

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**EXECUTOR'S NOTICE  
FOR THE ESTATE**

**OF DOROTHY ANN  
MASON**, late of Blooming  
Grove Borough, Pike County,  
Pennsylvania, deceased.

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

**MR. JOHN MASON,  
EXECUTOR**

**1924 HEMLOCK FARMS  
HAWLEY, PA 18428**

**11/28/14 · 12/05/14 · 12/12/14**

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that  
Letters of Administration have  
been granted in the ESTATE  
of **JOHN R. McDONALD**,  
late of Delaware 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 Co-Executors, Michael  
McDonald and Sean McDonald,  
of 65 Birk Street, Saddle  
Brook, NJ 07663 or John F.  
Spall, Esquire, Attorney for the  
Estate, 2573 Rt. 6, Hawley,  
Pennsylvania 18428.

**JOHN F. SPAL,  
ESQUIRE**

**11/28/14 · 12/05/14 · 12/12/14**

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**ESTATE NOTICE**

Estate of Susan Frances  
Llull-Sasse a/k/a Susan F. Llull,  
late of Dingman Township, Pike  
County, Pennsylvania.

Letters Testamentary on  
the above estate having been  
granted to Charles E. Sasse all  
persons indebted to 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, Milford,  
PA 18337.

**12/05/14 · 12/12/14 · 12/19/14**

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**NOTICE TO WESTFALL  
TOWNSHIP RESIDENTS**

The Westfall Township  
Supervisors have petitioned the  
Pike County Court of Common  
Pleas for a tax increase for

Westfall Township for 2015. A Hearing on the Petition is scheduled for December 16, 2014 commencing at 3:00 P.M. in the Main Courtroom of the Pike County Courthouse located at 412 Broad Street, Milford, Pennsylvania. The Supervisors have determined that the existing budget for the Township will be insufficient to meet the economic demands of the Township for purposes of providing essential services to the Township as a result of certain expenses that become due to comply with Court Ordered obligations by the United States District Court for the Middle district of Pennsylvania in the matters of Katz v. Westfall Township, No. 3:03-CV-2377 and Dombrosky v. Westfall Township, et al, No. 3:09-CV-2579. In order to meet the anticipated expenses of the Township, the Township Supervisors estimate that the Township will need an additional 2.8 mills for all assessed property within Westfall Township. The Court has the authority to order that the Township Supervisors estimate that their annual expenditures for 2015 to exceed the anticipated tax revenue for the year and, it is the Supervisors position that an additional tax is necessary to meet those expenditures and the Township can establish a need to collect an additional 2.8 mills of taxes for general Township purposes totaling 16.8 mills. All Westfall Township residents and taxpayers of Westfall Township, as well as others with standing,

are invited to attend and participate in the Hearing.

By: Robert F. Bernathy,  
Esquire  
Township Solicitor

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### **SHERIFF SALES**

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

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### **SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 255-2013 SUR JUDGEMENT NO. 255-2013 AT THE SUIT OF WELLS FARGO BANK, NA vs JESUS ORTIZ, JR aka JESUS ORTIZ & CYNTHIA ORTIZ aka CYNTHIA VASQUEZ-SOTO DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY December 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 79, 1 Stage 1, Pine Ridge, 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/Page 6/53.

PARCEL No. 040179

BEING known and numbered as 1744 Pine Ridge f/k/a Lot 79, Pine Ridge, Lehman, PA, 18324.

BEING the same premises which Meadow Creek, Inc., a Pennsylvania corporation, by Deed dated May 26, 2005 and recorded June 14, 2005 in and for Pike County, Pennsylvania, in Deed Book Volume 2115, Page 267, granted and conveyed unto Jesus Ortiz, Jr. and Cynthia Vasquez-Soto.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO JESUS ORTIZ, JR aka JESUS ORTIZ & CYNTHIA ORTIZ aka CYNTHIA VASQUEZ-SOTO DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE

AMOUNT OF \$220,475.06, 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 JESUS ORTIZ, JR aka JESUS ORTIZ & CYNTHIA ORTIZ aka CYNTHIA VASQUEZ-SOTO DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$220,475.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
ZUCKER GOLDBERG &  
ACKERMAN LLC  
200 SHEFFIELD STREET,  
STE 101  
MOUNTAINSIDE, NJ 07092  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 263-2014r SUR JUDGEMENT NO. 263-2014 AT THE SUIT OF First Horizon Home Loans, a Division of First Tennessee Bank National Association c/o Nationstar Mortgage, LLC vs Joyce J. Termont 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lot, piece, or parcel of land situate and being in the Township of Dingman, County of Pike, and Commonwealth of Pennsylvania more particularly described as Lot 9, Block 25, Section 2, Gold Key Lake Estates, as shown on a 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 4.

Being Control #03-0-017469,

Map #122.04-02-54.

BEING the same premises which was vested unto Joyce J. Termont by deed from Joyce J. Termont and Ronald F. Termont, Wife and Husband dated April 3, 2008 and recorded April 7, 2008 in Deed Book 2272, Page 1415.

Being known as: 137 STONEHEDGE ROAD, MILFORD, PENNSYLVANIA 18337.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joyce J. Termont DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,087.69, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Joyce J. Termont DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$168,087.69 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, St. 1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 265-2014r SUR JUDGEMENT NO. 265-2014 AT THE SUIT OF Nationstar Mortgage, LLC vs David J. Gerhauser and Karin Gerhauser 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 17, 2014 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Dingman, Pike County, Pennsylvania, and being known as 4476 Conashaugh Lake, a/k/a 196 Iroquois Trail, f/k/a 101 Rockhill Court, Milford, Pennsylvania 18337.  
Map Number: 121.04-01-08  
Control Number: 03-0-067808  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$317,514.15  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David J. Gerhauser and Karin Gerhauser McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David J. Gerhauser and Karin Gerhauser DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$317,514.15, PLUS COSTS & INTEREST. THE SALE MADE

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF David J.  
Gerhauser and Karin Gerhauser  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$317,514.15 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

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

287-2014r SUR JUDGEMENT  
NO. 287-2014 AT THE SUIT  
OF Green Tree Servicing, LLC  
vs Flor Mendez and Hector  
R. Mendez 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot or  
lots, parcel or piece of ground  
situate in Lehman Township,  
Pike County, Pennsylvania,  
being Lot or Lots No. 877,  
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 # 192.04-05-31

BEING KNOWN AS: 877  
Regent Street, Bushkill, PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Flor Mendez and Hector R.  
Mendez DEFENDANTS,

OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$171,333.58, 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 Flor Mendez and Hector R. Mendez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$171,333.58 PLUS COSTS AND INTEREST AS AFORESAID. PHILIP BUEKI, SHERIFF PIKE COUNTY, PENNSYLVANIA  
KML Law Group  
701 Market Street  
Philadelphia, PA 19106-1532  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 368-2014r SUR JUDGEMENT NO. 368-2014 AT THE SUIT OF Everbank vs Ricki Blohm and Sharon Blohm 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Lehman, Pike County, Pennsylvania, and being known as 319 Crewe Court, Bushkill, Pennsylvania 18324.  
Map Number: 196.02-07-01  
Control Number: 06-0-072268  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$88,956.26  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ricki Blohm and Sharon Blohm  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400

Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ricki Blohm and Sharon Blohm DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$88,956.26, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ricki Blohm and Sharon Blohm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$88,956.26 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 444-2014 SUR JUDGEMENT NO. 444-2014 AT THE SUIT OF WELLS FARGO BANK N.A., s/b/m/t WELLS FARGO HOME MORTGAGE, INC. vs. FLORINE C. SERFASS & ARMANDA F. SERFASS 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments

and Appurtenances, Situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 1262, Section No. 18 as is more particularly set forth on the Pot Map of Lehman-Pike Development Corporation, Saw Creek Estate, as same is duly recorded in the Office for the Recording of Deeds Milford, Pike County, Pennsylvania in Plot Book Volume 16 page 48.

