot wide  
road cutting through the lands  
of Minter; thence from said  
point of beginning, running  
along the center of Township  
Route No. T-305, North 17  
degrees 16 minutes West 88.20  
feet to a point for a corner;  
thence running along the line of  
a stone wall, South 63 degrees  
16 minutes West 93.86 feet to  
an iron pipe for a corner; thence  
running along the line of a stone  
row, along the lands of Xavier  
Riedmiller, South 51 degrees  
11 minutes 20 seconds West  
568.00 feet to an iron pipe for a  
corner; thence along the easterly

line of a 33-foot wide right of  
way leading to lands of said  
Riedmiller, South 57 degrees  
40 minutes East 242.90 feet  
to a point in the center line of  
the herein mentioned proposed  
50-foot wide road; thence  
running along the center line of  
said road, North 31 degrees 51  
minutes 30 seconds East 116.24  
feet; thence North 44 degrees 46  
minutes East 156.13 feet to the  
point and place of Beginning.  
CONTAINING 2.05 acres. As  
surveyed by Victor E. Orben,  
R.S., July 1, 1972. Drawing No.  
K-130

Parcel Three: BEGINNING at  
an iron bar at the intersection of  
stone walls being the westerly  
most corner of the premises  
herein described and a common  
corner of lands conveyed by  
Robert Minter to Carl Rohner;  
thence along the lands of Sunset  
Acres subdivision, North 51  
degrees 11 minutes 20 seconds  
East 33 feet to an iron bar;  
thence along the lands of Wesley  
Dickison South 57 degrees 40  
minutes East 242.90 feet to a  
point in the center line of said  
access road, South 31 degrees  
06 minutes 20 seconds West 33  
feet, more or less to a point in  
the line of lands of Carl Rohner;  
thence along the line of said  
lands, North 57 degrees 16  
minutes 12 seconds West 254.27  
feet to the point and place of  
Beginning. CONTAINING  
0.188 acres, more or less. As  
surveyed by Victor E. Orben,  
R.S. September 9, 1974.  
Drawing No. AA-11.



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

BEGINNING at a point in the center line of Township Road No. T-305, being the public road which leads from Bushkill to Sugar Loaf Mountain, the said point of beginning being the northerly most corner of lands of Wesley Dickison and on the projected center line of a stone wall forming the line of possession between lands of said Dickison and the lands of David Budd Riddagh; thence along the center line of said Township Road No. T-305, South 17 degrees 16 minutes East 28.2 feet to a point; thence cutting the lands of Wesley Dickison South 59 degrees 58 minutes 17 seconds West 115.78 feet to an iron pipe; thence cutting same North 38 degrees 48 minutes 40 seconds West 28.2 feet to an iron pipe in the line of lands of Xavier Riedmiller; thence along the line of said lands, North 51 degrees 11 minutes 20 seconds East 33 feet to an iron pipe and stone corner, being a common corner between the lands of said Riedmiller and David Budd Riddagh; thence along the line of lands of David Budd Riddagh, as marked by a stone wall, North 63 degrees 16 minutes East 93.86 feet to the point and place of beginning. CONTAINING 0.0843 acre. As surveyed by Victor E. Orben, R.S., September 9, 1974. Drawing

No. AA-11.

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

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

Property is improved.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maximo Perez and Ramona Perez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$149,415.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

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

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

**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2071-2011 SUR JUDGEMENT NO. 2071-2011 AT THE SUIT OF Wells Fargo Bank, NA vs. Neil Behrens DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY

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

By virtue of a Writ of Execution No. 2071-2011  
WELLS FARGO BANK, N.A.  
vs.

NEIL BEHRENS  
owner(s) of property situate in the TOWNSHIP OF DELAWARE, Pike County, Pennsylvania, being 111 POPLAR STREET, DINGMANS FERRY, PA 18328-4238

Parcel No.: 162.02-03-28  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$94,921.31  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Neil Behrens DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$94,921.31, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST

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

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

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2072-2011r  
SUR JUDGEMENT NO.

