

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the ESTATE OF ROBERT M. CAVANAUGH, late of Lackawaxen Township, Pike County, Pennsylvania. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, Theresa M. Cavanaugh, of 101 Ridgewood Lane, Hawley, Pennsylvania 18428 or John F. Spall, Esquire, Attorney for the Estate, 2573 Rt. 6, Hawley, Pennsylvania 18428.

JOHN F. SPALL, ESQUIRE
11/16/12 • 11/23/12 • 11/30/12

EXECUTOR NOTICE

Estate of MICHAEL
F. VENDITTI, a/k/a
MICHAEL VENDITTI, late
of Lackawaxen Township, Pike

County, PA. Any person or persons having claim against or indebted to estate present same to EXECUTOR: Michael Venditti, 31 Cherry Lane, Putnam Valley, NY 10579; Attorney for ESTATE; Nicholas A. Barna, Esq. 831 Court Street, Honesdale, PA 18431.
11/16/12 • 11/23/12 • 11/30/12

ESTATE NOTICE

Estate of Betty W.
Hendrian, late of Milford, Pike County, Pennsylvania.

Letters Testamentary on the above estate having been granted to Thomas Hendrian, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to their attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, 2nd Floor, Milford, PA 18337
11/16/12 • 11/23/12 • 11/30/12

ADMINISTRATRIX'S NOTICE

ESTATE OF Thomas
A. Griffin Jr. late of Lehman
Township Pike County,
Pennsylvania, deceased.

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

delay to:

Kim Nelson-Griffin,
2111 Laurel Ct.
Bushkill, Pa 18324
Administratrix

11/23/12 • 11/30/12 • 12/07/12

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the ESTATE OF JANE PHILLIPS late of 212 Creek Road, Greentown, Pike County, Pennsylvania (died September 16, 2012), to Alice Gavey, Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above in c/o Tammy Lee Clause, Esquire, P.O. Box 241, Newfoundland, PA 18445; (570) 676-5212.

11/30/12 • 12/07/12 • 12/14/12

ESTATE NOTICE

ESTATE OF Lahary

L. Pittman, Sr., a/k/a Lahary L. Pittman, late of Lehman Township, Pike County, Pennsylvania died March 23, 2012. Notice is hereby given that Letters of Testamentary on the above estate have been granted to Lahary L. Pittman, Jr., of 65 Hess Road, Callicoon, NY 12723. 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 herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

11/30/12 • 12/07/12 • 12/14/12

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

NOTICE to Gerald B. Gay: That on January 16, 2013, at 11:00 a.m., or such other date as may be announced by the Sheriff, the following Property will be exposed to a Sheriff's Sale at 506 Broad Street, Milford, PA 18337.

PROPERTY DESCRIPTION

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, being more particularly bounded and described as follows:

BEGINNING AT AN iron pipe in the center line of Township Road 51002, leading from Bushkill to Porter's Lake, said point of beginning being a common corner of the premises herein described and lands of Arthur Garris, Jr., thence North 83 degrees, 09 minutes, 38 seconds East, a distance of 129.6 feet to an iron pipe; thence North 68 degrees 24 minutes 23 seconds East, a distance of 337.85 feet to a stone corner; thence North 66 degrees 01 minute 38 seconds East, a distance of 247.5 feet to a stone corner; thence North 30 degrees 05 minutes 38 seconds East a distance of 202.78 feet to a stone corner, thence North 41 degrees 11 minutes 01 second

East, a distance of 706.12 feet to a stone corner; thence South 41 degrees 18 minutes East a distance of 239.46 feet to a stone corner; thence South 08 degrees 03 minutes 34 seconds West, a distance of 558.77 feet to an iron pipe; thence South 87 degrees 09 minutes 43 seconds West, a distance of 330 feet to a stone corner; thence South 24 degrees 49 minutes 43 seconds West, a distance of 433.07 feet to a stone corner; thence South 71 degrees 27 minutes 43 seconds West, a distance of 862.2 feet to an iron pipe at the center of said Township Road 51002, thence along the center line of said Township Road 51002 North 01 degree 39 minutes 35 seconds East, a distance of 469.64 feet to the point or place of BEGINNING.

TOGETHER with unto the grantee herein, its successors and assigns, all rights, liberties, privileges, and Under and Subject to all Restrictions and Reservations set forth in the chain of title.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belongings, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property,

claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

CONTAINING: 15.44 acres (more or less)

BEING: The same premises conveyed by Anthony J. Mecca and Rita Mecca to Gerald Gay, Gerald B. Gay and Louise C. Gay by their deed dated October 13, 2003 and recorded in Recorder of Deeds Office for County of Pike, Pennsylvania on November 14, 2003 at instrument #200300023926.

IMPROVED WITH: A residential structure, with an address at LR 51002, 2003 Bushkill Falls Road, Lehman Township, Pike County, PA 18324.

TAX MAP/PLATE NUMBER: 193.00-01-13

ASSESSED VALUE: \$48,880.00

IMPROVEMENTS: Residential Structure.

PREMISES: LR 51002, 2003 Bushkill Falls Road, Lehman Township, Pike County, PA 18324.

ADDRESS: LR 51002, 2003 Bushkill Falls Road, Lehman Township, Pike County, PA 18324.

NOTICE is hereby given

to all claimants and parties in interest that the Sheriff will for all sales where the filing of a schedule of distribution is required, file the said schedule of distribution not later than thirty (30) days after the sale, in his office, where the same will be available for inspection and that distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter.

**SEIZED AND TAKEN
IN EXECUTION AT THE
SUIT OF FIRST NATIONAL
BANK OF PENNSYLVANIA,
s/b/m FROM COMMUNITY
BANK & TRUST
COMPANY, Plaintiff and
against GERALD GAY,
GERALD B. GAY AND
LOUISE C. GAY, Defendants,**
Judgment entered to Docket No. 2608-2009. Sheriff to collect \$306,694.94, plus attorney's fees, additional interest and costs. Writ issued to Docket No. 2608-2009.

_/s/ Brice C. Paul, Esquire
Brice C. Paul, Esquire
Attorney for Plaintiff
Pa. I.D. 83232
415 Wyoming Avenue
Scranton, PA 18503
(570) 963-8880

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 1860-2012**

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE**

US Bank National Association,
as trustee for the holders of the
CSFB Mortgage Pass-Through
Certificates, Series 2002-HE11
Plaintiff

vs.

Unknown Heirs of the Estate
of Rina C. Fabrico aka Rina
Fabrico
Defendant(s)

TO: Rina C. Fabrico aka Rina
Fabrico,

PRESENTLY OR
FORMERLY of 1946
Brentwood Drive, Bushkill,
PA 18324. A lawsuit has been
filed against you in mortgage
foreclosure and against your
real estate at 1946 Brentwood
Drive, Bushkill, PA 18324
because you have failed to make
the regular monthly payments
on your mortgage loan and the
loan is in default. The lawsuit
is an attempt to collect a debt
from you owed to the plaintiff,
US Bank National Association,
as trustee for the holders of the
CSFB Mortgage Pass-Through
Certificates, Series 2002-HE11.
A detailed notice to you of
your rights under the Fair
Debt Collection Practices Act
(15 U.S.C. §1692, et. seq.) is
included in the Complaint filed
in the lawsuit. The lawsuit is
filed in the Pike County Court
of Common Pleas, at the above
term and number.

A copy of the Complaint

filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND
Commissioners Office
Pike County Administration
Building
506 Broad Street

Milford, PA 18337
(570) 296-7613

LAWYER REFERRAL
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375

**IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
60th JUDICIAL DISTRICT
CIVIL ACTION- LAW**

**RAYCHARLYN FRANCES
CORREA KRASULSKI,**
Plaintiff,
vs.
**JOHN TANELLA AND
ANGELINA SANTINO,** his
wife, Defendants.

No. 1455- 2011 CIVIL

**ACTION TO QUIET TITLE
NOTICE BY LEGAL
PUBLICATION**

NOTICE TO:
JOHN TANELLA AND
ANGELINA SANTINO,
their heirs and assigns and all
persons claiming any right, title,
claim or interest to the following
described property:

All that certain lot or parcel
of land situate in the Township
of Delaware, County of Pike and
Commonwealth of Pennsylvania,
described as follows, to wit:

BEING LOT 178,
SECTION B, as shown on a
map or plan of Marcel Lake,
Inc., entitled "Map Showing
Section "B" of Marcel Lake,

Inc. Delaware Township, Pike county, Pennsylvania, Scale 1”-110’. Surveyed May, 1962 by Harry F. Schoenagel, R S “ recorded with the Recorder of Deeds in Plat Book 3, Page 213;

BEING the same premises described as: All that certain lot or parcel of land situate in the Township of Delaware, County of Pike and Commonwealth of Pennsylvania, BEING LOT 178, SECTION B, as shown on a map or plan of Old Marcel Lake (erroneously referred to as “Marcel Lake Estates”) on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania, in Plat Book Volume 3 at Page 213.