TITLE TO SAID PREMISES IS VESTED IN Florine C. Serfass and Armanda F. Serfass, by Deed from Florine C. Serfass, dated 09/30/2008, recorded 10/06/2008 in Book 2290, Page 2336.

Tax Parcel: 192.02-03-38

Premises Being: 1262 Winchester Way, a/k/a 4246 Winchester Way Lehman, PA 18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO FLORINE C. SERFASS & ARMANDA F. SERFASS DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$99,095.06, 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 FLORINE C. SERFASS & ARMANDA F. SERFASS DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT 99,095.06 PLUS COSTS AND INTEREST AS AFORESAID. PHILIP BUEKI, SHERIFF PIKE COUNTY, PENNSYLVANIA PHELAN HALLINAN 1617 JFK BLVD STE 1400 PHILADELPHIA, PA 19103 11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 518-2012r SUR JUDGEMENT NO.518-2012 AT THE SUIT

OF Bank of America, NA  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing LP vs Brenda M.  
Walker DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

#### LEGAL 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, more  
particularly described as follows:

Lot No. 211, Stage 6, Pike  
Ridge, as shown on Plat of Pine  
Ridge, Inc., Stage 6, recorded  
in the Office of the Recorder of  
Deeds of Pike County in Plat  
Book Vol. 10 at Page 74 on  
March 28, 1973.

TITLE TO SAID PREMISES  
IS VESTED IN Brenda M.  
Walker, by Deed from Patricia  
S. Kmiec, nbm, Patricia Church,  
dated 09/14/2001, recorded  
10/09/2001 in Book 1900, Page  
862.

Tax Parcel: 193-02-03-10

Premises Being: 1341 Pine  
Ridge Bushkill, PA 18324-9757

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Brenda M. Walker  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$250,276.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
548-2014r SUR JUDGEMENT  
NO. 548-2014 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Nidia N. Garcia and Francis  
X. Garcia 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel  
or Tract of land situate Lehman,  
Pike County, Pennsylvania, and  
being known as 1132 Dover  
Drive, Bushkill, Pennsylvania  
18324.  
Map Number: 192.04-06-62

Control Number: 06-0-063143  
THE IMPROVEMENTS  
THEREON ARE: Residential  
Dwelling  
REAL DEBT: \$152,161.87  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF: Nida N.  
Garcia and Francis X. Garcia  
McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite  
1400  
Philadelphia, PA 19109

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Nidia N. Garcia and Francis  
X. Garcia DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$152,161.87,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Nidia N. Garcia and Francis X. Garcia DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$152,161.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, St. 1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE  
December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 549-2014r SUR JUDGEMENT NO. 549-2014 AT THE SUIT OF Wells Fargo Bank, NA vs Irene Rodriguez and Joseph V. Rodriguez aka Joseph Rodriguez 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Westfall, County of Pike and State of Pennsylvania, being more particularly described as follows:

BEGINNING at an iron pin at the south, southwest corner of lands of Alvin Krause and Boundary on the north of lands of M. Strat,  
THENCE south 59 degrees 55 minutes west eighty five feet (85.0') to an iron pin;  
THENCE north 30 degrees 05 minutes west one hundred and one half feet (100.5') to an iron pin;  
THENCE north 59 degrees 55 minutes east eight five feet (85.0') to an iron pin;  
THENCE south 30 degrees 05 minutes east one hundred and one half feet (100.5') to place of BEGINNING.  
Being the same premises which was vested to Joseph V. Rodriguez a/k/a Joseph Rodriguez and Irene Rodriguez, husband and wife, by deed from Diana L. Rose, now by Marriage, Diana L. Olano dated August 12, 1997 and recorded August 14, 1997 in Deed Book 1393, Page 339.

Being known as: 105 ALVIN COURT, MATAMORAS, PENNSYLVANIA 18336.

Map Number: 067.03-01-35

Control Number: 13-0-002352

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Irene Rodriguez and Joseph V. Rodriguez aka Joseph Rodriguez DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,357.89, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

IN EXECUTION AS THE PROPERTY OF Irene Rodriguez and Joseph V. Rodriguez aka Joseph Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,357.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 567-2014r SUR JUDGEMENT NO. 567-2014 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for the Holders of Morgan Stanley ABS Capital I Inc. Trust 2005-HE3, Mortgage Pass-Through Certificates, Series 2005-HE3 vs Kenneth A. Englehardt and Tracy Englehardt 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 17, 2014 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 4B, Block 101,  
Section 14, on a map entitled  
Lot Improvement Sub-Division,  
Birchwood Lakes, Delaware  
Township, Pike County,  
Pennsylvania dated December  
10, 1991, Surveyed and Drawn  
by Pasquale R. Addio, LS. and  
recorded in the Office for the  
Recorder of Deeds, Pike County,  
in Plat 465591-1.

BEING the same premises  
vested in Kenneth A. Englehardt  
and Tracy Englehardt A/K/A  
Tracy M. Englehardt by deed  
from Tyker S. German and Beth  
D. German, His Wife dated  
February 25, 2005 and recorded  
February 28, 2005 in Deed Book  
2096, Page 1003.

TOGETHER WITH, unto  
the Grantees herein, their  
heirs and assigns, all rights,  
liabilities and privileges and  
UNDER AND SUBJECT  
to all conditions, restrictions,  
reservations and exceptions as set  
forth in the foregoing recited  
deed. Reference may be had to  
said deed or the records thereof  
for any and all purposes in

connection with this conveyance  
with the same force and effect as  
if the same were more fully and  
at large set forth herein.

Being known as: 100 LANCET  
COURT, DINGMANS  
FERRY, PENNSYLVANIA  
18328.

Map number 149-04-13-29

Control Number 02-0-029011

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kenneth A. Englehardt  
and Tracy Englehardt  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$113,207.92,  
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 Kenneth A. Englehardt and Tracy Englehardt DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$113,207.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 584-2014 SUR JUDGEMENT NO. 584-2014 AT THE SUIT OF by FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT PROPERTY  
DESCRIPTION  
BY VIRTUE OF A WRIT OF  
EXECUTION TO CASE NO.  
584-2014 CIVIL  
ISSUED TO PLAINTIFF:  
FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
(“FANNIE MAE”)  
PROPERTY BEING  
KNOWN AS:

ALL that certain lot or piece of land situate in the Township of Lehman, County of Pike and State of Pennsylvania, bounded and described as follows:  
Lot Number 7, Stage Five (5), Pine Ridge as shown on Plat of Pine Ridge Inc., Stage Five and recorded in the Office of the Recorder of Deeds of Pike County in Plat book vol. 9, at page 219 on July 21, 1972.  
PARCEL IDENTIFICATION NO: 194.01-01-05, CONTROL #: 06-0-038729  
BEING KNOWN AS: 1784 Pine Ridge Bushkill, PA 18324 IMPROVEMENTS  
THEREON CONSIST OF:  
Residential Dwelling  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Aquino and Evelyn Aquino PIN NUMBER, WHICH IS THE ASSESSMENT OR PARCEL NO., MAP, BLOCK AND LOT): 194.01-01-05  
ATTORNEY ON WRIT:

