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LEGAL NOTICES

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Richard John Jagger, late of Greeley, Pike County, PA (died May 2, 2013). Notice is hereby given that Letters Testamentary for the Estate of Richard John Jagger have been issued to Eugene W. Long and John J. McGovern, Jr., Executors of the Estate. All those having claims or demands against the Estate or indebtedness owed to the Estate shall present claims or remit payment without delay to the Executors, or to John J. McGovern, Jr., Attorney for the Estate, 321 Spruce Street - Suite 201, Scranton, PA 18503.  
05/17/13 • 05/24/13 • **05/31/13**

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**ESTATE NOTICE**

ESTATE OF  
SHARYN S TIERNEY  
NOTICE IS HEREBY  
GIVEN that Letters  
Testamentary have been granted

to Robert T. Tierney, in the Estate of Sharyn S. Tierney, formerly of Tafton, PA, who died on April 10, 2013. All creditors are requested to present their claims and all persons indebted to the decedent are requested to make payment to the above Executor or his Attorney,

R. Anthony Waldron, Esq.  
8 Silk Mill Drive – Ste 215  
Hawley PA 18428  
(570) 226 6288

05/24/13 • **05/31/13** • 06/07/13

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**EXECUTRIX NOTICE**

Estate of Donald L. Smith, deceased 6/13/2005, late of 105 Taylor Road, Tafton, PA

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

Executrix Donna Schick,  
429 Big Hollow Road,  
Grahamsville, NY 12740

05/24/13 • **05/31/13** • 06/07/13

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**ESTATE NOTICE**

Estate of WARD W.  
ADAMS, DECEASED,  
late of 1034 DELAWARE  
DRIVE, MATAMORAS,  
PENNSYLVANIA 18336,  
(Died MAY 7, 2013) THE  
HONESDALE NATIONAL  
BANK, Executor; Dante A.  
Cancelli, Esquire, Suite 401,

400 Spruce Street, Scranton,  
Pennsylvania 18503, Attorney.  
DANTE A. CANCELLI,  
ESQUIRE

05/24/13 • 05/31/13 • 06/07/13

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**ESTATE NOTICE**

IN RE: ESTATE OF  
ROBERT J. SPALLINA,  
A/K/A ROBERT JAMES  
SPALLINA, Deceased, late of  
Greene Township, Pike County,  
Pennsylvania, who died May  
8, 2013. Letters Testamentary  
having been granted in said  
Estate, all persons indebted  
thereto shall make payment and  
all creditors shall present their  
claims without delay to Walker  
& Walker, P.C., Michael D.  
Walker, Esquire, Attorney for  
the Estate, S.R. 590, P.O. Box  
747, Hamlin, Pennsylvania  
18427.

05/31/13 • 06/07/13 • 06/14/13

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**ESTATE NOTICE**

Estate of Ivean M. Aldrich,  
late of Shohola, Pike County,  
Pennsylvania.

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

05/31/13 • 06/07/13 • 06/14/13

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**NOTICE OF  
ADMINISTRATION**

Notice is hereby given that  
Letters Testamentary have been  
granted in the ESTATE of  
WILLIAM E. MOYER, late  
of Blooming Grove Township,  
Pike County, Pennsylvania (died  
January 5, 2013). All persons  
indebted to the Estate are  
requested to make payment, and  
those having claims or demands  
are to present same, without  
delay, to the Executrices,  
NANCY J. CARPENTER  
of 117 Christopher Way,  
Hawley, Pennsylvania 18428 or  
SANDRA L. MASTERSON of  
P.O. Box 120, Berlin, New York  
12168 or John F. Spall, Esquire,  
Attorney for the Estate, 2573 Rt.  
6, Hawley, Pennsylvania 18428.

JOHN F. SPALL,  
ESQUIRE  
05/31/13 • 06/07/13 • 06/14/13

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**NOTICE OF FILING  
OF ARTICLES OF  
INCORPORATION**

Pursuant to the General  
Associations Act of 1988, as  
amended, notice is hereby given  
that on April 4, 2013, Articles  
of Incorporation for Ground  
Travel Partners, Inc. were filed  
with the Department of State,  
Harrisburg, Pennsylvania,  
the said corporation being  
organized under the provisions  
of the Business Corporation  
Law, General Associations  
Act of 1988, as amended. The  
purposes of the corporation are:  
To engage in and to do any  
lawful act concerning any or all  
business for which corporations  
may be incorporated under  
the Pennsylvania Business

Corporation Law, General Associations Act of 1988, as amended and supplemented, and to do all things and exercise all power, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania as amended and supplemented.

NICHOLAS A. BARNA,  
ESQUIRE  
831 Court Street  
Honesdale, PA 18431

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### NOTICE

**NOTICE IS HEREBY GIVEN THAT**, Articles of Incorporations for Sunrise Lake (Pine Terrace) Well No. 1 Association, was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, effective May 13, 2013, pursuant to the Pennsylvania Business Corporation Law of 1988.

John H. Klemeyer, Esquire  
Klemeyer, Farley &  
Bernathy, L.L.C.  
Attorney for Sunrise Lake  
(Pine Terrace)  
Well No. 1 Association,  
406 Broad Street, Milford,  
PA 18337  
Phone: (570) 296-6453

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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

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 119-2012r SUR JUDGEMENT NO. 119-2012 AT THE SUIT OF Wells Fargo Bank, NA vs Howard D. Logan and Vida T. Logan 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

### SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 119-2012  
WELLS FARGO BANK, N.A.  
vs.  
HOWARD D. LOGAN  
VIDA T. LOGAN  
owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County, Pennsylvania, being 191 SAW CREEK ESTATES, A/K/A 2338 OAK LANE, BUSHKILL, PA 18324-9408 Parcel No.: 196.02-01-49 (Acreage or street address) Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$163,983.37  
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 Howard D. Logan  
and Vida T. Logan  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$163,983.37,  
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 Howard  
D. Logan and Vida T. Logan

DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$163,983.37 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

---

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 193-2012r SUR  
JUDGEMENT NO. 193-2012  
AT THE SUIT OF Ocean  
First Bank vs Gwendolyn  
Downing 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or piece of land situated in  
Dingman Township, County  
of Pike, Commonwealth of  
Pennsylvania more particularly

described as follows:

Tract No. 1902, Section No. IX, Conashaugh Lakes, as shown on plat or map recorded in the Office of the Recorder of Deeds of Pike County in Plat Book 9, Page 96.

The aforesaid property is more particularly described in attached Schedule A.

TOGETHER WITH all rights, right of ways and privileges and UNDER AND SUBJECT to all the covenants, conditions, reservations, restrictions, easements and exceptions as set forth in Deed book 593, page 209.

BEGINNING at a point located in the center line of Seneca Drive being a common corner of Tracts 1902 and 1903; thence along the common line of Tracts 1902 and 1903 North 30 degrees 16 minutes 20 seconds East 244.26 feet to a point; thence North 65 degrees 27 minutes 05 seconds East 208.32 feet to a point; thence along the common line of Tract 1902 and 1901 South 38 degrees 54 minutes 30 seconds East 207.68 feet to a point in the center line of Seneca Drive; thence along the center line of Seneca Drive 239.69 feet to the point and place of BEGINNING

TAX PARCEL #: 121.02-04-20

BEING KNOWN AS: 4298  
Conashaugh Lake, Milford, PA

18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Gwendolyn Downing DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$78,075.22, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Gwendolyn Downing DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$78,075.22 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 273-2012r SUR  
JUDGEMENT NO. 273-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Margaret  
M. Rose 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**LEGAL DESCRIPTION**

ALL THAT CERTAIN  
PIECE, PARCEL AND  
TRACT OF LAND  
SITUATE, LYING AND  
BEING IN THE TOWNSHIP  
OF DELAWARE,  
COUNTY OF PIKE AND  
COMMONWEALTH

OF PENNSYLVANIA,  
BEING PARTICULARLY  
DESCRIBED AS FOLLOWS,  
TO WIT:

LOT 7, POCONO ACRES  
DEVELOPMENT AS  
SAME IS SET FORTH  
ON A CERTAIN MAP  
RECORDED IN THE  
OFFICE FOR THE  
RECORDING OF DEEDS,  
IN AND FOR PIKE  
COUNTY, IN MAP BOOK  
21, PAGE 34.