BEING the same lands which the Pike County Tax Claim Bureau by its deed dated December 2, 2010, and recorded in the Pike County Recorder of Deeds Office in Record Book 2352 at Page 1003, granted and conveyed unto Raycharlyn Correa-Krasulski.

TAKE NOTICE THAT Raycharlyn Correa-Krasulski has filed an Action to Quiet Title in the aforesaid Court as of the above number, averring that she acquired title to the real property described aforesaid by virtue of a certain deed dated December 2, 2010 by the Pike County Tax Claim Bureau, and recorded in the Pike County Recorder of Deeds Office in Record Book 2352 at Page 1003. Plaintiff requests an order

declaring Plaintiff to be the legal and equitable owner of the property and ordering the Recorder of Deeds to record an Order awarding fee simple title to Plaintiff. You are hereby notified to file an Answer within twenty (20) days following the date of this publication. If you fail to do so, final judgment may be entered against you, as prayed for in the Complaint.

SHERIFF SALES

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

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 85-2012 SUR JUDGEMENT NO. 85- 2012 AT THE SUIT OF WAYNE BANK vs. EILEEN B. VINCENT 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

DESCRIPTION

ALL THAT CERTAIN lot or parcel of land situate in Blooming Grove Township, Pike County, Pennsylvania, known and designated as Lot 244 N. on map 5N of plan of Lots prepared for Tanglewood Lakes, Inc., by Harry F. Schoenagel, Registered Surveyor, dated January 29, 1974 as recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 12, page 36.

PARCEL NO. 056.02-04-23

BEING the same premises which Steven P. Parisi and Colleen Parisi, his wife, by Indenture dated December 13, 2002 and recorded January 22, 2003 in the Office of the Recorder of Deeds in and for the County of Pike in Deed Book 1963 Page 1772, granted and conveyed unto Rocky Mountain Elk Foundation.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO EILEEN B. VINCENT DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$14,370.53, PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF EILEEN B. VINCENT DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$14,370.53 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
JEFFREY S. TREAT, ESQ
926 COURT STREET
HONESDALE, PA 18431
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION,

TO EXECUTION NO
192-2012r SUR JUDGEMENT
NO. 192-2012 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 of Indiana vs Edgar
Turpin 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot(s) Number 104, Stage
VII, Pine Ridge, as shown on
Plat of Pine Ridge, Inc., Stage
VII, recorded in the Office of
the Recorder of Deeds of Pike
County in Plat Book Volume 10,
Page 26 on June 10, 1973.

BEING the same premises
which Pine Ridge, Inc., a
Pennsylvania Corporation, by
indenture bearing date the 21st
day of November, 1973, and
recorded in the Office for the
Recording of Deeds in and for
the County of Pike, at Milford,
Pennsylvania on the 10th day of

December, 1973, in Deed Book
Volume 410, Page 45, granted
and conveyed unto John C. Pizzi
and Betty Pizzi, his wife, in fee.

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(s) Number 105, Stage
VII, Pine Ridge, as shown on
Plat of Pine Ridge, Inc., Stage
VII, recorded in the Office of
the Recorder of Deeds of Pike
County in Plat Book Volume 10,
Page 26 on June 20, 1973.

TAX PARCEL# 06-0-042144

BEING KNOWN AS: Lots 104
& 105 a/k/a 1093 Pine Ridge,
Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Edgar Turpin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$309,240.58,
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 Edgar Turpin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$309,240.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 264-2012r SUR JUDGEMENT NO. 264-2012 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Morgan Stanley

ABS Capital 1, Inc. Trust
2006-HE5 vs Anthony H. Crisano, JR a/k/a Anthony H. Crisano 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution
No. 264-2012-CIVIL

DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR MORGAN STANLEY
ABS CAPITAL I INC.
TRUST 2006-HE5
vs.
ANTHONY H. CRISANO,
JR A/K/A ANTHONY H.
CRISANO

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

684 SAW CREEK ESTATES,
BUSHKILL, PA 18324-9444
Parcel No.: 196.04.07-45
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$234,740.55

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
Anthony H. Crisano, JR
a/k/a Anthony H. Crisano
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$234,740.55,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

OWNERS REPUTED
OWNERS TO COLLECT
\$234,740.55 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
278-2011r SUR JUDGEMENT
NO. 278-2011 AT THE
SUIT OF Wells Fargo Bank,
NA, as trustee for securitized
asset backs receivables LLC
Trust 2006-0P1, Mortgage
Pass-Through Certificates,
Series 2006- OP1vs vs Nelita
C. Moorhead and Ritchie R.
Moorhead 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
December 12, 2012 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 State of Pennsylvania, more particularly described as follows to wit:

Lot 19, Section 1, of Twin Lake Woods, Shohola Township, Pike County, PA and recorded in the Office of the Recorder of Deeds in and for Pike County, PA in Plat Book 59 page 2, on June 23, 1981.

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

Tax ID No.: 12-0-078-00-03-20

Property address: 123 Timber Ridge Drive, Shohola, PA 18458

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Nelita C. Moorhead and Ritchie R. Moorhead DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$315,047.68, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT

REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nelita C. Moorhead and Ritchie R. Moorhead DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$315,047.68 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 384-2012 SUR JUDGEMENT

NO. 384-2012 AT THE SUIT
OF JPMC SPECIALTY
MORTGAGE LLC
FKA WM SPECIALTY
MORTGAGE LLC vs.
TERESA KULSAR & KYLE J.
SCHMIDT 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN piece,
parcel and tract of land situate,
lying and being in the Township
of Dingman, County of Pike and
Commonwealth of Pennsylvania,
more particularly described as
Lot No. 2, Block No. 5, Section
No. 10, Gold Key Estates,
as shown on Plat or Map of
Gold Key Estates, subdivisions
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat book 6, page 9.

BEING Lot No. 2, Block No.
5, Section 10, Gold Key Estates,
Indian Trail.

Property known as 2219 Gold
Key Estates, Milford, PA 18337.

Tax ID# 03-0-018512 (Map #
123.03-02-44)

BEING the same premises
which First Horizon Home

Loan Corporation, by Deed
dated February 20, 2002 and
recorded in the Pike County
Recorder of Deeds Office on
April 2, 2002 in Deed Book
1921, page 1347, granted and
conveyed unto Teresa Kulsar and
Kyle J. Schmidt, as joint tenants
with rights of survivorship and
not as tenants in common.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO TERESA KULSAR
& KYLE J. SCHMIDT
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$161,462.58,
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 TERESA KULSAR & KYLE J. SCHMIDT DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$161,462.58 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
SHAPIRO & DENARDO, LLC
3600 HORIZON DR., STE 150
KING OF PRUSSIA, PA 19406
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 388-2012r SUR JUDGEMENT NO. 388-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Jose P. Marrufo and Nancy Marrufo 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 388-2012-CIVIL

WELLS FARGO BANK, N.A.
vs.
JOSE P. MARRUFO
NANCY MARRUFO

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

3613 DORSET DRIVE,
BUSHKILL, PA 18324
Parcel No.: 197.01-02-74-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$200,863.60

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jose P. Marrufo and Nancy Marrufo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,863.60, 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 Jose P.
Marrufo and Nancy Marrufo
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$200,863.60 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 439-2012r SUR
JUDGEMENT NO. 439-2012

AT THE SUIT OF Wells
Fargo Bank, NA vs James
F. 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2012-00439