MARTHA E. VON  
ROSENSTIEL, P.C.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MICHAEL AQUINO & EVELYN AQUINO DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$217,068.60, 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 MICHAEL AQUINO & EVELYN AQUINO DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT

\$217,068.60 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
MARTHA E.  
VONROSENSTIEL  
649 SOUTH AVE, STE 7  
SECANE, PA 19018  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 585-2014r SUR JUDGEMENT NO.585-2014 AT THE SUIT OF JPMorgan Chase Bank, NA vs Steven J. Babcock 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 585-2014-CIVIL JPMorgan Chase Bank, N.A. v. Steven J. Babcock owner(s) of property situate in

DELAWARE TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
102 Dillion Road, Dingmans  
Ferry, PA 18328-9407  
Parcel No. 162.04-01-36-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$76,904.73  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Steven J. Babcock  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$76,904.73,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Steven J.  
Babcock DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$76,904.73 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · 12/05/14

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
610-2014 SUR JUDGEMENT  
NO. 610-2014 AT THE  
SUIT OF DEUSTCHE  
BANK NATIONAL  
TRUST COMPANY AS  
TRUSTEE FOR HSI ASSET  
LOAN OBLIGATION  
TRUST 2006-2 vs GUY T.  
CAPUTO & GLORIANNA  
GALVAN aka GLORIANNA  
CAPUTO 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Lehman, County of Pike and Commonwealth of Pennsylvania, known as Lots 56 and 57, Stage 6 of Rustic Acres Estates as shown on a map recorded in the Office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Map Plat Book 12, Page 7.

TOGETHER with all rights of way UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record as found in the chain of title.

BEING the same premises which Guy Thomas Caputo, single and Glorianna Caputo by Deed dated February 13, 2006 and recorded February 21, 2006 in the Office of the Recorder of Deeds for the County of Pike in Deed Book 2160 Page 1102 as Instrument No. 200600003080, granted and conveyed unto Guy T. Caputo and Glorianna Caputo, husband and wife, in fee.

ALSO BEING the same premises which Jeffrey M. Flanigan and Kerstin D. Flanigan, husband and wife by

Deed dated December 28, 2001 and recorded January 10, 2002 in the Office of the Recorder of Deeds for the County of Pike in Deed Book 11911 Page 1838 as Instrument No. 200200000548, granted and conveyed unto Guy Thomas Caputo, single, in fee.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO GUY T. CAPUTO & GLORIANNA GALVAN aka GLORIANNA CAPUTO DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$252,501.67, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE,

SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF GUY T.  
CAPUTO & GLORIANNA  
GALVAN aka GLORIANNA  
CAPUTO DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$252,501.67 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
STERN & EISENBERG  
1581 MAIN STREET, STE  
200  
WARRINGTON, PA 18976  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
611-2014 SUR JUDGEMENT  
NO. 611-2014 AT THE  
SUIT OF DEUSTCHE  
BANK NATIONAL  
TRUST COMPANY AS  
TRUSTEE FOR HIS ASSET  
LOAN OBLIGATION  
TRUST 2006-2 vs CINDY J.  
NAPOLI 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

Parcel No: 120.01-04-36

ALL THAT CERTAIN lot,  
piece or parcel of land, situate,  
lying and being in the Township  
of Blooming Grove, County of  
Pike and State of Pennsylvania,  
more particularly described as  
Lot 4, Block IV, Hemlock Farms  
Community, Stage LXXXII, as  
shown on Plat Hemlock Farms  
Community, Maple Ridge, Stage  
LXXXII, recorded in the Office  
of the Recorder of Deeds, Pike  
County, in Plat Book 8, Page 57,  
on the 25th day of August, 1970.  
BEING the same premises  
which Edward T. Walz and  
Nellie T. Walz, husband and  
wife, by Deed dated April 1,  
2000, and recorded in the Office  
for the Recording of deeds  
&c., in and for Pike County, at  
Milford, Pennsylvania, in Record  
Book Volume 1848, Page 475,  
granted and conveyed unto  
Cynthia Lee Swift-Scillia, single,  
and William Rodgers, single.

ALSO BEING the same  
premises which Cynthia Lee  
Swift-Scillia and William  
Rodgers, by Deed dated October  
21, 2005, and intended to be  
forthwith recorded in the Office  
for the Recording of Deeds  
&c., in and for Pike County, at  
Milford, Pennsylvania, granted  
and conveyed unto Cindy J.  
Napoli, Mortgagor hereof.

PIN #/CONTROL # 037288

MAP# 120.01-04-36

Commonly known as 108  
Mapleridge Drive, Hemlock FA,  
Hawley Pa, 18428

Residential Real Estate

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO CINDY J. NAPOLI  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$94,552.40,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN

IN EXECUTION AS THE  
PROPERTY OF CINDY J.  
NAPOLI DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$94,552.40 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
STERN & EISENBERG  
1581 MAIN STREET, STE  
200  
WARRINGTON, PA 18976  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
635-2014 SUR JUDGEMENT  
NO. 635-2014 AT THE SUIT  
OF JPMORGAN CHASE  
BANK, NA vs. MICHAEL  
W. ZEKAS 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or parcel of land situate, lying

and being in the Township of Dingman, County of Pike, and the Commonwealth of Pennsylvania. BEING Lot 401, Section 3, as shown on map or plan entitled subdivision of Pocono Mountain Water Forest, on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book 10, page 50.

BEING County Parcel No. 136.02-02-60

BEING the same premises which Judith Sellin, by Deed dated December 29, 2004 and recorded January 04, 2005 in the Office of the Recorder of Deeds in and for the County of Pike, in Deed Book 2088, page 1312, granted and conveyed unto Michael W. Zekas and Doreen E. Zekas, his wife.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO MICHAEL W. ZEKAS DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$251,542.19, 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 MICHAEL W. ZEKAS DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$251,542.19 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
SHAPIRO & DENARDO  
LLC  
3600 HORIZON DRIVE, STE  
150  
KING OF PRUSSIA, PA  
19406  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
641-2012 SUR JUDGEMENT

NO. 641-2012 AT THE  
SUIT OF WELLS FARGO  
BANK, NA vs. DAVID  
CIELINSKI & PATRICIA  
CIELINSKI DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
December 17, 2014 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:

LOT 14, BLOCK 1501, AS  
SET FORTH ON A PLAN  
OF LOTS- WILD ACRES,  
SECTION 15, DELAWARE  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
DATED FEBRUARY 1972,  
BY JOSEPH D. SINCAVAGE,  
MONROE ENGINEERING,  
INC., STROUDSBURG,  
PENNSYLVANIA, AND  
FILED IN THE OFFICE  
FOR THE RECORDING OF

DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN MAP BOOK VOL. 12,  
PAGE 105, RE-RECORDED  
FEBRUARY 7, 1975.

PARCEL No. 02-02-6502

BEING known and numbered  
as 127 Skyview Road, Dingmans  
Ferry, PA, 18328-4041.