PARCEL No. 02-0-104067

BEING known and numbered  
as 7 Juniper Terrace, Dingmans  
Ferry, PA, 18328-9579.

BEING the same premises  
which Robert Florek and Jean  
Florek, his wife, by Deed dated  
December 30, 1998 and recorded  
December 31, 1998 in and for  
Pike County, Pennsylvania, in  
Deed Book Volume 1676, Page  
023, granted and conveyed unto  
Margaret M. Rose

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Margaret M. Rose  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$78,658.01,

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 Margaret  
M. Rose DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$78,658.01 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield St. , Ste. 301  
Mountainside, NJ 07092-9830  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

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

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
320-2012r SUR JUDGEMENT  
NO. 320-2012 AT THE  
SUIT OF First Horizon  
Home Loans, a division of  
First Tennessee Bank National  
Association vs Kenneth Grippe  
aka Kenneth R. Grippe and  
Peggy Grippe aka Peggy L.  
Grippe 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 320-2012-CIVIL  
FIRST HORIZON HOME  
LOANS, A DIVISION OF  
FIRST TENNESSEE BANK  
NATIONAL ASSOCIATION  
vs.  
KENNETH GRIPPE A/K/A  
KENNETH R. GRIPPE  
PEGGY GRIPPE A/K/A  
PEGGY L. GRIPPE  
owner(s) of property situate  
in the TOWNSHIP OF  
SHOHOLA, Pike County,  
Pennsylvania, being  
127 SYLVAN TERRACE,  
SHOHOLA, PA 18458-2828  
Parcel No.: 078.00-03-61  
(Acreage or street address)  
Improvements thereon:

RESIDENTIAL DWELLING  
Judgment amount: \$321,334.78  
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 Kenneth Grippe aka  
Kenneth R. Grippe and Peggy  
Grippe aka Peggy L. Grippe  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$321,334.78,  
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 Kenneth

Grippe aka Kenneth R. Grippe  
and Peggy Grippe aka Peggy  
L. Grippe DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$321,334.78 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
408-2012r SUR JUDGEMENT  
NO. 408-2012 AT THE SUIT  
OF Wells Fargo Bank NA vs  
Elaina La Chance aka Elaina  
LaChance 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION



ALL THAT CERTAIN  
LOT OR PARCEL  
OF LAND SITUATE  
IN THE TOWNSHIP  
OF DELAWARE,  
COUNTY OF PIKE AND  
COMMONWEALTH  
OF PENNSYLVANIA,  
BEING LOT 12, BLOCK  
M-505, SECTION 5, AS  
SHOWN ON A MAP  
OR PLAN OF MARCEL  
LAKE ESTATES, ON  
FILE IN THE RECORDER  
OF DEEDS OFFICE AT  
MILFORD, PIKE COUNTY,  
PENNSYLVANIA IN PLAT  
BOOK 9, PAGE 144.

PARCEL No.  
148-04.01-12.002

BEING known and numbered  
as 330 Marcel Drive, Dingmans  
Ferry, PA, 18328-3099.

BEING the same premises  
which Household Finance  
Consumer Discount Company,  
by Deed dated September 1,  
2009 and recorded October 8,  
2009 in and for Pike County,  
Pennsylvania, in Deed Book  
Volume 2321, Page 702, granted  
and conveyed unto Elaina La  
Chance

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Elaina La Chance aka Elaina  
LaChance DEFENDANTS,  
OWNER, OR REPUTED

OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$145,911.25,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Elaina La  
Chance aka Elaina LaChance  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$145,911.25 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman  
200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
450-2012r SUR JUDGEMENT  
NO. 450-2012 AT THE SUIT  
OF Bank of America NA as  
successor by merger to BAC  
Home Loans Servicing, LP vs  
Michael Kulyeshie and Deborah  
Kulyeshie 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2012-00450  
BANK OF AMERICA,  
N.A. AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
vs.  
MICHAEL KULYESHIE  
DEBORAH KULYESHIE  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
112 WHIPPORWILL DRIVE,  
BUSHKILL, PA 18324  
Parcel No.: 182.04-06-52

(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$127,783.98  
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 Michael Kulyeshie  
and Deborah Kulyeshie  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$127,783.98,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Michael  
Kulyeshie and Deborah  
Kulyeshie DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$127,783.98 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
462-2012r SUR JUDGEMENT  
NO 462-2012 AT THE  
SUIT OF Wells Fargo Bank,  
NA vs Sean M. McCarthy  
and Natalie R. Krauser  
aka Natalie R. Krauser-  
McCarthy 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2012-00462  
WELLS FARGO BANK, N.A.  
vs.  
SEAN M. MCCARTHY  
NATALIE R. KRAUSER  
A/K/A NATALIE R.  
KRAUSER-MCCARTHY  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
124 PRIVATE DRIVE A/K/A  
124 PRIVATE ROAD,  
DINGMANS FERRY, PA  
18328

Parcel No.: 168.04-05-84 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$102,631.49  
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 Sean M. McCarthy  
and Natalie R. Krauser aka  
Natalie R. Krauser-McCarthy  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$102,631.49,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT

REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Sean M.  
McCarthy and Natalie R.  
Krauser aka Natalie R. Krauser-  
McCarthy DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$102,631.49 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**  
**June 12, 2013**

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

TO EXECUTION NO  
682-2008r SUR JUDGEMENT  
NO. 682-2008 AT THE SUIT  
OF Wells Fargo Bank, NA  
as Trustee for Option One  
Mortgage Loan Trust 2000-D,  
Asset-Backed Certificates, Series  
2000-D vs Dawn Aprea and  
Joseph Asprea 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

BEING shown and designated  
as Lot No. 134 on a certain map  
or plan of lots entitled, "Pocono  
Ranch Lands", Pocono Ranch  
Lands, Lmtd., Owner and  
Developer, Lehman Township,  
Pike County, Pennsylvania,  
dated August 1973, "Sheet No.  
2 of 5", prepared by Elliott and  
Associates, Engineers-Planners,  
Scale being 1"=100', recorded  
November 8, 1973 in the  
Recorder's Office, Milford, Pike  
County, Pennsylvania, in Plot  
Book Vol. 10, Page 203.

TAX PARCEL NO: 06-042914

MAP # 189.01-03-20

BEING KNOWN AS 134  
CARDINAL DRIVE AKA RR  
5 BOX 5500, BUSHKILL PA  
18324

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Dawn Aprea and Joseph Aprea  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$108,248.79,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

IN EXECUTION AS THE  
PROPERTY OF Dawn  
Aprea and Joseph Aprea  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$108,248.79 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
748-2012r SUR JUDGEMENT  
NO. 748-2012 AT THE  
SUIT OF The Bank of New  
York Mellon f/k/a The Bank  
of New York, as Trustee  
for the Certificateholders of  
CWALT, Inc. Alternative Loan  
Trust 2005-55CB, Mortgage  
pass-Through Certificates,  
Series 2005-55CB vs Ayodele  
Gansallo 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE

AFORENOON OF SAID  
DATE:

Being known as: 933 DECKER  
ROAD, BUSHKILL,  
PENNSYLVANIA 18324.