WELLS FARGO BANK, N.A.
vs.
JAMES F. JOYCE

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

137 CARIBOU ROAD,
DINGMANS FERRY, PA
18328-3108
Parcel No.: 161.03-02-09
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$182,814.82

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA

TO James F. Joyce DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,814.82, 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 James F. Joyce DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$182,814.82 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 471-2012r SUR JUDGEMENT NO. 471-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Matthew McGoldrick and Susan A. McGoldrick 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2012-471

WELLS FARGO BANK, NA
vs.
MATTHEW MCGOLDRICK
SUSAN A. MCGOLDRICK

owner(s) of property situate
in LACKAWAXEN

TOWNSHIP, Pike County,
Pennsylvania, being

677 MAPLE LEAF ROAD,
LACKAWAXEN, PA 18435
Parcel No.: 013.04-01-05.037
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$206,835.77
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 Matthew McGoldrick
and Susan A. McGoldrick
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$206,835.77,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Matthew
McGoldrick and Susan A.
McGoldrick DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$206,835.77 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
573-2012r SUR JUDGEMENT
NO. 573-2012 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 2004-7 vs Jason
McDonald 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
DECE. 12, 2012 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, more
particularly described as follows,
to wit:

Lot 12abcd, Block B-17, as
set forth on a Plan of Lots-
Birchwood Lakes, Section
3, Delaware Township, Pike
County, Pennsylvania, dated
March 1963 by John B. Aicher,
Monroe Engineering, Inc.,
Stroudsburg, Pennsylvania
and filed in the Office for the
Recording of Deeds in and for
the County of Pike, State of
Pennsylvania in Plat Book 3,
Page 239 on March 27, 1963.

Being known as: 144
HEMLOCK DRIVE,
DINGMANS FERRY,
PENNSYLVANIA 18328.

Title to said premises is vested in
Jason McDonald by deed from
Richard A. Ridner dated July 27,
2004 and recorded July 27, 2004
in Deed Book 2060, Page 90.

TAX I.D. #: 162.02-06-04

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jason Mcdonald
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$97,780.86,
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 Jason
Mcdonald DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$97,780.86 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 2080
Philadelphia, PA 19109
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
607-2012r SUR JUDGEMENT
NO. 607-2012 AT THE
SUIT OF JPMorgan Chase
Bank, National Association,
successor by merger to Chase
Home Finance, LLC vs Gregg
Korn 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 607-2012-CIVIL

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER
TO CHASE HOME

FINANCE, LLC
vs.
GREGG KORN

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

101 SAINT VINCENT
POINT A/K/A, 101 SAINT
VINCENT POINT ROAD,
LACKAWAXEN, PA
18435-9614
Parcel No.: 019.00-01-19-018
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$205,849.83

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Gregg Korn DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$205,849.83,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gregg Korn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$205,849.83 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 617-2012 SUR JUDGEMENT NO. 617-2012 AT THE SUIT OF US BANK, NA SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA

SUCCESSOR TRUSTEE TO LASALLE BNAK, NA TRUSTE FOR THE HOLDERS OF THE MERILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 206-FF18 vs. KARL R. KETTLER, III aka KARL KETTLER, III DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

LOTS 3 ABCD, BLOCK W-404, AS SET FORTH ON A PLAN OF LOTS - WILD ACRES, SECTION 4, DELAWARE TOWNSHIP, PIKE COUNTY, PENNSYLVANIA, DATED FEBRUARY 1968

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 6, AT PAGE
132, ON MARCH 21, 1968.

ADDRESS: 102 RAVEN
CT; DINGMANS FERRY,
PA 18328 TAX MAP
OR PARCEL ID NO.:
169.03-03-28

1) Vested by Warranty Deed,
dated 10/17/2006, given by
Gerard A. Lisa and Patricia Lisa,
husband and wife to Karl Kettler
III and recorded 10/27/2006
in Book 2201 Page 2482
Instrument # 200600019135

Real Property Owner: Karl
Kettler III

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
KARL R. KETTLER, III
aka KARL KETTLER, III
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$174,502.95,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
KARL R. KETTLER, III
aka KARL KETTLER, III
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$174,502.95 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
MCCABE WEISBERG &
CONWAY
123 S. BROAD STREET,
STE 2080
PHILADELPHIA, PA 19109
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,
TO EXECUTION NO
622-2012r SUR JUDGEMENT
NO. 622-2012 AT THE
SUIT OF Wells Fargo Bank,
NA as Trustee for Option
One Mortgage Loan Trust
2001-C, Asset Backed
Certificates, Series 2001-C vs
Virginia M. Joy and Robert
M. Joy 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
December 12, 2012 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
Commonwealth of Pennsylvania,
Being Lots 57 and 58, Section
4A, 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 124.

Lot 57, Section 4A and Lot
58, Section 4A 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 Lehman
Township. The lot joinder

described herein shall constitute
a covenant running with the
land.

Tax ID No. 06-0-040702

For information purposes only -
property a/k/a Lot 58 Pheasant/
Pmle/RR 1 B Bushkill, PA
18324

Title to said premises is vested
in Robert M. Joy and Virginia
M. Joy, his wife, by deed from
Robert M. Joy and Virginia M.
Joy, his wife, dated 8/31/2005
and recorded 9/14/2005 in Book
2132, Page 210.

EXHIBIT "A"
THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Virginia M. Joy and Robert
M. Joy DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$105,540.93,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Virginia M. Joy and Robert M. Joy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$105,540.93 PLUS COSTS AND INTEREST AS AFORESAID.
PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Parker McCay
9000 Midlantic Drive, Ste. 300
PO Box 5954
Mount Laurel, NJ 08054-1539
11/16/12 • 11/23/12 • **11/30/12**

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 623-2007 SUR JUDGEMENT NO. 623-2007 AT THE SUIT OF DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS-THROUGH

CERTIFICATES, SERIES 2005-R4CGM UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF MAY 1, 2005, WITHOUT RECOURSE vs. ANGIENETTE COCKRELL & DAVID COCKRELL 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

BEING Lot No. 585, Section 5, as shown on map entitled Subdivision of Section 5, Pocono Mountain Lake Forest Corporation, on file in the Recorder's Office at Milford, in Plat Book No.9, Page 228.

IMPROVEMENTS consist of residential dwelling.

UNDER AND SUBJECT to any existing covenants, easements, encroachments,

conditions, restrictions, and agreements affecting the property.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses right, liberties, privileges, hereditaments and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

BEING more commonly known as 118 Weasel Road now known as 585 Weasel Road, Dingmans Ferry, PA 18328.

BEING known as Pike County Parcel No. 161.03-02-46.

BEING known as Pike County Tax Identification No. 02-0-032438.

BEING the same premises which Homecomings Financial Network granted and conveyed unto David Cockrell and Angienette Cockrell, husband and wife, by Deed dated November 22, 1999 and recorded on December 30, 1999 in the Office of the Recorder's of Deeds of Pike County, Pennsylvania in Deed Book 1831, page 453.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO ANGIENETTE COCKRELL & DAVID COCKRELL DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$161,685.94, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF ANGIENETTE COCKRELL & DAVID COCKRELL DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$161,685.94 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
RICHARD M. SQUIRE &
ASSOC. LLC
ONE JENKINTOWN
SQUARE, STE 104
115 WEST AVENUE
JENKINTOWN, PA 19046
11/16/12 • 11/23/12 • **11/30/12**

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
629-2012r SUR JUDGEMENT
NO. 629-2012 AT THE
SUIT OF PHH Mortgage
Corporation vs Ralph G.
Cutts, Sr. and Kathleen J.
Cutts 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 629-2012

PHH MORTGAGE

CORPORATION

vs.
RALPH G. CUTTS, SR
KATHLEEN J. CUTTS

owner(s) of property situate
in LACKAWAXEN
TOWNSHIP, Pike County,
Pennsylvania, being
62-2 FOREST RIDGE
DRIVE, HAWLEY, PA 18428
Parcel No.: 013.01-02-54-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$114,506.21

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Ralph G. Cutts, Sr.
and Kathleen J. Cutts
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$114,506.21,
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 Ralph G.
Cutts, Sr. and Kathleen J. Cutts
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$114,506.21 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
647-2012r SUR JUDGEMENT
NO. 647-2012 AT THE SUIT
OF Blue Heron Woods, LLC
vs Joel A. Murphy and Kathryn
A. Murphy 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Description of Real Estate

Map Number: 044.00-03-30.020
Control/Account Number:
112798

ALL THAT CERTAIN
tract or parcel of land situate
in the Township of Blooming
Grove, County of Pike and
Commonwealth of Pennsylvania,
and further identified as Lot 142
on a subdivision map titled "Blue
Heron Woods South", which
map was recorded in the Pike
County Recorder's Office on July
25, 2008, in Map Book Volume
44, Pages 42 through 45.