2072-2011 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Jeremiah  
Edmondson, JR and Aida E.  
Edmondson DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2072-2011  
BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER  
TO BAC HOME LOANS  
SERVICING, LP FKA  
COUNTRYWIDE HOME  
LOANS SERVICING, LP  
vs.  
JEREMIAH EDMONDSON,  
JR  
AIDA E. EDMONDSON  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
608 EDINBURGH ROAD  
A/K/A 153 EDINBURGH  
ROAD, BUSHKILL, PA 18324  
Parcel No.: 192.04-02-56  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$139,513.82  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

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

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

OWNERS REPUTED OWNERS TO COLLECT \$139,513.82 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2120-2010 SUR JUDGEMENT NO. 2120-2010 AT THE SUIT OF Goldman Sachs Mortgage Company vs. Barbara A. Moor DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THOSE CERTAIN lots, pieces or parcels of land, situate in the Township of Porter, County of Pike and Commonwealth of Pennsylvania,

bounded and describe as follows, to wit:

(1)BEGINNING at a point in the State Highway leading from Notch to Porters Lake; thence, North eighty-eight and none half degrees East two hundred forty-nine feet to a point about ten feet from the shore of Peck's Pond, on hundred four feet to a point about ten feet from the shore of Peck's Pond; thence, South one degree East Sixty-seven and three-fourths feet to corner; thence, North fifty-seven degrees West one hundred seventy-three feet to corner; thence, South eighty-eight degrees West one hundred fifty-six and seven-tenths feet to a corner and the aforementioned State Highway; and, thence, North forty and three-fourths degrees West fifty-four feet along said road to the place of BEGINNING. CONTAINING 15,831 square feet, more or less.

(2)BEGINNING at on iron pin 16.5 feet East of the center line of State Highway Route 402, a corner of lands of Mabel Ace Grimm, thence, by lands of Mabel Ace Grimm, North eighty-seven degrees forty five minutes East one hundred sixty-four and one-hundredths feet to a concrete marker; thence, by the same South fifty-six degrees thirty minutes East one hundred seventyone and forth-seven one hundredths feet to a point; thence, by lands of the

Commonwealth of Pennsylvania, North eighty-five degrees thirty-three minutes West two hundred eighty-three and eight tenths feet to a point; thence, along the Easterly side of State Highway Route 402, North nineteen degrees thirty-eight minutes West seventy and twenty-two one hundredths feet to the place of BEGINNING. CONTAINING 0.393 acres, more or less.

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

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

point in line of lands, North eighty-five degrees thirty-three minutes West one hundred twenty-seven feet to the place of BEGINNING.

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

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

PARCEL # 132.03-01-57;

Control # 11-0-076491

PARCEL # 132.03-01-56;

Control # 11-0-001567

Residential Real Estate

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

TO Barbara A. Moor DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$472,588.59, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara A. Moor DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$472,588.59 PLUS COSTS AND INTEREST AS AFORESAID.

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

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**SHERIFF SALE**

**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2385-2010r SUR JUDGEMENT NO. 2385-2010 AT THE SUIT OF OneWest Bank, FSB vs Clifton Desilva DEFENDANTS, I WILL EXPOSE TO

SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
May 15, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

v.  
CLIFTON DESILVA  
Defendant(s)

COURT OF COMMON  
PLEAS  
CIVIL DIVISION  
Pike County

MORTGAGE  
FORECLOSURE

NO. 2385 2010 civil

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
LEHMAN, PIKE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 19  
Norman Court, Bushkill, PA  
18324  
PARCEL NUMBER:  
06-0-037868  
IMPROVEMENTS:  
Residential Property

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

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Clifton Desilva  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$252,863.99,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Clifton Desilva DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$252,863.99 PLUS COSTS AND INTEREST AS AFORESAID.

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

**SHERIFF SALE**  
**May 15, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2429-2010r SUR JUDGEMENT NO. 2429-2010 AT THE SUIT OF HSBC Mortgage Corporation (USA) vs Laverne Daley DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY May 15, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

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

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

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

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

Title to said premises is vested in Laverne Daley by deed from Ronald S. Thomas, Sr. and Alvierra Thomas dated July 27, 2006 and recorded August 1, 2006 in Deed Book 2187, Page 2011.

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

THE SALE IS MADE BY VIRTUE OF A WRIT OF



EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Laverne Daley  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$427,843.73 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

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

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