BEING the same premises  
which EDWARD D.  
CIELINSKI AND DOLORES  
CIELINSKI, HUSBAND  
AND WIFE AND DAVID  
CIELINSKI AND PATRICIA  
CIELINSKI, HUSBAND  
AND WIFE, by Deed dated  
July 2, 2007 and recorded July  
23, 2007 in and for Pike County,  
Pennsylvania, in Deed Book  
Volume 2242, Page 268, granted  
and conveyed unto David  
Cielinski and Patricia Cielinski,  
husband and wife.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
DAVID CIELINSKI &  
PATRICIA CIELINSKI  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$140,520.42,  
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 DAVID  
CIELINSKI & PATRICIA  
CIELINSKI DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$140,520.42 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
ZUCKER GOLDBERG &  
ACKERMAN LLC  
200 SHEFFIELD STREET,  
STE 101  
MOUNTAINSIDE, NJ 07092  
11/21/14 · 11/28/14 · **12/05/14**

**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
817-2012 SUR JUDGEMENT  
NO. 817-2012 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 PATTY A. STEED  
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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

The land referred to in this  
commitment is described as  
follows:

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

BEING SHOWN and  
designated as Lot No. 121 on  
a certain map or plan of lots  
entitled, "Pocono Ranch Lands,  
Plat of Section 4, Pocono Ranch  
Lands Lmted., Owner and  
Developer, Lehman Township,  
Pike County, Pennsylvania,  
dated August 1973, Sheet No  
2 of 5, prepared by Elliott &  
Associates, Engineers-Planners,  
Scale being 1"=100'" recorded  
November 8, 1973 in the  
Recorder's Office, Milford, Pike

County, Pennsylvania, in plot Book Volume 10, Page 203. BEING Lot No. 121 on the above mentioned plan. Prepared by Elliott & Associates.

Premises being Lot 121 Sec 4 (Stroudsburg), Stroudsburg, PA 18360

Parcel no. 060-041339

BEING THE SAME PREMISES which Tasia P. Mellas, by Deed Date April 27, 2007 and recorded May 17, 2007 in Book 2232, Page 197 in the Office for the Recording of Deeds of Pike County conveyed unto Patty A. Steed.

Residential Real Estate

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO PATTY A. STEED DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$376,908.97, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF PATTY A. STEED DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$376,908.97 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
STERN & EISENBERG  
1581 MAIN STREET, STE  
200  
WARRINGTON, PA 18976  
11/21/14 · 11/28/14 · **12/05/14**

---

**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 879-2013r SUR JUDGEMENT NO. 879-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association s/b/m Chase Home Finance, LLC vs Harold L. Worden

and Richard A. Canfield,  
Sr. 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 17, 2014 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  
Shohola, County of Pike and  
State of Pennsylvania, more  
particularly described as follows,  
to wit:

Being Lot 34, as set forth on  
a Plan of Twin Lakes Woods,  
Section 2, Shohola Township,  
Pike County, Pennsylvania and  
recorded in the Office of the  
Recorder of Deeds in and for  
Pike County, Pennsylvania in  
Plat Book 18, page 55.

TITLE TO SAID PREMISES  
IS VESTED IN Harold  
L. Worden and Richard A.  
Canfield, Sr., as joint tenants  
with the right of survivorship,  
by Deed from James Melia and  
Arleen C. Sica, nka Arleen  
C. Hagg, dated 08/15/2007,  
recorded 08/28/2007 in Book  
2247, Page 731.

Tax Parcel: 062.00-01-09-

Premises Being: 115 North  
Wynd Terrace Shohola, PA  
18458-2836

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Harold L. Worden and  
Richard A. Canfield, Sr.  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$241,995.47,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Canfield, Sr. DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$241,995.47 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

---

**SHERIFF SALE  
December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
898-2009r SUR JUDGEMENT  
NO. 898-2009 AT THE  
SUIT OF BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP vs  
Lawrence Nowlin and Cheryl  
Dubose 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or piece of ground situate in

Lehman Township, County  
of Pike, Commonwealth of  
Pennsylvania, being lot or lots  
No. 8, Section No. 25 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 No. 12 at  
Page No. 129.

Premises Being: 8 Cherry Ridge  
Road, Bushkill, PA 18324  
Parcel No. 549/76R7/1/76  
BEING THE SAME  
PREMISES which Marie  
C. Egan, by Carol Ball, her  
Attorney-In-Fact, specially  
constitute by her General Power  
of Attorney date March 8, 1995,  
by Deed Dated February 21,  
2007 and recorded March 1,  
2007 in Book 2220 Page 2265 in  
the Office for the Recording of  
Deeds of Pike County conveyed  
unto Lawrence Nowlin, single  
and Cheryl DuBose, single  
as joint tenants with right 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 Lawrence Nowlin  
and Cheryl Dubose  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A

JUDGMENT ON THE AMOUNT OF \$143,995.52, 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 Lawrence Nowlin and Cheryl Dubose DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143,995.52 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
1581 Main Street, Ste. 200  
The Shops at Valley Square  
Warrington, PA 18976  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT

OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1094-2010r SUR JUDGEMENT NO. 1094-2010 AT THE SUIT OF PNC Mortgage, a division of PNC Bank, NA sbm National City Mortgage Company, as Division of National City Bank vs Mohamed G. Ibrahim 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION  
By virtue of a Writ of Execution No. 1094-2010 PNC Mortgage, A Division of PNC Bank, N.A., sbm National City Mortgage Company, A Division of National City Bank v. Mohamed G. Ibrahim owner(s) of property situate in the TOWNSHIP OF DELAWARE, PIKE County, Pennsylvania, being 102 Scotch Pine Court, a/k/a Lot 838 Section 12, Dingmans Ferry, PA 18328-9211 Parcel No. 162.01-01-10 (Acreage or street address) Improvements thereon:

RESIDENTIAL DWELLING  
Judgment Amount: \$301,655.81  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Mohamed G. Ibrahim  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$301,655.81,  
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 Mohamed  
G. Ibrahim DEFENDANTS,  
OWNERS REPUTED

OWNERS TO COLLECT  
\$301,655.81 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1122-2013r SUR  
JUDGEMENT NO. 1122-2013  
AT THE SUIT OF The Bank  
of New York Mellon Trust  
Company, National Association  
fka The Bank of New York Trust  
Company, NA Successor to  
JPMorgan Chase Bank, NA as  
Trustee for RASC 2003-KS8  
vs Steven Barber and Victoria  
Lake 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1122-2013

The Bank of New York Mellon  
Trust Company, National  
Association fka The Bank of  
New York Trust Company,  
N.A. Successor to JPMorgan  
Chase Bank N.A., as Trustee for  
RASC 2003-KS8

v.

Steven Barber

Victoria Lake

owner(s) of property situate  
in the PIKE COUNTY,  
Pennsylvania, being  
206 Scenic Drive, Lackawaxen,  
PA 18435

Parcel No. 019.04-01-22-  
(Acreage or street address)

Improvements thereon:  
**RESIDENTIAL DWELLING**

Judgment Amount: \$71,499.42

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Steven Barber and Victoria Lake  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$71,499.42,  
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 Steven  
Barber and Victoria Lake  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$71,499.42 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1303-2012 SUR JUDGEMENT  
NO. 1303-2012 AT THE  
SUIT OF WELLS FARGO

BANK, NA AS TRUSTEE FOR THE HOLDERS OF THE MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-WMC1 vs. PETER FLORES, DIANE MANDES & WILLIAM CRESPO 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:  
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or lots, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being lot or lots No. 1983, Section 3, as is more particularly set forth on 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 49.

UNDER AND SUBJECT to the covenants, conditions and restrictions as appear of record and in the deed recorded in said Recorder's Office in Deed Book Vol. 1098, page 176.