ALL THAT CERTAIN  
lot, parcel, or piece of land  
situate in the Township of  
Lehman, County of Pike, and  
Commonwealth of Pennsylvania,  
being Lot No. 933, Section 14,  
Saw Creek Estates, as shown  
on a plan of lots recorded in  
the Office of the Recorder of  
Deeds, in and for the County of  
Pike, in Plot Book Volume/Page  
2025/737

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

Title to said premises is vested in  
Ayodele Gansallo by deed from  
Jason M. Celic dated July 20,  
2005 and recorded July 27, 2005  
in Deed Book 2123, Page 537.

TAX I.D. #: 06-0-065258

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Ayodele Gansallo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$109,620.32,

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Ayodele  
Gansallo DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$109,620.32 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad St  
Philadelphia, PA 19109  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE

COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
764-2006 SUR JUDGEMENT  
NO. 764-2006 AT THE  
SUIT OF U.S. bank National  
Association as Trustee, successor  
in interest to Bank of America,  
National Association as successor  
by merger to LaSalle Bank  
National Association, as trustee  
for Structured Asset Investment  
loan Trust, Mortgage  
Pass-Through Certificates, Series  
2004-10 vs Juan A. Torres and  
Anna Torres 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING  
By virtue of a Writ of Execution  
No. 764-06  
U.S. BANK NATIONAL  
ASSOCIATION AS  
TRUSTEE, SUCCESSOR  
IN INTEREST TO BANK  
OF AMERICA, NATIONAL  
ASSOCIATION AS  
SUCCESSOR BY MERGER  
TO LASALLE BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE FOR  
STRUCTURED ASSET  
INVESTMENT LOAN  
TRUST, MORTGAGE  
PASS-THROUGH

CERTIFICATES, SERIES  
2004-10  
vs.  
JUAN A. TORRES  
ANNA TORRES  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being  
269 GOLD KEY ROAD,  
MILFORD, PA 18337  
Parcel No.: 109.04-04-08  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$159,995.29  
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  
Juan A. Torres and Anna Torres  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$159,995.29,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Juan A.  
Torres and Anna Torres  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$159,995.29 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT OF  
COMMON PLEAS, PIKE  
COUNTY, CIVIL DIVISION,  
TO EXECUTION NO  
836-2009r SUR JUDGEMENT  
NO. 836-2009 AT THE SUIT  
OF Chase Home Finance LLC,  
s/b/m/t Chase Manhattan  
Mortgage Corporation vs Ricky  
P. Wendland and Cynthia  
Wendland 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

IN THE COURT OF  
COMMON PLEAS OF PIKE  
COUNTY, PENNSYLVANIA  
CHASE HOME  
FINANCE LLC, s/b/m/t  
CHASE MANHATTAN  
MORTGAGE  
CORPORATION,  
Plaintiff,

vs.  
RICKY P. WENDLAND and  
CYNTHIA WENDLAND,  
Defendants  
CIVIL DIVISION  
NO.: 836- 2009 -CV

LONG FORM  
DESCRIPTION

ALL that certain parcel, piece  
or tract of land situate, lying  
and being in the Township of  
Dingman, County of Pike and  
State of Pennsylvania, being  
more particularly described as  
Lot No. 512, Section No. 5 as  
set forth on a map of plan of  
Gold Key Lake Estates recorded  
in the Office of the Recorder of  
Deeds of Milford, Pike County,  
Pa., in Plat Book Volume 10,  
Page 156.

TOGETHER with unto the  
grantees herein, their heirs and  
assigns, all right, liberties and  
privileges and under and subject



to all restrictions and reservations set forth in deeds in the chain of title.

BEING the same premises which Cynthia L. Coston and Brian J. Coston, by Deed dated February 14, 2008 and recorded in the Office of the Recorder of Deeds of Pike County on February 15, 2008 in Deed Book Volume 2266, Page 2340, granted and conveyed unto Ricky P. Wendland and Cynthia Wendland, husband and wife.

GRELEN & BIRSIC, P.C.

By: S/

Kristine M. Anthou, Esquire  
Attorneys for Plaintiff

One Gateway Center, Ninth  
Floor

Pittsburgh, PA 15222

(412) 281-7650

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ricky P. Wendland and Cynthia Wendland DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$257,901.16, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ricky P. Wendland and Cynthia Wendland DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$257,901.16 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Grenen & Birsic

One Gateway Center, 9 West  
Pittsburgh, PA 15222

05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1285-2012r SUR JUDGEMENT NO. 1285-2012 AT THE SUIT OF Wells Fargo Bank, NA vs

Marc R. Frankel and Susan E. Frankel 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1285-2012-CIVIL  
WELLS FARGO BANK, N.A.  
vs.

MARC R. FRANKEL  
SUSAN E. FRANKEL  
owner(s) of property situate  
in the TOWNSHIP OF  
DINGMAN, Pike County,  
Pennsylvania, being

351 SAWKILL ROAD,  
MILFORD, PA 18337-7067  
Parcel No.: 111.00-01-18.001-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$285,492.24  
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  
Marc R. Frankel and Susan  
E. Frankel DEFENDANTS,  
OWNER, OR REPUTED

OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$285,492.24,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Marc R.  
Frankel and Susan E. Frankel  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$285,492.24 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1311-2008r SUR  
JUDGEMENT NO. 1311-2008  
AT THE SUIT OF JPMorgan  
Chase Bank, NA vs Elizabeth  
Gonzalez 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1311-2008-CIVIL  
JPMORGAN CHASE BANK,  
N.A.

vs.

ELIZABETH GONZALEZ  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
250 THE GLEN, A/K/A 156  
OLD TOOK, BUSHKILL, PA  
18371-9716  
Parcel No.: 187.04-01-18  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$324,778.92  
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 Elizabeth Gonzalez  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$324,778.92,  
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 Elizabeth  
Gonzalez DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT

\$324,778.92 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1366-2012r SUR  
JUDGEMENT NO. 1366-2012  
AT THE SUIT OF Wells Fargo  
Bank, NA vs Jill L. Vosburg  
aka Jill Dichterenco aka Jill L.  
Vosberg 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1366-2012  
WELLS FARGO BANK, N.A.  
vs.

JILL L. VOSBURG A/K/A  
JILL DICHTERENKO A/K/A  
JILL L. VOSBERG

owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
108 STROUD COURT,  
DINGMANS FERRY, PA  
18328-4345

Parcel No.: 175.02-03-51-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$99,189.47

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 Jill L. Vosburg aka Jill  
Dichterenco aka Jill L. Vosberg  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$99,789.47,  
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 Jill L. Vosburg  
aka Jill Dichterenco aka Jill L.  
Vosberg DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$99,789.47 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1385-2012r SUR  
JUDGEMENT NO. 1385-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Leroy  
Devaney 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1385-2012  
WELLS FARGO BANK, N.A.  
vs.

LEROY DEVANEY  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
33 WYNDING WAY, A/K/A  
268 WYNDING WAY,  
BUSHKILL, PA 18324  
Parcel No.: 200.01-02-38  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$105,973.31  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Leroy Devaney  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,973.31,  
PLUS COSTS & INTEREST.