BEING the same premises
which Blue Heron Woods,
LLC, by deed dated September
7, 0228 and recorded in the
Recorder's Office in and for Pike
County at Milford, Pennsylvania
in Record Book Volume 2290,
Page 34, granted and conveyed
unto Joel A. Murphy and
Kathryn A. Murphy.

UNDER AND SUBJECT
to covenants, conditions and
restrictions set forth in the above
recited deed.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joel A. Murphy and Kathryn A. Murphy DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$57,795.92, 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 Joel A. Murphy and Kathryn A. Murphy DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$57,795.92 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard D. James, Esq.
39 North Seventh Street
Stroudsburg, PA 18360
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 690-2010 SUR JUDGEMENT NO. 690-2010 AT THE SUIT OF HSBC BANK USA NA, AS TRUSTEE UNDER THE POOLING & SERVICING AGREEMENT DATED AS OF DECEMBER 1, 20115 FREMONT HOME LOAN TRUST 2005-E vs. DEBRA K. CHIN 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

DESCRIPTION

ALL THAT CERTAIN piece, parcel and lot of land situate, lying and being in the Township

of Dingman, County of Pike and State of Pennsylvania, more particularly described as Lot No. Sixty-Nine (69), Section No. 3, C.H.L.M., Inc., Milford, Pennsylvania, Owner and Developer, Dingman Township, Pike County, Pennsylvania, Edward C. Hess Associates, Inc. Stroudsburg, Pennsylvania, 9th October, 1974, Dwg. No. 72731-B, and recorded in the Recorder of Deeds Office in Pike County, Pennsylvania, in Plat Book 12 at page 71.

BEING the same premises conveyed to the Grantors herein by Deed of EARL J. WEBB AND THERESA M. WEBB, his wife, dated August 28, 2004 and recorded in Pike County, Deed Book 2068 at page 1427.

PARCEL IDENTIFICATION NO: 03-0-103650, CONTROL #: 125.00-01-94

BEING KNOWN AS: 319 Rambling Way, Milford, PA 18337

PROPERTY ID NO.: 125.00-0194

TITLE TO SAID PREMISES IS VESTED IN Debra K. Chin, an adult individual BY DEED FROM Michael Dimase and Deborah Dimase, his wife DATED 11/15/2005 RECORDED 11/16/2005 IN DEED BOOK 2144 PAGE 1563.

THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA DEBRA K. CHIN DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$232,173.08, 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 DEBRA K. CHIN DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$232,173.08 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
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
706-2012r SUR JUDGEMENT
NO. 706-2012 AT THE
SUIT OF Federal National
Mortgage Association vs
Joseph A. Gallo and Kaysie
Monteleone DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

DOCKET# 706-2012

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

BEING on the corner of Avenue
D and Third Street, being
seventy-five (75) feet wide in
front on Avenue D and in rear
and one hundred fifty (150) feet
in Dept.h along the west side of
Third Street.

BEING THE SAME

PREMISES which
CLIFFORD ALLEN and
JOYCE P. ALLEN, his wife,
by Indenture bearing date the
7th day of October, 1981 and
being recorded at Milford,
Pennsylvania in the Office for
the Recording of Deeds, in
and for the County of Pike, on
the 8th day of October, 1991
in Deed Book Volume 792 at
Page 156, granted and conveyed
unto CLIFFORD ALLEN and
JOYCE P. ALLEN, his wife, in
fee.

PARCEL IDENTIFICATION
NO: 083.10-01-04, CONTROL
#: 07-0-007206

TITLE TO SAID PREMISES
IS VESTED IN Joseph A.
Gallo and Kaysie Monteleone,
as joint tenants with rights of
survivorship, by Deed from
Clifford Allen and Joyce P.
Allen, h/w, dated 04/13/2007,
recorded 04/16/2007 in Book
2227, Page 526.

PROPERTY: 301 Avenue D,
Matamoras, PA 18336

IMPROVEMENTS: A
Residential Dwelling

TO BE SOLD AS THE

PROPERTY OF: Joseph. A. Gallo and Kaysie Monteleone
Martha E. Von Rosenstiel,
Esquire
Heather Riloff, Esquire
Attorney for Plaintiff
649 South Avenue, Unit 7
Secane, PA 19018
610 328-2887
Attorney I.D.# 52634
Attorney I.D.#309906
#29626-PB

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph A. Gallo and Kaysie Monteleone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$172,326.70, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joseph A. Gallo and Kaysie Monteleone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$172,326.70 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel
649 South Avenue, Ste 7
Secane, PA 19018
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 791-2008r SUR JUDGEMENT NO. 791-2008 AT THE SUIT OF Wells Fargo Bank, NA, s/b/m Wells Fargo Home Mortgage, Inc. vs Adam J. Villa and Diana Villa 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:
SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 791-2008

WELLS FARGO BANK,
N.A., S/B/M WELLS FARGO
HOME MORTGAGE, INC.

vs.

ADAM J. VILLA
DIANA VILLA

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

90 TAMIMENT GLENN
A/K/A LOT 90 PHASE 3
THE GLEN TAMIMENT
A/K/A
PHASE 3 LOT 90 KILI WAY,
LEHMAN, PA 18371
Parcel No.: 187.02-01-62 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$254,388.44

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
Adam J. Villa and Diana Villa
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$254,388.44,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Adam
J. Villa and Diana Villa
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$254,388.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 816-2012r SUR
JUDGEMENT NO. 816-2012
AT THE SUIT OF Nationstar
Mortgage, LLC vs Desiree
Davila 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

Lot Number 149, Stage VII,
Pine Ridge, as shown on Plat
of Pine Ridge, Inc., Stage VII,
recorded in the Office of the
Recorder of Deeds of Pike
County in Plat Book Volume 10,
Page 126, on June 20, 1973.

BEING THE SAME
PREMISES which Victor
Cranmer and Estelle Cranmer,
H/W, by Deed dated January
30, 1991 and recorded February
15, 1991 in the Office for the

Recorder of Deeds in and
for the County of Pike and
Commonwealth of Pennsylvania
in Record Book Volume 360,
Page 303, granted and conveyed
unto William Earl Asher and
Doreen A. Asher, H/W.

TAX PARCEL #:
189.03-01-38/06-0-038802

BEING KNOWN AS: 149 Pine
Ridge Drive, Bushkill PA 18342

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Desiree Davila
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$150,840.02,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Desiree Davila DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$150,840.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 831-2009r SUR JUDGEMENT NO. 831-2009 AT THE SUIT OF The Bank of New York Mellon, as trustee for the Certificateholders CWALT, Inc., alternative loan Trust 2006-HY10 Mortgage Pass-Through Certificates, series 2006-HY10 vs Leo C. Bennett, III and Donna M. Bennett 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 831-2009

THE BANK OF NEW
YORK MELLON, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS
CWALT, INC.,
ALTERNATIVE
LOAN TRUST 2006-
HY10 MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2006-HY10

vs.
LEO C. BENNETT, III
DONNA M. BENNETT

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

115 SURREY LANE,
HAWLEY, PA 18428-0000
Parcel No.: 107.03-02-74-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$344,758.19

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 Leo C. Bennett, III and Donna M. Bennett DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$344,758.19, 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 Leo C. Bennett, III and Donna M. Bennett DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$344,758.19 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
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 858-2012r SUR JUDGEMENT NO. 858-2012 AT THE SUIT OF Blue Heron Woods, LLC vs Irene N. Antonick 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Description of Real Estate

Map Number: 031.00.00-01-02.027 (Lot 33)
Control/Account Number: 120492 (Lot 33)

Map Number: 031.00-01-02.028 (Lot 34)
Control/Account Number: 120493 (Lot 34)

ALL THOSE CERTAIN tracts or parcels of land situate in the Township of Lackawaxen, County of Pike and Commonwealth of Pennsylvania, and further identified as Lots 33 and 34 on a subdivision map titled "Blue Heron Woods North", which map was recorded in the Pike County Recorder's Office on October 16, 2008, in Map Book Volume 44, Pages 121 through 132 and also shown on a subdivision map entitled "Construction Drawings for Blue Heron Woods - North Residential Subdivision Phase V, which map was recorded in the Pike County Recorder's Office on October 25, 2010 in Map Book Volume 45, Pages 172 through 226.