TITLE TO SAID PREMISES IS Vested by Special Warranty Deed, dated 09/24/2005, given by Jennifer A. Jones-Scanlon and Christopher M. Scanlon, her husband to Peter Flores, single, Diane Mandes, single, and William Crespo, single, as Joint Tenants With Right of Survivorship and recorded 10/25/2005 in Book 2140 Page 1061 Instrument #200500020541.

Tax Parcel: 194.04-07-66

Premises Being: 1983  
Manchester Drive, a/k/a 135  
Manchester Drive Bushkill, PA  
18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO PETER FLORES, DIANE MANDES & WILLIAM CRESPO DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$175,967.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF PETER  
FLORES, DIANE MANDES  
& WILLIAM CRESPO  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$175,967.61 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1330-2009r SUR  
JUDGEMENT NO.1330-2009  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a  
The Bank of New York as  
successor to JPMorgan Chase

Bank, NA as trustee for the  
benefit of Certificateholders  
of Popular ABS, Inc.  
Mortgage Pass-Through  
Certificates Series 2005-2  
vs Susan Betts and Edward  
Hazlett 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL than certain plot, piece  
or parcel of land comprised of  
20,600 square feet designated as  
Lot No. 21 as shown on the map  
of lake-In-The-Clouds, Inc.,  
Section B, Greene Township,  
Pike County, Pennsylvania, as  
prepared by Harry F. Schonagel,  
R.S.

UNDER AND SUBJECT to  
conditions and covenants set  
forth in Pike County Deed Book  
Volume No. 210 at page 510.

BEING the same premises  
conveyed to Susan Betts, by  
Deed of Mary Jane Reilly, dated  
December 6, 1994 and recorded  
in the Office of the Recorder of  
Deeds of Pike County in Deed  
book 984, Page 168.

**TAX MAP OR PARCEL ID.**

NO.: 04-0-015578

ADDRESS: 109 LAKE IN  
THE CLOUDS ROAD A/K/A  
LOT 21 SEC B LAKE IN  
THE CLOUDS

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Susan Betts and Edward Hazlett  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$341,348.38,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

Betts and Edward Hazlett  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$341,348.38 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1337-2014 SUR  
JUDGEMENT NO. 1337-2013  
AT THE SUIT OF OCWEN  
LOAN SERVICING, LLC vs.  
GLENN A. EISNAUGLE aka  
GLENN ALAN EISNAUGLE  
& MICHELLE EISNAUGLE  
aka M J. EISNAUGLE aka  
MICHELLE J. EISNAUGLE  
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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1337-2013

OCWEN Loan Servicing, LLC  
v.

Glenn A. Eisnaugle a/k/a Glenn  
Alan Eisnaugle

Michelle Eisnaugle a/k/a M  
J. Eisnaugle a/k/a Michelle J.  
Eisnaugle

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

147 Deer Trail, Dingmans Ferry,  
PA 18328-4004

Parcel No. 176.01-01-70-  
(Acreage or street address)

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$164,313.00

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
GLENN A. EISNAUGLE aka  
GLENN ALAN EISNAUGLE  
& MICHELLE EISNAUGLE  
aka M J. EISNAUGLE aka  
MICHELLE J. EISNAUGLE  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$164,313.00,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF GLENN A.  
EISNAUGLE aka GLENN  
ALAN EISNAUGLE &  
MICHELLE EISNAUGLE  
aka M J. EISNAUGLE aka  
MICHELLE J. EISNAUGLE  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$164,313.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

---

**SHERIFF SALE**

**December 17, 2014**

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

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1418-2013 SURJUDGEMENT  
NO. 1418-2013 AT THE  
SUIT OF HSBC BANK USA,  
NA AS TRUSTEE FOR  
WELLS FARGO HOME  
EQUITY ASSET-BACKED  
SECURITIES 2006-1  
TRUST, HOME EQUITY  
ASSET-BACKED  
CERTIFICATES, SERIES  
2006-1 vs. LEONA E.  
CARTER 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

#### LEGAL DESCRIPTION

All that certain lot or lots,  
parcel or piece of ground situate  
in Lehman Township, Pike  
County, Pennsylvania, being  
lot or Lots No. 1348, Section  
No. 11 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 Recorder of  
Deeds, Milford, Pike County,  
Pennsylvania in Plot Book  
Volume 17, Page 2.

TITLE TO SAID PREMISES  
IS VESTED IN Leona E.

Carter, a married woman,  
by Deed from Edith Ruiz  
and Glen Ruiz, her husband,  
dated 06/07/1997, recorded  
07/09/1997 in Book 1379, Page  
89.

Tax Parcel: 192.04-02-75-  
Premises Being: 1348  
Cambridge Court, a/k/a 190  
Cambridge Court Bushkill, PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO LEONA E. CARTER  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$195,359.17,  
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 LEONA E. CARTER DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$195,359.17 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
11/21/14 · 11/28/14 · 12/05/14

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1423-2012r SUR JUDGEMENT NO. 1432-2012 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York as successor in interest to JPMorgan Chase Bank, NA as Trustee for the benefit of the Certificates Series 2005-3 vs Unknown Heirs, Successors, Assigns and All Persons firms or Associations claiming Right Title or Interest From or Under Daniel S. Denton, Deceased and Susan L. Denton aka Susan Boisvert and Daniel S. Denton, 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF PORTER, PIKE COUNTY, PENNSYLVANIA: BEING KNOWN AS 7 Oak Court, Dingmans Ferry, PA 18328  
PARCEL NUMBER: 11-0-110168  
IMPROVEMENTS: Residential Property UDREN LAW OFFICES, P.C.  
Attorney for Plaintiff Amanda L. Rauer, Esquire PA. I.D. #307028

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Unknown Heirs, Successors, Assigns and All Persons firms or Associations claiming Right Title or Interest From or Under Daniel S. Denton, Deceased and Susan L. Denton aka Susan Boisvert and

Daniel S. Denton, Deceased DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$308,364.09, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Unknown Heirs, Successors, Assigns and All Persons firms or Associations claiming Right Title or Interest From or Under Daniel S. Denton, Deceased and Susan L. Denton aka Susan Boisvert and Daniel S. Denton, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$308,364.09 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1529-2013r SUR JUDGEMENT NO. 1529-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Keith Todd aka Keith James Todd 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 1529-2013-CV JPMorgan chase Bank, National Association  
v.  
Keith Todd a/k/a Keith James Todd  
owner(s) of property situate in the TOWNSHIP OF

DINGMAN, PIKE County,  
Pennsylvania, being  
109 Crocus Lane, Milford, PA  
18337-7123  
Parcel No. 111.04-02-24-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$190,109.78  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Keith Todd aka Keith James  
Todd DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$190,109.78,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Keith  
Todd aka Keith James Todd  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$190,109.78 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK BLvd, Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, Pa 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
1541-2011 SUR JUDGEMENT  
NO. 1541-2011 AT THE  
SUIT OF WELLS FARGO  
BANK, NA vs. THOMAS  
SEGUIN, EXECUTOR OF  
THE ESTATE OF PHILLIP  
SEGUIN aka PHILLIP J.  
SEGUIN, SR 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THOSE CERTAIN  
PIECES, PARCELS  
AND TRACTS OF  
LAND SITUATED IN  
THE TOWNSHIP OF  
DELAWARE, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
MORE PARTICULARLY  
DESCRIBED AS FOLLOWS,  
TO WIT:

PARCEL NO. 1  
LOT 9 ABC, BLOCK  
B-68, AS SET FORTH  
ON A PLAN OF LOTS -  
BIRCHWOOD LAKES,  
SECTION 9, DELAWARE  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
DATED JUNE 1964  
BY JOHN B. AICHER,  
MONROE ENGINEERING,  
INC., STROUDSBURG,  
PENNSYLVANIA AND  
FILED IN THE OFFICE  
FOR THE RECORDING OF  
DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA  
IN PLAT BOOK 4, PAGE 68  
ON JULY 14, 1964.