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

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Leroy  
Devaney DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$105,973.31 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

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

PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1432-2012 SUR  
JUDGEMENT NO. 1432-2012  
AT THE SUIT OF The Bank  
of New York Mellon f/k/a The  
Bank of New York as successor  
in interest to JPMorgan Chase  
Bank, NA as Trustee for the  
benefits of the Certificateholders  
of Popular ABS Inc, Mortgage  
Pass-Through Certificates Series  
2005-3 vs. Unknown Heirs,  
Successors, Assigns and all  
persons claiming right, title or  
interest from or under Daniel  
S. Denton, deceased, Susan  
L. Denton, 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ATTORNEY FOR  
PLAINTIFF  
UDREN LAW OFFICES,  
P.C.  
WOODCREST  
CORPORATE CENTER  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ  
08003-3620  
856-669-5400  
pleadings@udren.com  
The Bank of New York Mellon  
f/k/a The Bank of New York

as successor in interest to  
JPMorgan Chase Bank, N.A.,  
as Trustee for the benefit  
of the Certificateholders of  
Popular ABS, Inc. Mortgage  
Pass-Through Certificates Series  
2005-3  
Plaintiff

v.  
UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS  
AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE  
OR INTEREST FROM  
OR UNDER DANIEL S.  
DENTON, DECEASED  
SUSAN L. DENTON  
DANIEL S. DENTON,  
DECEASED

Defendant(s)  
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.  
S/:

Attorney for Plaintiff  
PA ID NO: 206228

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
Unknown Heirs, Successors,  
Assigns and all persons claiming  
right, title or interest from  
or under Daniel S. Denton,  
deceased, Susan L. Denton,  
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 claiming

right, title or interest from or under Daniel S. Denton, deceased, Susan L. Denton, 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, PC  
111 Woodcrest Rd, Ste 200  
Cherry Hill, NJ 08003  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1513-2011r  
SUR JUDGEMENT NO.  
1513-2011 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee for  
NovaStar Mortgage Funding  
Trust, Series 2007-1 vs Kevin  
L. Lemak and Theresa M.  
Lemak 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID

DATE:

ALL OF THOSE CERTAIN  
Lots, pieces, or parcels of land  
situate, lying and being in the  
Township of Dingman, County  
of Pike and Commonwealth of  
Pennsylvania, more particularly  
described as follows:

LOT No. 41, Block Number  
2, Section Number 4, Sunrise  
Lake, as shown on Plat or Map  
of Sunrise Lake or Sunnyslans,  
Inc., subdivision recorded in the  
Office of the Recorder of Deeds  
of Pike County in Plat Book 7 at  
Page 229.

LOT No. 42, Block Number  
2, Section Number 4, Sunrise  
Lakes, as shown on the map  
of said Section recorded in the  
Office of Recorder of Deeds of  
Pike County in Plat Book 7 at  
Page 229.

PARCEL # 03-0-018390

BEING the same premises  
which Michael H. Freed, a/k/a  
Michael Freed, and Pamela  
M. Freed, a/k/a Pamela Freed,  
husband and wife, by Deed dated  
March 17, 1997 and recorded on  
April 17, 1997 in the Office of  
the Recorder of Deeds in and for  
Pike County in Deed Book 1340  
Page 309, granted and conveyed  
unto Kevin L. Lemak and  
Theresa M. Lemak, husband and  
wife, as tenants by the entireties

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



THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Kevin L. Lemak  
and Theresa M. Lemak  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$157,965.67,  
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 Kevin L.  
Lemak and Theresa M. Lemak  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$157,965.67 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,

PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1564-2012r SUR  
JUDGEMENT NO. 1564-2012  
AT THE SUIT OF Wells Fargo  
Bank, NA vs Jason A. Campay,  
in his capacity as executor and  
devisee of the Estate of James  
Campay 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1564-2012  
WELLS FARGO BANK, N.A.  
vs.  
JASON A. CAMPAY, IN HIS  
CAPACITY AS EXECUTOR  
AND DEVISEE OF THE  
ESTATE OF JAMES  
CAMPAY  
owner(s) of property situate

in the TOWNSHIP OF  
LACKAWAXEN, Pike County,  
Pennsylvania, being  
367 OAK HILL ROAD,  
HAWLEY, PA 18428-4016  
Parcel No.: 012.02-04-52-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$75,771.18  
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 Jason A. Campay, in his  
capacity as executor and devisee  
of the Estate of James Campay  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$75,771.18,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Jason A.  
Campay, in his capacity as  
executor and devisee of the  
Estate of James Campay  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$75,771.18 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1574-2012r SUR  
JUDGEMENT NO. 1574-2012  
AT THE SUIT OF GMAC  
Mortgage, LLC 2 vs Loxley  
A. Sylvan and Dorabella  
Sylvan 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1574-2012-CIVIL  
GMAC MORTGAGE, LLC  
vs.

LOXLEY A. SYLVAN  
DORABELLA SYLVAN  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
4764 PINE RIDGE DRIVE  
WEST A/K/A LOT 233  
SECTION 6 A/K/A 233 PINE  
RIDGE DRIVE WEST,  
BUSHKILL, PA 18324  
Parcel No.: 193.02-03-32  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$285,784.00  
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  
Loxley A. Sylvan and Dorabella  
Sylvan DEFENDANTS,  
OWNER, OR REPUTED  
OWNERS OF THE  
AFORESAID REAL  
PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE

AMOUNT OF \$285,784.00,  
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 Loxley A.  
Sylvan and Dorabella Sylvan  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$285,784.00 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED

OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1698-2012r SUR  
JUDGEMENT NO. 1698-2012  
AT THE SUIT OF Deutsche  
Bank National Trust Company,  
as Indenture Trustee, on behalf  
of the holders of the Accredited  
Mortgage Loan Trust 2004-3  
Asset-Backed Notes vs  
Timothy W. Quinn and Lisa  
Quinn 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  
June 12, 2013 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.  
1698-2012

ISSUED TO PLAINTIFF:  
DEUTSCHE BANK  
NATIONAL TRUST  
COMPANY, AS  
INDENTURE TRUSTEE,  
ON BEHALF OF  
THE HOLDERS OF  
THE ACCREDITED  
MORTGAGE LOAN TRUST  
2004-3 ASSET-BACKED  
NOTES

PROPERTY BEING  
KNOWN AS:

ALL THAT CERTAIN  
lot or lots of land in Palmyra  
Township, Pike County,  
Pennsylvania, known and  
designated as Lot Number  
595 in Map 2 of Plan of Lots  
prepared for Tanglwood Lakes,  
Inc. by Harry F. Schoenagel,  
Registered Surveyor, dated June  
16, 1969 and recorded in the  
office of the Recorder of Deeds  
for Pike County in Plat Book  
Number 8 page 49, under and  
subject to all restrictions set  
forth in documents entitled  
Restrictions Pertaining to Lots  
in Tanglwood Lakes recorded  
in the Office of the Recorder  
of Deeds for Pike County in  
Volume Book Number 245,  
page 955 which restrictions are  
hereby expressly incorporated  
herein by reference and shall be  
binding as if recited herein in  
full, and excepting and reserving  
to Grantor an easement for  
Grantor to construct, repair,  
replace, operate and maintain  
gas, sewer, water and other  
utility lines. Grantee shall have  
the right together with all other  
lot owners in Tanglwood Lakes  
to use the private roadways  
shown on the recorded plan  
or plans for Tanglwood Lakes  
and also to use together with all  
other lot owners in Tanglwood  
Lakes the right of way owned by  
Tanglwood Lakes, Inc. to Lake  
Wallenpaupack, provided that  
Grantor reserves the right at any  
time, and from time to time, to  
change the location of said rights

of way over lands of Grantor to such other location or locations as Grantor may determine in its sole discretion, except that it shall not affect the title to Grantee's lot, and provided that any such change in location shall not deprive Grantee of frontage on road nor to free ingress and egress.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record as aforesaid.

BEING the same premises which Tanglwood Lakes, Inc., a Pennsylvania corporation, by Deed dated August 3, 1971, and recorded in Pike County August 5, 1971, in Deed Book Volume 251, Page 526, granted and conveyed unto Walter S. Greig and Dolores L. Greig, husband and wife, in fee.