BEING the same premises which Blue Heron Woods, LLC, by deed dated January 8, 2011 and recorded in the Recorder's Office in and for Pike County at Milford, Pennsylvania in Record Book Volume 2355, Page 823, granted and conveyed unto Richard C. Antonick and Irene N. Antonick.

UNDER AND SUBJECT to covenants, conditions and restrictions set forth in the above recited deed.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Irene N. Antonick

DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$128,372.29, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Irene N. Antonick DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$128,372.29 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard D. James, Esq.
39 North Seventh Street
Stroudsburg, PA 18360
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
942-2012r SUR JUDGEMENT
NO. 942-2012 AT THE
SUIT OF Wells Fargo Bank,
NA vs Virginia Rose Marie
Hewitt 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 942-2012-CV

WELLS FARGO BANK, N.A.
vs.
VIRGINIA ROSE MARIE
HEWITT

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

100 MAPLE AVENUE,
MATAMORAS, PA
18336-2023

Parcel No.: 083.18-01-37-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$223,789.71

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
Virginia Rose Marie Hewitt
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$223,789.71,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Virginia Rose
Marie Hewitt DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$223,789.71 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO964-2012r SUR
JUDGEMENT NO. 964-2012
AT THE SUIT OF Bank
of America, NA successor by
Merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing, LP
vs Kevin E. Cusack and Devi
P. Cusack a/k/a Davi P.
Cusack 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

December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 964-2012

BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER
TO BAC HOME LOANS
SERVICING LP, FKA
COUNTRYWIDE HOME
LOANS SERVICING LP
vs.
KEVIN E. CUSACK
DEVI P. CUSACK A/K/A
DAVI P. CUSACK

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

755 CORNWALL PLACE,
BUSHKILL, PA 18324
Parcel No.: 192.04-03-81
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$176,157.29

Attorneys for Plaintiff:
Phelan Hallinan & Schmiegl, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Kevin E. Cusack and Devi P.

Cusack a/k/a Davi P. Cusack
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$176,157.29,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Kevin
E. Cusack and Devi P.
Cusack a/k/a Davi P. Cusack
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$176,157.29 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza

1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1025-2012r
SUR JUDGEMENT NO.
1025-2012 AT THE SUIT
OF JPMorgan Chase Bank,
National Association, s/b/m
to Chase Home Finance,
LLc vs Hildegarde M.
Quinonez 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No.1025-2012

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
S/B/M TO CHASE HOME
FINANCE, LLC
vs.
HILDEGARDE M.
QUINONEZ

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

102 CHRISTOPHER
WAY, A/K/A BOX 6461
BLOOMING GROVE
ROAD, HAWLEY,
PA 18428-9136
Parcel No.: 072.00-03-39
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$213,396.95

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
Hildegarde M. Quinonez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$213,396.95,
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 Hildegarde
M. Quinonez DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$213,396.95 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO1051-2012r SUR
JUDGEMENT NO. 1051-2012
AT THE SUIT OF Deutsche
Bank National Trust Company,
as Trustee for HIS Asset
Securitization Corporation
Trust 2006-WMC1 vs Sinthia

A. Hegarty 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1051-2012

DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS TRUSTEE
FOR HIS ASSET
SECURITIZATION
CORPORATION TRUST
2006-WMCI
vs.
SINTHIA A. HEGARTY

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

801 COTTONWOOD
COURT, HAWLEY, PA
18428
Parcel No.: 107.04-03-55
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$213,960.18

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 Sinthia A. Hegarty
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$213,960.18,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Sinthia A.
Hegarty DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$213,960.18 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
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1119-2012r SUR
JUDGEMENT NO. 1119-2012
AT THE SUIT OF US Bank
National Association, as Trustee,
successor in interest to Wachovia
Bank, National Association, as
Trustee for GSMPS Mortgage
Loan Trust 2004-3 vs Katherine
C. Nelson 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution

No. 1119-2012

US BANK NATIONAL
ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN
INTEREST TO WACHOVIA
BANK, NATIONAL
ASSOCIATION, AS
TRUSTEE FOR GSMPS
MORTGAGE LOAN TRUST
2004-3

vs.

KATHERINE C. NELSON

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

110 TOM QUICK ROAD,
A/K/A 346 TOM QUICK
ROAD, DINGMANS FERRY,
PA
18328
Parcel No.: 183.03-02-20 -
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$93,634.76

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 Katherine C. Nelson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$93,634.76, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Katherine C. Nelson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$93,634.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1135-2012r SUR JUDGEMENT NO. 1135-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Sheryl L. Prisella 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1135-2012

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.
SHERYL L. PRISELLA

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

102 OVERBROOK RUN,
A/K/A 4460 CONASHAUGH,
MILFORD, PA 18337-9722
Parcel No.1: 122.03-01-21
Parcel No. 2:122.03-01-22
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$186,296.75

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 Sheryl L. Prisella
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$186,296.75,
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 Sheryl L.
Prisella DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$186,296.75 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1136-2009r SUR
JUDGEMENT NO. 1136-2009
AT THE SUIT OF GMAC
Mortgage, LLC vs Panagiotis
Papagiannakis 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
lot, parcel or pice of land
situate in the Township of

Lehman, County of Pike and Commonwealth of Pennsylvania, being Lot 52, Phase II, Section 2, The Glen at Tamiment, 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 25, page 133.

TAX PARCEL #: 188.03-04-44

BEING KNOWN AS: 213 Bindale Road a/k/a Lot 52, Phase 2, Section 2, The Glen at Tamiment, Tamiment, PA 18371

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Panagiotis Papagiannakis DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$411,646.95, 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 Panagiotis Papagiannakis DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$411,646.95 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1156-2012 SUR JUDGEMENT NO. 1156-2012 AT THE SUIT OF CITIMORTGAGE INC. vs. MICHAEL EDWARD SMITH & FLORENCE ELLEN SMITH aka FLORENCE 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot or
piece or parcel of land situate
in the Township of Lehman,
County of Pike and State of
Pennsylvania, being Lot No.
144, Section No. 5-A, as shown
on Map of Pocono Lakes
Estates, Inc., on file in the
Recorder's Office at Milford,
Pennsylvania, in Plat Book No.
9, Page 184.

BEING the same premises
which Edward M. Smith, by
Deed dated 4/4/2007 recorded
4/16/2007, in the Office for
the Recorder of Deeds in and
for Pike County, in Deed
Book Volume 2227, Page 811,
conveyed unto Edward Michael
Smith and Florence Ellen Smith
A/K/A Florence Smith,

BEING known as RR 2 Box
775, 144 Traverse Road a/k/a
RR 22 Box 775, Dingmans
Ferry, PA 18328.

TAX PARCEL #06-0-043127

IMPROVEMENTS:
Residential property.