PARCEL NO. 2  
LOT 12 ABC, BLOCK  
B-68 AS SET FORTH  
ON A PLAN OF LOTS -  
BIRCHWOOD LAKES,  
SECTION 9, DELAWARE  
TOWNSHIP, PIKE

COUNTY, PENNSYLVANIA,  
DATED JUNE 1964  
BY JOHN B. AICHER,  
MONROE ENGINEERING,  
INC., STROUDSBURG,  
PENNSYLVANIA AND  
FILED IN THE OFFICE  
OF THE RECORDER OF  
DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN PLAT BOOK 4, PAGE 68  
ON JULY 14, 1964.

PARCEL 3  
LOT 13 ABC, BLOCK  
B-68, AS SET FORTH  
ON A PLAN OF LOTS -  
BIRCHWOOD LAKES,  
SECTION 9, DELAWARE  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
DATED JUNE 1964  
BY JOHN B. AICHER,  
MONROE ENGINEERING,  
INC., STROUDSBURG,  
PENNSYLVANIA, AND  
FILED IN THE OFFICE  
OF THE RECORDER OF  
DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN PLAT BOOK 4, PAGE 68  
ON JULY 14, 1964.

THE ABOVE DESCRIBED  
THREE PARCELS OF  
LAND HAVE BEEN  
COMBINED ON A  
LOT IMPROVEMENT  
SUBDIVISION MAP  
DATED MAY 5, 1993, BY  
PASQUALE R. ADDIO,  
L.S., RECORDED MAY  
14, 1993 IN THE OFFICE  
OF THE RECORDER OF  
DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN PLAT BOOK VOLUME

31 AT PAGE 6 AND IS NOW KNOWN AS LOT 9A, BLOCK 68, SECTION 9, BIRCHWOOD LAKES.

SUBJECT TO THE RESTRICTIONS ON SAID MAP THAT LOTS 9, 12 AND 13 OF SECTION 9, BLOCK 68, ARE TO BECOME LOT 9A AND CANNOT BE FURTHER SUBDIVIDED WITHOUT TOWNSHIP APPROVAL AND THAT ALL PARCELS OF LAND RESULTING FROM THE LOT IMPROVEMENT INCLUDING ANY REMAINING LANDS COMPLY IN ALL RESPECTS TO THE PROVISIONS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

SUBJECT TO THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND ACROSS ALL ROADWAYS AND PASSAGEWAYS AS SHOWN ON MAP RECORDED IN PLOT BOOK 4, PAGE 68 AS SET FORTH IN DEED RECORDED OCTOBER 31, 1964 IN DEED BOOK 168, PAGE 336, IN THE OFFICE OF THE RECORDER OF DEEDS OF PIKE COUNTY, PENNSYLVANIA.

MAP NO. 162.02-08-16  
CONTROL NO. 02-02-026798

BEING known and numbered

as 103 Heartwood Drive,  
Dingmans Ferry, PA 18328.

BEING the same premises which Philip J. Seguin, Sr. and Joann Seguin (deceased), husband and wife, by Deed dated October 8, 2008 and recorded October 20, 2008 in and for Pike County, Pennsylvania, in Deed Book Volume 2291, Page 2555, granted and conveyed unto Phillip J. Seguin, Sr. widowed.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO THOMAS SEGUIN, EXECUTOR OF THE ESTATE OF PHILLIP SEGUIN aka PHILLIP J. SEGUIN, SR DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,274.13, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF THOMAS SEGUIN, EXECUTOR OF THE ESTATE OF PHILLIP SEGUIN aka PHILLIP J. SEGUIN, SR DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$162,274.13 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
ZUCKER GOLDBERG &  
ACKERMAN LLC  
200 SHEFFIELD STREET,  
STE 101  
MOUNTAINSIDE, NJ 07092  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1554-2011r SUR JUDGEMENT NO. 1554-2011 AT THE SUIT OF US Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee for LVS Title Trust I c/o

Point Asset Management vs Daniel Wise 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Palmyra, Pike County, Pennsylvania, and being known as HC 1 Box 1080 a/k/a 103 Westbrook Ridge Avenue, Tafton, Pennsylvania 18464.

TAX MAP AND PARCEL NUMBER: 056.01-01-24 AND 056.01-01-45

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$453,758.52

SEIZED AND TAKEN

IN EXECUTION AS THE PROPERTY OF: Daniel Wise McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$453,758.52,  
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 Wise  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$453,758.52 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1554-2013r SUR  
JUDGEMENT NO. 1554-2013  
AT THE SUIT OF Onewest  
Bank, FSB vs Alma M.  
Kretsch 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

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

BEING Lot No. 4, Bear  
Ridge, Lackawaxen Township,  
Pike County, Pennsylvania, as  
shown on plat or map of "Bear  
Ridge Subdivision" by Harry F.  
Schoenagel, P.L.S. recorded in  
the Office of the Recorder of  
Deeds in and for Pike County  
in Plat Book 26, Page 5, on the

12th day of August, 1988.

Being known as: 110 RANGER ROAD, GREELEY, PENNSYLVANIA 18425.

Title to said premises vested to Alma M. Kretsch and John M. Kretsch by deed from Citicorp Mortgage Inc. dated August 26, 1993 and recorded September 1, 1993 in Deed Book 760, Page 169.

TOGETHER WITH all rights-of-way and UNDER AND SUBJECT to all conditions, restrictions, reservations and the like as set forth in the above-referenced deed or the record thereof.

And thereafter John M. Kretsch departed this life on October 28, 2012. Whereupon title to said premises is solely vested in Alma M. Kretsch, as sole owner/

Map Number:  
046.04-01-043.004  
TAX I.D. #: 05-0-106062

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Alma M. Kretsch DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$276,710.01, 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 Alma M. Kretsch DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$276,710.01 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe, Weisberg & Conway  
123 South Broad Street, Ste.  
1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1594-2013 SUR  
JUDGEMENT NO. 1594-2013  
AT THE SUIT OF PNC  
BANK, NA vs MATTHEW  
T. MINOR & KERI  
MINOR 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEGINNING at a point on the  
northeasterly line of Elk Drive,  
a common corner of Lot No.  
198 and Lot No. 199, as shown  
on a plan titled "Subdivision  
of Lands of Benjamin Foster,  
Lehman Township, Pike  
County, Pennsylvania, Section  
Two", prepared by Edward  
C. Hess Associates, October  
17, 1969 and recorded in Plat  
Book Vol. 7, Page 156, October  
17, 1969, on file in the Office  
of the Recorder of Deeds,  
Milford, Pennsylvania, from  
which an iron pin marking the  
southwesterly corner of Parcel

No. 1 of Lands conveyed by  
Benjamin Foster to Pocono  
Ranchlands, Lt., by Deed  
dated November 27, 1971 and  
recorded in the aforementioned  
office in Deed Book Vol. 258,  
Page 824, bears South 34 degrees  
07 minutes 51 seconds East  
distant 7,758.01 feet, also from  
which a stone corner marking  
the northeasterly corner of Parcel  
No. 7 of the above mentioned  
lands conveyed by Benjamin  
Foster to Pocono Ranchlands,  
Ltd., bears South 17 degrees 27  
minutes 47 seconds East distant  
5,854.03 feet; thence by Lot  
No. 198 North 74 degrees 35  
minutes 00 seconds East 220.00  
feet to a point; thence by lands  
of Pocono Ranchlands, Ltd.,  
South 06 degrees 07 minutes  
56 seconds East 73.00 feet to a  
point; thence by Lot No. 200  
South 74 degrees 35 minutes 00  
seconds West 220.00 feet to a  
point on the northeasterly line  
of Elk Drive; thence along the  
northeasterly line of Elk Drive  
North 06 degrees 07 minutes 56  
seconds West 73 feet to the place  
of BEGINNING.