PARCEL IDENTIFICATION NO: 086.02-04-12, CONTROL #: 10-0-009560

IMPROVEMENTS THEREON CONSIST OF:  
Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy W. Quinn and Lisa Quinn

ATTORNEY ON WRIT:  
MARTHA E. VON ROSENSTIEL, P.C.  
BY:: MARTHA E. VON ROSENSTIEL, ESQUIRE  
HEATHER RILOFF,

ESQUIRE

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Timothy W. Quinn and Lisa Quinn DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$118,640.05, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Timothy W. Quinn and Lisa Quinn DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,640.05 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Martha E. VonRosenstiel  
649 South Avenue, Ste. 7  
Secane, PA 19018  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1731-2009r SUR  
JUDGEMENT NO. 1731-2009  
AT THE SUIT OF Bank of  
America, NA as successor by  
merger to BAC Home Loans  
Servicing, LP fka Countrywide  
Home Loans Servicing, LP  
vs Judith Wilkens and David  
J. Wilkens 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
of land situate in Dingman  
Township, Pike County,  
Pennsylvania being Lot  
No. 6409, Section No. 19,  
Conashaugh lakes, as shown on

a map on file in the Recorder's  
Office at Milford, Pennsylvania  
in Plat Book No. 19, Page 92.

TAX PARCEL # 121.04-05-08  
BEING KNOWN AS: 6409  
Conashaugh Lakes, Dingmans  
Ferry, PA 18328

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Judith Wilkens  
and David J. Wilkens  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$390,037.89,  
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 Judith  
Wilkins and David J. Wilkins  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$390,037.89 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1737-2012r SUR  
JUDGEMENT NO. 1737-2012  
AT THE SUIT OF Wells  
Fargo Bank, NA vs John  
Storms 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 1737-2012  
WELLS FARGO BANK, N.A.  
vs.  
JOHN STORMS  
owner(s) of property situate  
in the TOWNSHIP OF  
WESTFALL, Pike County,  
Pennsylvania, being  
103 NORTH CASTLE  
DRIVE, MILFORD, PA  
18337-7652  
Parcel No.: 065.00-01-19.001-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$172,384.91  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO John Storms  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$172,384.91,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Storms DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$172,384.91 PLUS COSTS AND INTEREST AS AFORESAID.  
PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1809-2012 SURJUDGEMENT NO. 1809-2012 AT THE SUIT OF CNB Realty Trust, Assignee of PennStar Bank, a division of NBT Bank, NA vs. Scott A. Greening & Dawn M. Findley 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel and lot of land lying and being situate in the Township of Westfall, County of Pike and State of Pennsylvania, and being Lot #74 on a Key Plan of Rivedrive Estates as prepared by Victor E. Orben, R.S., July 9, 1964, and revised November 18, 1965, Drawing No. A-223-A, as filed in the Office of the Recorder of Deeds of Pike County, Pennsylvania, in Plat Book 5, at Page 34, more particularly described as follows.

BEGINNING at an iron pipe for a corner in the Westerly line of a 50 foot wide road, said corner being a common corner between Lot No. 74 and Lot No. 75; thence from said point of beginning, along the division line between said lots, South 71 degrees 14 minutes West 125.0 feet to an iron pipe; thence South 18 degrees 46 minutes, East 60 feet to an iron pipe for a corner; thence South 30 degrees 01 minutes East 140 feet to an iron pipe in the northwesterly line of another 50-foot wide roadway; thence along the northwesterly line of said roadway, North 78 degrees 01



minutes East 98.3 feet to an iron pipe; thence along the westerly line of the first mentioned road, North 18 degrees 46 minutes West 208.4 feet to the point and place of beginning. BEING Lot No. 74 of Riverdrive Estates. As surveyed by Victor E. Orben, C.S., on July 30, 1966. Drawing No. A-223-A.

SUBJECT to a 25' radius on the Easterly corner of Lot.

BEING the same premises which G. Michael Croker and Rosemary Croker, granted and conveyed to Dawn M. Findley and Scott A. Greening, by virtue of their Deed dated October 1, 2002 and recorded on October 1, 2002 in the Office of the Recorder of Deeds in and for Pike County to Record Book 1946, Page 1986.

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

This property is improved with a residential dwelling, and is identified by Tax Identification No. 067.03-01-04 and Control No. 13-0-002285.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA Scott A. Greening & Dawn M. Findley DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID

REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$116,712.23, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Scott A. Greening & Dawn M. Findley DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$116,712.23 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
David M. Gregory, Esq  
307 Erie Street  
Honesdale, PA 18431  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**  
**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1817-2012r SUR JUDGEMENT NO. 1817-2012 AT THE SUIT OF JPMorgan Chase Bank, National Association, successor in interest by purchase from the Federal Deposit Insurance Corporation as receiver of Washington Mutual Bank formerly known as Washington Mutual Bank, FA vs Vincent Paul Reuter 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING  
By virtue of a Writ of Execution No. 1817-2012  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK FORMERLY KNOWN AS WASHINGTON

MUTUAL BANK, FA vs. VINCENT PAUL REUTER owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 101 FOWLER LANE, SHOHOLA, PA 18458-3629 Parcel No.: 094.00-01-35.001- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$132,512.71 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 Vincent Paul Reuter DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$132,512.71, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Vincent  
Paul Reuter DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$132,512.71 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 1830-2012r  
SUR JUDGEMENT NO.  
1830-2012 AT THE SUIT  
OF Bank of America, NA as  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Vincent J.  
Acierno 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1830-2012  
BANK OF AMERICA,  
N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP  
F/K/A COUNTRYWIDE  
HOME LOANS SERVICING,  
LP

vs.

VINCENT J. ACIERNO  
owner(s) of property situate  
in the TOWNSHIP OF  
BLOOMING GROVE, Pike  
County, Pennsylvania, being  
120-122 CORRAL LANE,  
HAWLEY, PA 18428  
Parcel No.: 107.03-03-46-  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$628,499.59  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Vincent J. Acierno  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS

OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$628,499.59,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Vincent J.  
Acierno DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$628,499.59 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1838-2012r SUR  
JUDGEMENT NO. 1838-2012  
AT THE SUIT OF JPMorgan  
Chase Bank, National  
Association vs Frank G. Aumick  
aka Frank Gilbert Aumick, III  
and Theresa Aumick aka Theresa  
M. Aumick 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1838-2012  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs.  
FRANK G. AUMICK A/K/A  
FRANK GILBERT AUMICK,  
III THERESA AUMICK  
A/K/A THERESA M.  
AUMICK  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
100 FOX ROAD A/K/A 12631

POCONO MOUNTAIN  
LAKE FOREST,  
DINGMANS FERRY, PA  
18328

Parcel No.: 161.01-01-49 -  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$105,360.27

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  
Frank G. Aumick aka Frank  
Gilbert Aumick, III and Theresa  
Aumick aka Theresa M. Aumick  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$105,360.27,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Frank G.  
Aumick aka Frank Gilbert  
Aumick, III and Theresa  
Aumick aka Theresa M. Aumick  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$105,360.27 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1846-2012r SUR  
JUDGEMENT NO. 1846-2012  
AT THE SUIT OF MetLife  
Home Loans, a Division of  
MetLife Bank, NA vs Diane  
A. Shepard 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

June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN track,  
piece or parcel of land, with the  
buildings and improvements  
thereon erected, situate, lying  
and being in the Township  
of Milford, Pike County,  
Commonwealth of Pennsylvania,  
bounded and described as  
follows:

LOT NO. 64, as shown on a  
survey plat map of Moon Valley  
Falls Final Plan, Phase IV as  
prepared by Utility Engineers  
Division, Quad Three Group,  
Inc., Wilkes-Barre, Pennsylvania  
and recorded in the Office of  
the Recorder in and for Pike  
County, Pennsylvania, in Plat  
Book # 30 at Page # 107.

BEING the same premises  
which Alanna Siracuse, a single  
woman, by indenture bearing  
the date December 27, 2005  
and being recorded in Milford,  
Pennsylvania, in the Office for  
Recording of Deeds, in and for  
the County of Pike, in Deed  
Book 2153 Page 1361, granted  
and conveyed unto Karl Seven  
and Mary Kay Seven, his wife,  
Grantors herein.