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

OF PENNSYLVANIA TO
MICHAEL EDWARD
SMITH & FLORENCE
ELLEN SMITH aka
FLORENCE SMITH
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$152,190.75,
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
EDWARD SMITH &
FLORENCE ELLEN SMITH
aka FLORENCE SMITH
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$152,190.75 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
POWERS KIRN &
JAVARDIAN, LLC
1310 INDUSTRIAL BLVD
FIRST FLOOR, STE 101
SOUTHAMPTON, PA 18966
11/16/12 • 11/23/12 • **11/30/12**

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1175-2011r
SUR JUDGEMENT NO.
1175-2011 AT THE SUIT
OF Wells Fargo Bank, NA vs
Mohammed Bary and Sharupa
Bary 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**LEGAL DESCRIPTION OF
PROPERTY**

Being all of the certain property
located at 182 Route 6 & 209,
Township of Westfall, County
of Pike, Commonwealth of
Pennsylvania and being more
particularly described as follows:

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

BEGINNING at a set iron
pipe corner, said iron pipe being
Northeast corner of the herein
described tract, said iron pipe
being located in the Southerly
right-of-way of Pennsylvania
Route 209, said iron pipe being
the Northwest corner of lands of
Ronald J. McKean and Lorraine
H. McKean, his wife; thence
proceeding South 5 degrees 45
minutes 41 seconds East, 235.57
feet to a set iron pin; thence
proceeding North 23 degrees
23 minutes 36 seconds West
247.55 feet to a set iron pipe on
the Southerly right-of-way line
of the aforesaid public highway
North 84 degrees 30 minutes 00
seconds East 75.00 feet to the
point and place of Beginning.

Tax ID/Parcel No. 13-0-002259
and Assessment No.
13-0-098.03-02-02

Being the same premises which
Gary Latorre and Suzane A.
Latorre, husband and wife by
Deed dated 8/31/2001 and
recorded 9/11/2001 in Pike
County in Deed Book 1897 Page
1198 conveyed unto Mohammed
A. Bary and Sharupa Bary,
husband and wife, in fee.

Improvements: None

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mohammed Bary and Sharupa Bary DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,946.93, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mohammed Bary and Sharupa Bary DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$178,946.93 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Weber, Gallagher, Simpson
Stapleton Fires & Newby, LLP
2000 Market Street, 13th Floor
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1231-2012 SUR JUDGEMENT NO. 1231-2012 AT THE SUIT OF US BANK, NA AS TRUSTEE FOR THE REGISTERED HOLDERS OF CSMC ASSET-BACKED TRUST 2007-NC1 OSI, CSMC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 OSI BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING LLC vs. RUSSELL D. RICHTER & NANCY RICHTER 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Dingman, County of Pike and Commonwealth of Pennsylvania, more particularly described as Lot Number 15 Section Number 19, of Sunrise Lake as shown on the plat or map of Sunrise Lake or Sunny lands, Inc., subdivision, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Volume 35 at Page 134.

BEING the same premises which Russell D. Richter, a married man, by Warranty Deed dated January 17, 2007 and recorded February 2, 2007 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2217 Page 1645, granted and conveyed unto Russell D. Richter and Nancy Richter, husband and wife.

PARCEL NO. 03-0-111216

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO RUSSELL D. RICHTER & NANCY RICHTER DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$197,869.42,

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

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF RUSSELL D. RICHTER & NANCY RICHTER DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$197,869.42 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
STERN & EISENBERG PC
THE PAVILLION
261 OLD YORK RD, STE 410
JENKINTOWN, PA 19046
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1368-2011r SUR
JUDGEMENT NO. 1368-2011
AT THE SUIT OF Wells
Fargo Bank, NA vs Ricardo
R. Alvarado and Millietta M.
Connors 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
December 12, 2012 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-1368-2011

WELLS FARGO BANK, N.A.
vs.
RICARDO R. ALVARADO
MILLIETTA M. CONNORS

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

1130 DOVER DRIVE
A/K/A, 176 DOVER DRIVE,
BUSHKILL, PA 18324
Parcel No.: 192.04-06-60-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$82,669.50
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 Ricardo R. Alvarado
and Millietta M. Connors
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$82,669.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

Connors DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$82,669.50 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY CIVIL DIVISION,
TO EXECUTION NO
1383-2012 SUR JUDGEMENT
NO. 1383-2012 AT THE
SUIT OF THE BANK OF
NEW YORK MELLON
TRUST COMPANY, N.A.
F/K/A THE BANK OF NEW
YORK TRUST COMPANY,
NA AS SUCCESSOR IN
INTEREST TO JPMORGAN
CHASE BANK, NA AS
TRUSTEE-SURF 2004-BC4,
BY ITS ATTORNEY-
IN-FACT OCWEN
LOAN SERVICING
LLC. vs. DONNA M.
DILLON 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of land situate
in Lehman Township, County
of Pike and Commonwealth of
Pennsylvania, being Lot 1417,
Section 2, Saw Creek Estates, as
shown on a plan of lots recorded
in the Office of the Recorder
of Deeds in and for the County
of Pike, in Plot Book Volume
22, Page 10. A revised map is
recorded in Plot Book Volume
22, Page 47.

BEING the same premises
which Frank J. Funicelli, single,
by Deed dated June 15, 2004
and recorded Donna M. Dillon
in the Office of the Recorder of
Deeds in and for Pike County
in Deed Book 2052 Page 1137,
granted and conveyed unto
Donna M. Dillon.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
DONNA M. DILLON
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$131,508.14,
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 DONNA M.
DILLON DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$131,508.14 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
STERN & EISENBERG PC
261 OLD YORK RD, STE 410
JENKINTOWN, PA 19046
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

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

1454-2007 SUR JUDGEMENT
NO. 1454-2007 AT THE
SUIT OF NATIONAL CITY
MORTGAGE COMPANY
vs. JOAN M. MULLIGAN
aka JOAN MULLIGAN
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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

ALL THAT CERTAIN
LOT, PARCEL OR PIECE
OF LAND SITUATE IN
LEHMAN TOWNSHIP,
PIKE COUNTY,
PENNSYLVANIA, BEING
LOT OR LOTS NO. 945,
SECTION NO. 14, AS IS
MORE PARTICULARLY
SET FORTH ON THE PLOT
MAP OF LEHMAN-PIKE
DEVELOPMENT
CORPORATION, SAW
CREEK ESTATES, AS SAME
IS DULY RECORDED IN
THE OFFICE FOR THE
RECORDING OF DEEDS,
MILFORD, PIKE COUNTY,
PENNSYLVANIA, IN PLOT
BOOK VOLUME 17, PAGE
86.

Tax Parcel No.: 192.04-04 -28

Property Address: Lot 945 Saw
Creek Estates, Bushkill, PA
18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
JOAN M. MULLIGAN
aka JOAN MULLIGAN
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$209,256.77,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$209,256.77 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
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1565-2010r
SUR JUDGEMENT NO.
1565-2010 AT THE SUIT
OF Bank of America, NA as
successor by merger to BAC
Home Loans Servicing, LP
vs Elliot Rivera and Lisa M.
Rivera 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR

ADVERTISING

By virtue of a Writ of Execution
No. 1565-2010-CIVIL

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

vs.

ELLIOT RIVERA
LISA M. RIVERA

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

103 DAFODIL COURT
A/K/A 103 DAFFODIL
COURT A/K/A 2106 GOLD
KEY ESTATE, MILFORD,
PA 18337

Parcel No.: 123.01-03-65
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$209,058.64

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
Elliot Rivera and Lisa M. Rivera
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$209,058.64,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Elliot
Rivera and Lisa M. Rivera
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$209,058.64 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT

OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
1570-2009 SUR JUDGEMENT
NO. 1570-2009 AT THE
SUIT OF ONE WEST
BANK FSB vs. NELSON
VELEZ DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN, parcel,
piece and tract of land situate,
lying and being in the Township
of Dingman, County of Pike
and State of Pennsylvania,
known and designated as Lot
No. 2 on a certain map entitled
Laurel Hills, as prepared by
Harry F. Schoenagel, R.S. dated
September 5, 1972 and recorded
in the Office of Recorder of
Deeds, in and for Pike County,
Pennsylvania in Plat Book No.
10 at page 41.