Being the same property which  
Matthew T. Minor and Keri  
Minor, husband and wife,  
granted and conveyed unto Keri  
Minor by deed dated May 7,  
2008 and recorded May 15, 2008  
in the Recorder's Office of said  
County in OR Book 2276 Page  
2487.

Being Lot No. 199 containing  
15,850 square feet, more or less  
199 Elk Drive, Bushkill, PA

18324  
Parcel No. 06-0-039253  
Map No.: 182.02-03-41

Michael C. Mazack, Esquire  
Attorney for Plaintiff  
THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO MATTHEW T.  
MINOR & KERI MINOR  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$48,329.04,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

T. MINOR & KERI MINOR  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$48,329.04 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
TUCKER ARENSBURG P.C.  
1500 ONE PPG PLACE  
PITTSBURGH, PA 15222  
11/21/14 · 11/28/14 · **12/05/14**

---

**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1736-2012r SUR  
JUDGEMENT NO. 1736-2012  
AT THE SUIT OF Bank of  
America, NA as Successor by  
BAC Home Loans Servicing,  
LP fka Countrywide Home  
Loans Servicing, LP vs  
Christopher Barie and Robert  
T. Barie 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution  
No. 1736-2012  
Bank of America, N.A., as  
Successor by Merger to BAC  
Home Loans Servicing, LP  
f/k/a Countrywide Home Loans  
Servicing, LP

v.  
Christopher Barie  
Robert T. Barie  
owner(s) of property situate  
in the DELAWARE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
118 Dogwood Road, Dingmans  
Ferry, PA 18328-4213  
Parcel No. 149.04-09-80  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$187,479.14  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Christopher Barie  
and Robert T. Barie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$187,479.14,  
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 Christopher  
Barie and Robert T. Barie  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$187,479.14 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd, Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1789-2013r SUR  
JUDGEMENT NO. 1789-2013  
AT THE SUIT OF PHH  
Mortgage Corporation f/k/a

Cendant Mortgage Corporation  
vs Willyum Bobo and Liza  
A. Bobo 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1789-2013-CV

PHH Mortgage Corporation,  
f/k/a Cendant Mortgage  
Corporation

v.

Willyum Bobo

Liza A. Bobo

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

215 Aspen Drive, Milford, PA  
18337-7507

Parcel No. 123.02-01-37-  
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$121,900.67

Attorneys for Plaintiff

Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Willyum Bobo and Liza A. Bobo

DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$121,900.67,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Willyum  
Bobo and Liza A. Bobo  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$121,900.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

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

11/21/14 · 11/28/14 · 12/05/14

**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1851-2013r SUR  
JUDGEMENT NO. 1851-2013  
AT THE SUIT OF U.S.  
Bank National Association, as  
Trustee, Successor Trustee to  
Bank of America, NA Successor  
by Merger to LaSalle Bank  
National Association as Trustee  
for Morgan Stanley Mortgage  
Loan Trust 2006-12XS vs  
Ronald D. Olivier and Cheryl  
A. Olivier 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1851-2013  
U.S. Bank National Association,  
as Trustee, Successor Trustee to  
Bank of America N.A. Successor  
by Merger to LaSalle Bank  
National Association as Trustee  
for Morgan Stanley Mortgage  
Loan Trust 2006-12XS  
v.

Ronald D. Olivier  
Cheryl A. Olivier  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
255 Bristol Way, Bushkill, PA  
18324-7810  
Parcel No. 196.02-07-71  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$101,031.08  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Ronald D. Olivier and Cheryl  
A. Olivier DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$101,031.08,  
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 OF Ronald D. Olivier and Cheryl A. Olivier DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$101,031.08 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1852-2012r SUR JUDGEMENT NO. 1852-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Marilyn M Garcia aka Marilyn Garcia, Christopher R. Balianico and Eileen Balianico 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 17, 2014 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION**

All that certain piece or parcel or Tract of land situate Lehman, Pike County, Pennsylvania, and being known as 106 Whipporwill Drive, Bushkill, Pennsylvania 18324.

Control Number: 06-0-043623  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$168,504.72  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Marilyn M. Garcia a/k/a Marilyn Garcia, Christopher R. Balianico and Eileen Balianico

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Marilyn M Garcia aka Marilyn Garcia, Christopher R. Balianico and Eileen Balianico DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$168,504.72, 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 Marilyn  
M Garcia aka Marilyn  
Garcia, Christopher R.  
Baliatico and Eileen Baliatico  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$168,504.72 PLUS  
COSTS AND INTEREST AS  
AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, St. 1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**  
BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,

CIVIL DIVISION, TO  
EXECUTION NO 1875-2013  
SUR JUDGEMENT NO.  
1875-2013 AT THE SUIT OF  
CITIMORTGAGE, INC. vs.  
GALO LOPEZ & JUDITH  
LOPEZ 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

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:

Parcel # 194.01-03-35  
Lot (s) Number 139, Stage 2,  
Pine Ridge, as shown on Plat  
of Pine Ridge, Inc., Stage 2,  
recorded in the Office of the  
Recorder of Deeds of Pike  
County in Plat Book Vol. 6 at  
page 173 on July 5, 1968.

TITLE TO SAID PREMISES  
IS VESTED IN Galo Lopez  
and Judith Lopez, h/w, by  
Deed from Debra Canarte,  
administratrix of the Estate  
of Richard M. Podhajny,  
dated 06/30/2006, recorded

08/02/2006 in Book 2188, Page 71.

Tax Parcel: 194.01-03-35-  
Premises Being: 139 Maple Lake  
Drive Bushkill, PA 18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO GALO LOPEZ  
& JUDITH LOPEZ  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$80,771.53,  
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 GALO  
LOPEZ & JUDITH LOPEZ  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$80,771.53 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
PHELAN HALLINAN  
1617 JFK BLVD STE 1400  
PHILADELPHIA, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1915-2009r SUR  
JUDGEMENT NO. 1915-2009  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Trustee for GSAMP  
Trust 2005-HE1, Mortgage  
Pass-Through Certificates, Series  
2005-HE1 vs June Maher and  
James Mills 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
ALL THAT CERTAIN  
LOT OF LAND SITUATE  
IN TOWNSHIP OF  
DELAWARE, PIKE  
COUNTY, PENNSYLVANIA:  
BEING KNOWN AS Lot  
17 Westfall Drive a/k/a 233  
Westfall Drive, Dingmans Ferry,  
PA 18328  
PARCEL NUMBER:  
168.04-02-39  
IMPROVEMENTS:  
Residential Property

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
June Maher and James Mills  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$165,977.65,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
June Maher and James Mills  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$165,977.65 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1951-2013r  
SUR JUDGEMENT NO.  
1951-2013 AT THE SUIT OF  
Santander Bank, NA vs Jeanine  
Fiandaca 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 17, 2014 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 1951-2013-CV  
Santander Bank, N.A.

v.