PARCEL IDENTIFICATION  
NO: 097.03-01-57-066,  
CONTROL #: 09-0-108356

TITLE TO SAID PREMISES  
IS VESTED IN Diane A.

Shepard, married, by Deed from  
Karl Seven and Mary Kay Seven,  
his wife, dated 12/29/2008,  
recorded 01/06/2009 in Book  
2297, Page 1020.

EXHIBIT "A"

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Diane A. Shepard  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$333,235.56,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

PROPERTY OF Diane A. Shepard DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$333,235.56 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
05/17/13 • 05/24/13 • **05/31/13**

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1847-2012r SUR JUDGEMENT NO. 1847-2012 AT THE SUIT OF MetLife Home Loans, a division of MetLife Bank, NA vs David Schramm and June Schramm 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

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

BEING Lot No. 396, Section No. 4, as shown on map entitled subdivision of Section A, Pocono Mountain Woodland Lakes Corp., on file in the Recorder's Office at Milford, Pennsylvania, in Plot Book No. 10, Page 158.

PARCEL IDENTIFICATION NO: 110.03-04-05, CONTROL #: 03-0-019784

BEING THE SAME PREMISES which Philip Bueki, Sheriff of the County of Pike, in the Commonwealth of Pennsylvania, by his certain Deed dated August 7, 2008 and recorded August 8, 2008 in the Office for the Recording of Deeds in and for the County of Pike at Milford, Pennsylvania in Record Book 2285, Page 2599, granted and conveyed unto Utilities Employees Credit Union.

TITLE TO SAID PREMISES IS VESTED IN David Schramm and June Schramm, h/w, by Deed from Utilities Employees Credit Union, dated 09/30/2009, recorded 10/02/2009 in Book 2320, Page 2028.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO David Schramm and June Schramm DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$190,765.73, 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 David Schramm and June Schramm DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$190,765.73 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1895-2012r SUR JUDGEMENT NO. 1895-2012 AT THE SUIT OF GMAC Mortgage, LLC vs Kevin D. Touw and Jeri A. Touw 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

**SHORT DESCRIPTION FOR ADVERTISING**

By virtue of a Writ of Execution No. 1895-2012  
GMAC MORTGAGE, LLC  
vs.  
KEVIN D. TOUW  
JERI A. TOUW



owner(s) of property situate in the TOWNSHIP OF DINGMAN, Pike County, Pennsylvania, being 110 PARK RIDGE DRIVE, MILFORD, PA 18337-4395 Parcel No.: 122.03-02-24- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$155,149.76 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 Kevin D. Touw and Jeri A. Touw DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$155,149.76, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

(30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Kevin D. Touw and Jeri A. Touw DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$155,149.76 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1906-2012 SUR JUDGEMENT NO. 1906-2012 AT THE SUIT OF Citibank, NA as Trustee for CMLTI Asst Trust vs. Edwen Blas & Angelina Blas 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

June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN lot  
or parcel of land situate in the  
Township of Lehman, County of  
Pike and State of Pennsylvania,  
being Lot No. 249, Stage No.  
17, Pine Ridge as shown on  
a map of Pine Ridge, Inc., on  
file in the Recorder's Office at  
Milford, Pennsylvania, in Plat  
Book No. 10, page 74.

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

BEING the same premises  
which Romec, Inc., a PA Corp.,  
by Deed dated February 14, 2008  
and recorded February 26, 2008,  
in the Office for the Recorder of  
Deeds in and for Pike County, in  
Deed Book Volume 2267, Page  
2036, conveyed unto Edwen Blas  
and Angelina Blas, husband and  
wife.

BEING KNOWN AS: 1585  
Pine Ridge a/k/a 249 Section 6  
Pine Ridge, Bushkill, PA 18324

TAX PARCEL #06-0-041966

IMPROVEMENTS:  
Residential property.

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

Edwen Blas & Angelina Blas  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$308,636.03,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS  
THE PROPERTY OF  
Edwen Blas & Angelina Blas  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$308,636.03 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Powers Kirn & Javardian LLC  
1310 Industrial Blvd  
2nd Floor, Ste 201

Southampton, PA 18966  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1908-2012r SUR  
JUDGEMENT NO. 1908-2012  
AT THE SUIT OF GMAC  
Mortgage, LLC vs Anthony  
Rufrano, Jr. DEFENDANTS,  
I WILL EXPOSE TO  
SALE OF PUBLIC  
VENDUE OR OUTCRY  
IN THE PIKE COUNTY  
ADMINISTRATION  
BUILDING, 506 BROAD  
STREET, MILFORD, PA  
18337 ON WEDNESDAY  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT PARCEL  
OF LAND IN THE  
TOWNSHIP OF  
DINGMAN, PIKE COUNTY,  
COMMONWEALTH OF  
PENNSYLVANIA, AS MORE  
FULLY DESCRIBED IN  
DEED BOOK 2138, PAGE  
2553, ID# 030-019327,  
BEING KNOWN AND  
DESIGNATED AS  
LOT 1773, SECTION K,  
CONTAINING 1.72 ACRES,  
POCONO MOUNTAIN  
WOODLAND LAKES,  
PLAT BOOK 12, PAGE 34,  
RECORDED ON 10/15/1974.

ALSO DESCRIBED AS:

ALL certain lot/lots, parcel  
or piece of ground situate in  
the Township of Dingman,  
County of Pike, and State of  
Pennsylvania being Lot No.  
1773, Section No. K as shown  
on map entitled subdivision of  
Section K, Pocono Mountain  
Woodland Lakes Corp., on  
file in the Recorder's Office at  
Milford, Pennsylvania in Plot  
Book No. 12, Page 34.

TOGETHER with all rights,  
liberties and privileges and  
UNDER AND SUBJECT to  
all restrictions, reservations,  
easements as set forth in the  
Deeds in the Chain of Title.

TAX PARCEL # 03-0-019327  
BEING KNOWN AS: 161 Tan  
Oak Drive, Milford, PA 18337

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Anthony Rufrano Jr  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$181,876.23,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Anthony  
Rufrano JR DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$181,876.23 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO1930-2012r SUR  
JUDGEMENT NO. 1930-2012  
AT THE SUIT OF PNC

Bank, National Association,  
successor by merger to  
National City Bank, successor  
by merger to National City  
Bank Mortgage Co vs Jeffrey  
P. Miller 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 1930-2012-CIVIL  
PNC BANK, NATIONAL  
ASSOCIATION,  
SUCCESSOR BY MERGER  
TO NATIONAL CITY  
BANK, SUCCESSOR BY  
MERGER TO NATIONAL  
CITY BANK MORTGAGE  
CO.

vs.

JEFFREY P. MILLER  
owner(s) of property situate  
in the TOWNSHIP OF  
DELAWARE, Pike County,  
Pennsylvania, being  
206 DOOLAN ROAD,  
DINGMANS FERRY, PA  
18328-9668  
Parcel No.: 149.04-04-08 -  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$189,183.35  
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 Jeffrey P. Miller DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$189,183.35, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jeffrey P. Miller DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$189,183.35 PLUS COSTS AND INTEREST AS

AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1948-2012r SUR JUDGEMENT NO. 1948-2012 AT THE SUIT OF JPMorgan Chase Bank, NA vs Cecil Parris and Kizzy Q. Parris 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

Being known as: PINE RIDGE LOT 70 STAGE 9 A/K/A 1226 PINE RIDGE, BUSHKILL, PENNSYLVANIA 18324.

AL 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 Number 70, Stage IX, Pine Ridge, as shown on Plat of Pine Ridge, Inc., Stage IX, recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 12 at Page 12 on September 13, 1974.

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

Title to said premises is vested in Cecil Parris and Kizzy Q. Parris by deed from Giovanni Cantalicio & Rosalia Cantalicio, husband and wife dated October 7, 2008 and recorded November 25, 2008 in Deed Book 2294, Page 1596.