Being known as: 127 SYLVAN
DRIVE, MILFORD,
PENNSYLVANIA 18337.
Title to said premises is vested
in Nelson Velez by deed from
John E. Errico and Christine

V. Mielnicki, dated January 17,
2004 and recorded January 20,
2004 in Deed Book 2028, Page
179.

TAX I.D. #: 110-02-01-01.001
Control # 03-0-111796

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO NELSON VELEZ
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$286,135.49,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

PROPERTY OF NELSON VELEZ DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$286,135.49 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
MCCABE WEISBERG &
CONWAY
123 S. BROAD STREET,
STE 2080
PHILADELPHIA, PA 19109
11/16/12 • 11/23/12 • **11/30/12**

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1719-2011r SUR JUDGEMENT NO. 1719-2011 AT THE SUIT OF GMAC Mortgage, LLC vs Lisa M Simmons aka Lisa Simmons and Lee J. Simmons, in his capacity as Executor of the Estate of Michael J. Simmons aka Michael Simmons 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 December 12, 2012 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:
SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 1719-2011

GMAC MORTGAGE, LLC
vs.
LISA M. SIMMONS A/K/A
LISA SIMMONS
LEE J. SIMMONS, IN HIS
CAPACITY AS EXECUTOR
OF THE ESTATE OF
MICHAEL J. SIMMONS
A/K/A MICHAEL
SIMMONS

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

120 STARVIEW DRIVE,
DINGMANS FERRY, PA
18328-4049
Parcel No.: 175.02-08-28-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$84,527.50

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 Lisa M Simmons aka Lisa

Simmons and Lee J. Simmons,
in his capacity as Executor
of the Estate of Michael J.
Simmons aka Michael Simmons
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$84,527.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Lisa M
Simmons aka Lisa Simmons
and Lee J. Simmons, in his
capacity as Executor of the
Estate of Michael J. Simmons
aka Michael Simmons
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$84,527.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmeig
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1724-2009
SUR JUDGEMENT NO.
1724-2009 AT THE SUIT
OF BANK OF AMERICA,
NA S/B/M/T BAC HOME
LOANS SERVICING LP
F/K/A COUNTRYWIDE
HOME LOANS SERVICING,
LP vs. PATRICIA A.
NIES 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

more particularly described as follows to wit:

Being Lot 13, Block 2, Section 10, as shown on a subdivision of Gold Key Estates, and set forth in Pike County in Plat Book 6, Page 9.

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

TAX PARCEL #: 03-0-016709

BEING KNOWN AS: 2212 Gold Key Estates, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO PATRICIA A. NEIS DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$103,878.02, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS

HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF PATRICIA A. NEIS DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$103,878.02 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML LAW GROUP PC
STE 5000 BNY
INDEPENDENCE CTR
701 MARKET STREET
PHILADELPHIA, PA 19106
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1731-2011r SUR JUDGEMENT NO. 1731-2011 AT THE SUIT OF Citimortgage, Inc. s/b/m to ABN AMRO Mortgage Group, Inc. vs Kenneth L.

Hussey 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 1731-2011-CV

CITIMORTGAGE, INC.
S/B/M TO ABN AMRO
MORTGAGE GROUP, INC.
vs.
KENNETH L. HUSSEY

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

108 LIBERTY LANE A/K/A,
747 LIBERTY LANE,
LACKAWAXEN, PA 18435
Parcel No.: 014.01-01-82-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment amount: \$60,609.81

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 Kenneth L. Hussey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$60,609.81,
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 Kenneth
L. Hussey DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$60,609.81 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,

PENNSYLVANIA
Phelan Hallinan & Schmieg
1617 JFK Blvd., Ste. 1400
One Penn Center Plaza
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1740-2010r SUR
JUDGEMENT NO.1740-2010
AT THE SUIT OF Bank
of America, NA successor by
merger to BAC Home Loans
Servicing, LP fka Countrywide
Home Loans Servicing,
LP vs Richard Shuleski, as
Administrator of the Estate
of Stanley R. Shuleski,
Deceased DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THOSE CERTAIN
LOTS, PIECES AND
PARCELS OF LAND
SITUATE, LYING
AND BEING IN THE
TOWNSHIP OF PALMYRA,
COUNTY OF PIKE AND

COMMONWEALTH
OF PENNSYLVANIA,
BOUNDED AND
DESCRIBED AS FOLLOWS:
LOT NUMBER 21 ON
A CERTAIN MAP OF
LOTS ENTITLED "MAPS
OF LOTS OF PRESTON
AND IDA M. FLORY"
SURVEYED AUGUST 28,
1956, AND RECORDED
IN THE OFFICE OF THE
RECORDER OF DEEDS IN
AND FOR PIKE COUNTY
ON DECEMBER 13, 1961,
IN PLAT BOOK NO. 3 AT
PAGE 170, WHICH SAID
LOT IS BOUNDED AND
DESCRIBED ACCORDING
TO SAID MAP AS
FOLLOWS:

BEGINNING AT THE
NORTHWEST CORNER OF
THE LOT OF JULIUS AND
MARY FABIAN, THENCE
ALONG THE LINE OF
THE SAID FABIAN LOT
SOUTH 6 DEGREES 45
MINUTES WEST 98.8
FEET TO A CORNER IN A
PRIVATE ROAD; THENCE
IN THE SAID ROAD
NORTH 83 DEGREES 15
MINUTES WEST 50 FEET
TO A CORNER; THENCE
ALONG THE LINE OF
LANDS OF FRANK AND
MARY ARMATUDA
NORTH 6 DEGREES 45
MINUTES EAST 98.8 FEET
TO A CORNER; THENCE
SOUTH 83 DEGREES
15 MINUTES EAST 50
FEET TO THE PLACE OF
BEGINNING.

EXCEPTING AND RESERVING A STRIP OF LAND FOUR AND ONE-FOURTH FEET WIDE AND FIFTY FEET LONG ALONG THE NORTHERLY SIDE OF THE ABOVE DESCRIBED PREMISES FOR A PART OF THE SAID PRIVATE ROAD, SAID ROAD TO BE 33 FEET IN WIDTH.

LOT NUMBER 63 AS SHOWN ON SAID "MAP OF LOTS OF PRESTON AND IDA M. FIORY" AS AFORESAID, SAID LOT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON CORNER OF LOTS NUMBER 21, 23, 65 AND 63 AS SHOWN IN A CERTAIN PLAN OF LOTS IN THE LANDS OF THE ABOVE MENTIONED PRESTON AND IDA M. FLORY: THENCE ALONG LOT NUMBER 65 NORTH 6 DEGREES 45 MINUTES EAST 100.0 FEET TO A CORNER ON THE SOUTHERLY EDGE OF THE RIGHT OF WAY OF A THIRTY THREE FOOT WIDE PRIVATE ROAD; THENCE ALONG THE SOUTHERLY EDGE OF THE RIGHT OF WAY OF THE SAID PRIVATE ROAD NORTH 63 DEGREES 15 MINUTES WEST 50.0 FEET TO A CORNER; THENCE

ALONG LOT NUMBER 61 SOUTH 6 DEGREES 45 MINUTES WEST 10.0 FEET TO A CORNER, BEING THE COMMON CORNER OF LOTS NUMBER 19, 21, 51 AND 63; THENCE ALONG LOT NUMBER 21 SOUTH 83 DEGREES 15 MINUTES EAST 50.0 FEET TO THE POINT AND PLACE OF BEGINNING.

TAX PARCEL #:103.04-01-34

BEING KNOWN AS: 122
Cherry Red Road, Greentown,
PA 18426

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard Shuleski, as Administrator of the Estate of Stanley R. Shuleski, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,669.44 , PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Richard Shuleski, as Administrator of the Estate of Stanley R. Shuleski, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,669.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1828-2008r SUR JUDGEMENT NO. 1828-2008 AT THE SUIT OF US Bank National Association as Trustee NA RASC 2006-EMX8 vs Steven M. Ulvila and Jeanette M. Ulvila 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2008-01828

US BANK NATIONAL ASSOCIATION AS TRUSTEE N.A. RASC 2006-EMX8.

vs.
STEVEN M. ULVILA
JEANETTE M. ULVILA

owner(s) of property situate in MATAMORAS BOROUGH, Pike County, Pennsylvania, being

109 AVENUE G,
MATAMORAS, PA
18336-1209
Parcel No.: 083.10-01-49
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$198,046.90