Jeanine Fiandaca  
owner(s) of property situate in  
the BLOOMING GROVE  
TOWNSHIP, PIKE County,  
Pennsylvania, being  
133 Overlook Lane, Lords  
Valley, PA 18464  
Parcel No. 107.01-04-57-  
(Acreage or street address)  
Improvements thereon:  
**RESIDENTIAL DWELLING**  
Judgment Amount: \$224,181.99  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Jeanine Fiandaca  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$224,181.99,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jeanine  
Fiandaca DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$224,181.99 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2039-2013r  
SUR JUDGEMENT NO.  
2039-2013 AT THE SUIT  
OF Nationstar Mortgage, LLC  
vs Shirley Sweis aka Shirley

Hibbert 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

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

Lot No. 121 of The Glen at  
Tamiment Subdivision, as  
set forth on certain plat maps  
prepared by R.K.R. Hess  
Associates and entitled "Final  
Plan" Phase I, The Glen at  
Tamiment" recorded in the  
Office of Recorder of Deeds  
in and for Pike County,  
Pennsylvania, in Plat Book No.  
24, Page 74, Plat Book No. 24  
at page 77 and revised Maps of  
The Glen at Tamiment, Phase  
I, recorded on March 9, 1987 in  
Plat Book 24, at pages 154, 155,  
156 and 157.

TOGETHER with the right  
to use the common areas  
appurtenant to The Glen at  
Tamiment Development as more

particularly designated upon the  
aforementioned plat maps and  
The Declaration of Covenants,  
Conditions and Restrictions for  
The Glen at Tamiment.

BEING the same premises  
vested into Shirley Sweis  
a.k.a. Shirley Hibbert by deed  
from Lasalle Bank National  
Association as Trustee for  
Certificate Holders of EMC  
Mortgage Loan trust 2004-A,  
Mortgage Loan Pass Through  
Certificates, Series 2004-A, by  
EMC Mortgage Corporation,  
it Attorney in Face by Power  
of Attorney To Be Recorded  
Simultaneously Herewith dated  
February 6, 2006 and recorded  
March 6, 2006 in Deed Book  
2162, Page 597.

Being known as: 121 OAKEN  
SHIELD DRIVE, BUSHKILL,  
PENNSYLVANIA 18324.

Tax Parcel Number:  
188.01-02-67

Control Number: 06-0-104319

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

AMOUNT OF \$166,352.40,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Shirley  
Sweis aka Shirley Hibbert  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$166,352.40 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street, St. 1400  
Philadelphia, PA 19109  
11/21/14 · 11/28/14 · **12/05/14**

**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2250-2012r SUR  
JUDGEMENT NO. 2250-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, NA vs Dominador  
B. Ricarte, IV and Clarissa  
R. Javier 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2250-2012  
JPMorgan Chase Bank, N.A.  
v.  
Dominador B. Ricarte, IV  
Clarissa R. Javier  
owner(s) of property situate  
in LEHMAN TOWNSHIP,  
PIKE County, Pennsylvania,  
being  
222 Sterling Court, Bushkill, PA  
18324  
Parcel No. 196.02-07-21-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$52,725.62  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Dominador B. Ricarte,  
IV and Clarissa R. Javier  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$52,725.62,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.  
NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Dominador B.  
Ricarte, IV and Clarissa R. Javier  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$52,725.62 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**  
**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2323-2012r SUR  
JUDGEMENT NO.2323-2012  
AT THE SUIT OF Flagstar  
Bank, FSB vs Henrietta A.  
Gyimah 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION**

By virtue of a Writ of Execution  
No. 2323-2012-CV  
Flagstar Bank F.S.B.  
v.  
Henrietta A. Gyimah  
Solomon K. Gyimah  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, PIKE County,  
Pennsylvania, being  
1228-17 Dorchester Drive, a/k/a  
145 Salisbury Road, Bushkill,  
PA 18324  
Parcel No. 192.0204-10

(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$269,243.75  
Attorneys for Plaintiff  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Henrietta A. Gyimah  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$269,243.75,  
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 Henrietta

A. Gyimah DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$269,243.75 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan & Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Ctr Plaza  
Philadelphia, PA 19103  
11/21/14 · 11/28/14 · **12/05/14**

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**SHERIFF SALE**

**December 17, 2014**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2825-2010r SUR  
JUDGEMENT NO. 2825-2010  
AT THE SUIT OF BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Leonard Razny  
aka Leonard Razny III and  
Joanne Razny 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 17, 2014 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN piece,

parcel or tract of land lying situate within the Township of Greene, County of Pike and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Commencing at a point for a corner marked by a found iron pipe, being the most northwesterly corner of this parcel and a corner in common with the lands of Leonard Razny (now or formerly), as recorded in Pike County Record Book 1109 page 76, said point being the POINT OF BEGINNING;

THENCE South 68 degrees 40 minutes 21 seconds East, a distance of 546.32 feet to a set steel pin for a corner;

THENCE, South 45 degrees 33 minutes 36 seconds East, a distance of 521.54 feet to a found iron pipe for a corner;

THENCE, North 51 degrees 06 minutes 41 seconds West, a distance of 505.56 feet to a found iron pipe for a corner;

THENCE, North 63 degrees 11 minutes 34 seconds West, a distance of 546.50 feet to the POINT OF BEGINNING;

CONTAINING 27009.14 square feet of land, more or less.

BEING THE SAME PREMISES identified as Lot B-2 on that certain plan of lots entitled "Map Showing a Minor Subdivision of the Lands of

Frank Razny and David Meyer a Lot Improvement of the Lands of Leonard Razny and David Meyer" prepared by James G. Hinton, P.L.S. which plan is dated September 4, 2001, last revised October 12, 2001 and recorded on November 15, 2001 in the Office for the Recording of Deeds, etc. in and for the County of Pike, Commonwealth of Pennsylvania at Milford in Plat Book 38, page 24.

BEING A PORTION of the premises conveyed by David Meyer to David Meyer and Maureen C. Meyer, husband and wife, via Deed dated November 8, 1981 and recorded in the aforesaid Office for the Recording of Deeds in and for the County of Pike in Deed book 464, page 038.

SUBJECT to the same conditions, exceptions and reservations as are contained in the deeds forming the chain of title.

BEING KNOWN AS: 134 Pine Grove Road, Newfoundland, PA 18445

PROPERTY ID NO.:  
04-0-109-263

TITLE TO SAID PREMISES IS VESTED IN LEONARD RAZNY, III AND JOANNE RAZNY, HUSBAND AND WIFE BY DEED FROM DAVID MEYER AND MAUREEN C. MEYER, HUSBAND AND WIFE

DATED 10/24/2006  
RECORDED 11/15/2006 IN  
DEED BOOK 2205 PAGE  
137.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Leonard Razny aka Leonard  
Razny III and Joanne Razny  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$487,917.74,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS

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WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Leonard Razny aka Leonard  
Razny III and Joanne Razny  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$487,917.74 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Udren Law Offices  
111 Woodcrest Road, Ste. 200  
Cherry Hill, NJ 08003-3620  
11/21/14 · 11/28/14 · **12/05/14**

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