PARCEL #: 188.04-04-70  
CONTROL #: 06-0-038397

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Cecil Parris and Kizzy Q. Parris DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$271,780.43,

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 Cecil Parris and Kizzy Q. Parris DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$271,780.43 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
McCabe Weisberg & Conway  
123 South Broad Street,  
Ste. 1400  
Philadelphia, PA 19109  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT

OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 1965-2011r SUR  
JUDGEMENT NO. 1965-2011  
AT THE SUIT OF Wells  
Fargo Bank, NA vs Daniel  
A. Strobel 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN  
PIECE OR PANEL  
OF LAND, SITUATE,  
LYING AND BEING  
IN THE TOWNSHIP  
OF BLOOMING  
GROVE, COUNTY  
OF PIKE AND STATE  
OF PENNSYLVANIA,  
BOUNDED AND  
DESCRIBED AS FOLLOWS:

LOT NO. 72, BLOCK V-128,  
AS SET FORTH ON MAP  
ENTITLED "SECTION  
ONE, CAMELOT FOREST,  
BLOOMING GROVE  
TOWNSHIP, PIKE  
COUNTY, PENNSYLVANIA,  
SCALE 1" = 100', JUNE,  
1982, REVISED, SHEET  
1", AND RECORDED IN  
THE OFFICE OF THE

RECORDER OF DEEDS  
OF PIKE COUNTY,  
PENNSYLVANIA, IN PLAT  
BOOK 21, PAGE 51.

TOGETHER WITH ALL  
RIGHTS OF WAY AND  
UNDER AND SUBJECT  
TO THE RESERVATIONS  
AND RESTRICTIONS AS  
SET FORTH IN CERTAIN  
DECLARATIONS  
AND RESTRICTIVE  
COVENANTS,  
RESTRICTIONS,  
EXCEPTIONS,  
RESERVATIONS AND  
CONDITIONS, DATED  
SEPTEMBER 1, 1982  
AND RECORDED IN  
THE OFFICE OF THE  
RECORDER OF DEEDS  
OF PIKE COUNTY,  
PENNSYLVANIA, IN DEED  
BOOK VOLUME 834 AT  
PAGE 171.

PARCEL No. 01-0-073077

BEING known and numbered  
as 140 Galahad Road, Greeley,  
PA, 18425.

BEING the same premises  
which Just Homes, Inc., by Deed  
dated January 31, 2006 and  
recorded February 1, 2006 in and  
for Pike County, Pennsylvania,  
in Deed Book Volume 2157,  
Page 1254, granted and conveyed  
unto Daniel A. Strobel.

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

THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Daniel A. Strobel  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$220,221.73,  
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 Daniel A.  
Strobel DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$220,221.73 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Zucker Goldberg & Ackerman

200 Sheffield Street, Ste. 101  
Mountainside, NJ 07092  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2011-2012r SUR  
JUDGEMENT NO. 2011-2012  
AT THE SUIT OF Wells Fargo  
Bank, NA vs Nina Vaytusyonok,  
Ilona Vaytusyonok and Vladislav  
Vaytusyonok 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

**SHORT DESCRIPTION FOR  
ADVERTISING**

By virtue of a Writ of Execution  
No. 2012-2011  
WELLS FARGO BANK, N.A.  
vs.  
NINA VAYTUSYONOK  
ILONA VAYTUSYONOK  
VLADISLAV  
VAYTUSYONOK  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
225 EDINBURGH ROAD



A/K/A 570 EDINBURGH  
ROAD, BUSHKILL, PA 18324  
Parcel No.: 192.04-02-35  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$174,805.56  
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 Nina Vaytusionok,  
Ilona Vaytusionok and  
Vladislav Vaytusionok  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$174,805.56,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

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

MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Nina  
Vaytusionok, Ilona Vaytusionok  
and Vladislav Vaytusionok  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$174,805.56 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2027-2012r SUR  
JUDGEMENT NO. 2027-2012  
AT THE SUIT OF The  
Dime Bank vs William R.  
Goodwin 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  
June 12, 2013 at 11:00 AM

PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

ALL THAT CERTAIN  
piece, parcel and tract of land,  
lying, situate and being in the  
Township of Palmyra, County  
of Pike and Commonwealth of  
Pennsylvania, being Parcel 2B,  
as depicted on a survey map  
prepared by Hugh E. Colan,  
Professional Land Surveyor, and  
dated May 3, 1995 and recorded  
in the Office of the Recorder  
of Deeds in and for Pike  
County, Pennsylvania in Plat  
Book Volume 33, at Page 192.  
Said parcel is more particularly  
described as follows, to wit:

BEGINNING at a point in  
Pennsylvania State Route  
6, said point also being the  
northwesterly corner of Lot  
3B (Map Book 33 at Page  
192); thence from said point of  
beginning along said Lot 3B  
South 03 degrees 50 minutes  
53 seconds West 250.21 feet  
to the southwesterly corner of  
said Lot 3B and in the line of  
lands of Tanglwood Lodge Club  
(D.B. 253, P. 59); thence along  
said Tanglwood Lodge Club  
South 67 degrees 50 minutes 01  
seconds West 291.55 feet and  
South 01 degrees 17 minutes 43  
seconds East 8.64 feet to a point  
in the northerly bounds of Crest  
Drive; thence along said bounds  
of Crest Drive the following  
seven (7) courses and distances:

1. North 70 degrees 59 minutes  
27 seconds West 57.10 feet;

2. North 58 degrees 33 minutes  
10 seconds West 359.01 feet;  
3. North 16 degrees 28 minutes  
39 seconds East 19.24 feet;  
4. North 29 degrees 00 minutes  
04 seconds East 30.63 feet;  
5. North 48 degrees 58 minutes  
55 seconds East 28.66 feet;  
3. North 54 degrees 42 minutes  
25 seconds East 62.95 feet;  
7. North 07 degrees 06 minutes  
16 seconds East 72.40 feet to a  
point in the center of Route 6;

THENCE along said Route 6  
North 84 degrees 34 minutes  
00 seconds East 258.30 feet and  
South 83 degrees 59 minutes 00  
seconds East 280.50 feet to the  
point or place of BEGINNING.

BEING PARCEL 2B on  
the aforementioned map and  
CONTAINING 3.31 acres of  
land more or less.  
EXCEPTING AND  
RESERVING all that portion of  
the above-described parcel now  
used or previously conveyed for  
public highway purposes.

UNDER AND SUBJECT to  
any easements of record to public  
utilities.

BEING the same property  
conveyed to William Goodwin,  
Single, by deed of Peter F.  
Delfino, Single, dated December  
30, 2003 and recorded January  
22, 2004 to Pike County Deed  
Book 2028, Page 2261.

The prior Grantor, (Tanglwood  
Lakes, Inc.) its successors  
and assigns, hereby grants to  
Grantee, his heirs and assigns,

and Easement with regard to Parcel 2B, to use the sewage disposal system on other lands of Tanglwood Lakes, Inc., more particularly described as existing on Parcel C, as identified on a plat map prepared by Hugh E. Colan, Professional Land Surveyor, dated May 3, 1995 and recorded in the Pike County Recorder of Deeds Office at Map Book 33, at Page 192. The purpose of a commercial use on Parcel 2B in accordance with the existing zoning regulations of Palmyra Township, Pike County, Pennsylvania. This Easement shall bind Tanglwood Lakes, Inc., its successors and assigns to provide sewage from Parcel C for the benefit of Parcel 2B only. In exchange for granting of this Easement, Grantee, his heirs and assigns agrees to pay to prior Grantor (Tanglwood Lakes, Inc.), successors and assigns reasonable and customary fees for the sewage service to be provided.