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP
THE SALE IS MADE BY

VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Steven M. Ulvila and Jeanette M. Ulvila DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$198,046.90 , PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Steven M. Ulvila and Jeanette M. Ulvila DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$198,046.90 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
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1852-2011 SURJUDGEMENT NO. 1852-2011 AT THE SUIT OF DEUTSCHE BANK, NATIONAL TRUST COMPANY AS TRUSTEE OF THE INDYMAC INDX MORTGAGE TRSUT 2007-AR211P, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR211P UNDER THE POOLING & SERVICING AGREEMENT DATED OCTOBER 1, 2007 vs. MICHELE MCKEAN & STEPHEN W. MCKEAN 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 December 12, 2012 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
Deutsche Bank National Trust
Company, as Trustee of the
IndyMac INDX Mortgage
Trust 2007-AR21IP, Mortgage
Pass-Through Certificates, Series
2007-AR21IP under the Pooling
and Servicing Agreement
dated October 1, 2007 Trust
2007-AR21IP, Mortgage
PassThrough Certificates, Series
2007-AR2 under the Pooling
and Servicing Agreement dated
October 1, 2007
Plaintiff

v
MICHELE MCKEAN
STEPHEN W. MCKEAN
Defendant(s)

COURT OF COMMON
PLEAS CIVIL DIVISION
Pike County

MORTGAGE
FORECLOSURE

NO. 1852-CIVIL-2011

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN
LOT OF LAND SITUATE
IN TOWNSHIP OF

DINGMAN, PIKE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 803
Raymondskill Road, Milford,
PA 18337

PARCEL NUMBER:
03-0-103963

IMPROVEMENTS:
Residential Property

UDREN LAW OFFICES, P.C.
S/
Attorney for Plaintiff
Katherine E. Knowlton, Esq.
PA ID 311713

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
MICHELE MCKEAN &
STEPHEN W. MCKEAN
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$962,701.83,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF MICHELE
MCKEAN & STEPHEN W.
MCKEAN DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$962,701.83 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
UDREN LAW OFFICE PC
111 WOODCREST RD,
STE 200
CHERRY HILL, NJ 08003
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1984-2011r
SUR JUDGEMENT NO.
1984-2011 AT THE SUIT
OF Nationstar Mortgage, LLC
vs Daniel J. Nelson and Laura
K. Nelson 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

**SHORT DESCRIPTION FOR
ADVERTISING**

By virtue of a Writ of Execution
No. 1984-2011

NATIONSTAR
MORTGAGE, LLC

vs.

DANIEL J. NELSEN
LAURA K. NELSEN

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

30-B SPRUCE RUN DRIVE,
DINGMANS FERRY, PA
18328-7727

Parcel No.: 172.00-01-22
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$300,467.03

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 Daniel J. Nelson and Laura K. Nelson DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$300,467.03, 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 J. Nelson and Laura K. Nelson DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$300,467.03 PLUS COSTS AND INTEREST AS AFORESAID.

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

1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • 11/30/12

**SHERIFF SALE
December 12, 2012**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2236-2009r SUR JUDGEMENT NO. 2236-2009 AT THE SUIT OF US Bank Trust National Association, as Owner Trustee of the SN 2011-A REO Trust vs Diane Valentino and Vincent Valentino 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 December 12, 2012 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

NO. 343, SECTION NO. 4, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION 4, POCONO MOUNTAIN WATER FOREST CORPORATION, ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLOT BOOK NO. 16 PAGE 51.

TAX PARCEL NO:
03-0-017892

BEING KNOWN AS 222 LAKEWOOD DRIVE, MILFORD PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Diane Valentino and Vincent Valentino DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$236,635.96, 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 Diane Valentino and Vincent Valentino DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$236,635.96 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE
December 12, 2012
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2314-2009r SUR JUDGEMENT NO. 2314-2009 AT THE SUIT OF JPMC Specialty Mortgage, LLC vs Shandradat Mohar and Pamela L. Seehauth aka Pamela I. Seenauth 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION FOR
ADVERTISING

By virtue of a Writ of Execution
No. 2314-2009-CIVIL

JPMC SPECIALTY
MORTGAGE, LLC

vs.

SHANDRADAT MOHAR
PAMELA L. SEENAUTH
A/K/A PAMELA I.
SEENAUTH

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

L-1586 S07 A/K/A 1586
BARBURY DRIVE,
BUSHKILL, PA 18324
Parcel No.: 196.02-05-77
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment amount: \$122,047.35

Attorneys for Plaintiff:
Phelan Hallinan & Schmieg, LLP

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

THE COMMONWEALTH
OF PENNSYLVANIA
TO Shandradat Mohar
and Pamela L. Seehauth
aka Pamela I. Seenauth
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$122,047.35,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Shandradat
Mohar and Pamela L. Seehauth
aka Pamela I. Seenauth
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$122,047.35 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan & Schmieg
1 Penn Ctr Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
11/16/12 • 11/23/12 • **11/30/12**

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 2413-2010 SUR
JUDGEMENT NO. 2413-2010
AT THE SUIT OF PNC
BANK, NA vs. CATHERINE
R. GOMES 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
December 12, 2012 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

PROPERTY DESCRIPTION

ALL THAT CERTAIN
lot or lots, parcel or piece of
ground situate in Lehman
Township, Pike County,
Pennsylvania, being lot or lots
No.1807, Section No. 5, 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,
Pike County, Pennsylvania, in
Plot Book Volume 24, Page 50.

SUBJECT to all easements,
restrictions, covenants and
conditions as set forth in all
deeds in the chain of title.

BEING the same premises
which Richard M. Attardi,
Widower, by his deed dated
April 13, 2001 and recorded
April 27, 2001, in the Office of
the Recorder of Deeds, in and
for Pike County, Pennsylvania,
in Record Book Vol. 1881, Page
962, granted and conveyed unto
Meadow Creek, Inc., grantor
hereof, in fee.

FURTHER being the same
premises which Meadow Creek,
Inc., by its Deed dated July
17, 2002 and to be recorded
simultaneously herewith, in
the Office of the Recorder
of Deeds, in and for Pike
County, Pennsylvania, granted
and conveyed unto Catherine
Gomes., in fee.

BEING KNOWN AS: Lot
1807 Saw Creek Estates,
Bushkill, PA 18324

PROPERTY ID NO.:
60-0-103466

TITLE TO SAID PREMISES
IS VESTED IN Catherine R.
Gomes BY DEED FROM
Meadow Creek, Inc., a
Pennsylvania Corporation
DATED 07/17/2002

RECORDED 07/30/2002 IN
DEED BOOK 1937 PAGE
447.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
CATHERINE R. GOMES
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$180,390.56,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

\$180,390.56 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
11/16/12 • 11/23/12 • 11/30/12

SHERIFF SALE

December 12, 2012

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 45245-2011
SUR JUDGEMENT NO.
45245-2011 AT THE SUIT OF
HAPPY HOLLOW OWNERS
ASSOCIATION vs. SCOTT
DECAMP & JENNIFER
DECAMP 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
December 12, 2012 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 upon a map entitled “Map Of Proposed lots, map of lands of Charles Swezy, Shohola Township.,Pike Co. , Pa” dated August 11,1971, recorded in pike county map Book 9 at page 61,on October 27, 1971 , which premises is more particularly described as follows:

BEGINNING at a point in the center of a certain 50 foot wide private roadway and utility right of way of the trac known as Happy Hollow, said point of beginning being a common corner of lots 47,48, 49, and 50 of said tract; thence along the common line dividing lots No. 48 and 50, south 72 degrees 45 minutes East. 305.65 feet to a corner; Thence along lands now or formerly of Paul Dilger, south 15 degrees 52 minutes west 200.0 feet to a corner; thence along the common line of lot 50 with lot 85, and partially along the center of a 50 foot wide private roadway , North 72 degrees 45 minutes west, 302.7 feet to a corner in the middle of the juncture of the two previously mentioned private roadways and utility rights of way; Thence along the center of the first mentioned private roadway and utility rights of way; and along the common line of lots Nos. 49 and 50, North 15 degrees 18 minutes east ,200.05 feet to the point or place of BEGINNING

CONTAINING 1.396 ACRES

be the same more or less BEING Lot No. 50 of the tract known as Happy Hollow BEING TAX MAP NO. 028.04-01-78

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO SCOTT DECAMP & JENNIFER DECAMP DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$3,367. 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 SCOTT

DECAMP & JENNIFER
DECAMP DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$3,367. 06 PLUS COSTS AND
INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
ERIC L. HAMILL, ESQ
104 WEST HIGH STREET
MILFORD, PA 18337
11/16/12 • 11/23/12 • 11/30/12