Prior Grantor (Tanglwood Lakes, Inc.), its successors and assigns, hereby grants to Grantee, his heirs and assigns, an Easement, across a certain road bed named "Crest Drive", as the same appears on a plat map prepared by Hugh E. Colan, Professional Land a Surveyor, May 3, 1995, and recorded in the Pike County Recorder of Deeds Office at Map Book 33, at Page 192. This Easement is granted solely to Grantee, his heirs and assigns for the purpose of ingress, egress and regress to

and from Parcel 2B over "Crest Drive".

ALL THAT CERTAIN piece, parcel and tract of land, lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, being Parcel 3B, as depicted on a survey map prepared by Hugh E. Colan, Professional Land Surveyor, and dated May 3, 1995 and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book Volume 33, at Page 192. Said parcel is more particularly described as follows, to wit:

BEGINNING at a point in Pennsylvania State Route 6, said point also being the northeasterly corner of Lot 2B (Map Book 33, at Page 192); thence from said point of beginning along said Route 6 South 71 degrees 26 minutes 00 seconds East 722.35 feet to the northwesterly corner of Parcel 4B (Map Book 33, at Page 192); thence South 16 degrees 36 minutes 00 seconds West 319.88 feet along said Lot 4B to the southwesterly corner of Said Lot 4B and in the line of lands of Tanglwood Lodge Club (D.B. 253, P. 59); thence along said Tanglwood Lodge Club the following three (3) courses and distances:

1. North 62 degrees 27 minutes 21 seconds West 332.31 feet;
2. North 43 degrees 37 minutes 53 seconds West 80.46 feet;
3. North 73 degrees 54 minutes

33 seconds West 270.60 feet to the southeasterly corner of said Lot 2B;

THENCE North 03 degrees 50 minutes 53 seconds East 250.21 feet to the point or place of BEGINNING.  
BEING PARCEL 3B on the aforementioned map and CONTAINING 4.22 acres of land more or less.

EXCEPTING AND RESERVING all that portion of the above-described parcel now used or previously conveyed for public highway purposes.

UNDER AND SUBJECT to any easements of record to public utilities.

BEING the same property conveyed to William Goodwin, Single, by deed of Peter F. Delfino, Single, dated December 30, 2003 and recorded January 22, 2004 to Pike County Deed Book 2028, Page 2256.

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

TOGETHER WITH all and singular the land, improvements, ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders,

rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said party of the second part, his Heirs and Assigns, to and for the only proper use and behoof of the said party of the second part, his Heirs and Assigns forever.

AND said Grantors, the said party of the first part, for his Heirs, Executors and Administrators, do by these presents covenant, grant and agree to and with the said party of the second part, his Heirs and Assignees, that the said party of the first part, his Heirs all and singular the hereditaments and premises herein above described and granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, his Heirs and Assigns, against his the said party of the first part and his Heirs and against all and every other sane or any part thereof, SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.

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

THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO William R. Goodwin  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$694,265.86,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF William R.  
Goodwin DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$694,265.86 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA

Hourigan, Kluger & Quinn  
Ste. 700 Mellon Bank Center  
Wilkes-Barre, PA 18701-1867  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2052-2012 SUR  
JUDGEMENT NO. 2052-2012  
AT THE SUIT OF US  
Bank, NA as Trustee for the  
Pennsylvania Housing Finance  
Agency vs. Evelia M. Lomba  
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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT LEGAL FOR  
ADVERTISING:

ALL THAT CERTAIN piece  
or parcel of land situate in the  
Borough of Matamoras, Pike  
County, Pennsylvania, being  
Lot No. 30, on map or plan of  
Borough of Matamoras, being  
50 feet wide on First Street,  
50 feet wide in rear, and 107  
feet in depth, and HAVING  
THEREON ERECTED

A DWELLING HOUSE  
KNOWN AS 408 First Street,  
Matamoras, PA 18336.

MAP # 083.10-01-46  
CONTROL # 07-0-007984

Reference Pike County Record  
Book 2222 Page 1240.

TO BE SOLD AS THE  
PROPERTY OF EVELIA  
M. LOMBA UNDER PIKE  
COUNTY JUDGMENT NO.  
2052-2012-CV

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Evelia M. Lomba  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$167,683.09,  
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 Evelia M.  
Lomba DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$167,683.09 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Purcell, Krug & Haller  
1719 N. Front Street  
Harrisburg, PA 17102  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2096-2012 SUR  
JUDGEMENT NO. 2096-2012  
AT THE SUIT OF The  
Honesdale National Bank vs.  
Michael Jorgenson & Melissa  
Jorgenson 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

June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

DESCRIPTION OF REAL  
PROPERTY

PARCEL I:

ALL THAT CERTAIN lot, piece, or parcel of land lying and being situate in the Township of Milford, County of Pike and State of Pennsylvania, being Lot No. 10, Greenwood Hills, containing 1,271 acres, more or less, on a map entitled "Greenwood Hills, Lot Improvement Survey, Stage 2, Lots 10 and 11, Milford Township, Pike County, Victor E. Orben," being filed in the Pike County Recorder of Deeds Office in Milford, Pennsylvania in Plat Book 25 at page 248 on August 4, 1988.

BEING THE SAME PREMISES that Wesley Van Arsdale and Fern Van Arsdale, his wife, by indenture bearing date the 15th day of November, 1995 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 30<sup>th</sup> day of November, 1995, in Record Book Volume 1132, page 074, granted and conveyed unto Matthew D. Blumberg and Deborah A. Blumberg, in fee.

Parcel I is not improved.  
Tax Map Parcel No.

113.01-02-59.012.

PARCEL II:

ALL THAT CERTAIN piece, parcel or lot of land situate in Milford Township, Pike County, Pennsylvania, being Lot No. 11, Stage 2, Greenwood Hills, as shown on a certain map entitled "Greenwood Hills, Stg. 2 Lots 10 and 11, Lot Improvement Survey" as prepared by Victor E. Orben, Registered Surveyor, dated July 21, 1988 and recorded in the Pike County Recorder of Deeds Office in Plat Book 25, at page 246 and 248 and recorded August 4, 1988, containing 0.9485 acres of land more or less.

BEING THE SAME PREMISES that Wesley Van Arsdale and Fern Van Arsdale, his wife, by indenture bearing date the 9th day of March, 1989 and being recorded at Milford, Pennsylvania in the Office for the Recording of Deeds, in and for the County of Pike, on the 13th day of March, 1989, in Record Book Volume 0038, page 167, granted and conveyed unto Matthew D. Blumberg and Deborah A. Blumberg, in fee.

WHEREAS, Matthew D. Blumberg departed this life on the 30th day of October, 2002 leaving Deborah A. Blumberg as the surviving Tenant by the Entirety, to whom the premises descended in fee.

Parcel II is improved with a house.

Tax Map Parcel No.  
113.01-02-59.013.

Parcels I and II BEING  
KNOWN AS 113 Fern Place,  
Lots 10 and 11, Greenwood  
Hills, Milford Township, Pike  
County, Pennsylvania.

TITLE TO PARCELS I AND  
II is vested in Michael Jorgenson  
and Melissa Jorgenson by deed  
from Deborah A. Blumberg  
dated October 16, 2009 and  
recorded on October 16, 2009  
in Pike County Record Book  
Volume 2321 at page 2522.

SEIZED IN EXECUTION  
as the property of Michael  
Jorgenson and Melissa Jorgenson  
in No. 2096-2012 -CV in the  
Court of Common Pleas of Pike  
County, Pennsylvania.

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA  
TO Michael Jorgenson  
& Melissa Jorgenson  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$297,722.63,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES

UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Michael  
Jorgenson & Melissa Jorgenson  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$297,722.63 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Bugaj/Fischer PC  
P.O. Box 390  
Honesdale, PA 18431  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**  
**June 12, 2013**  
BY VIRTUE OF WRIT  
OF EXECUTION ISSUED  
OUT OF THE COURT  
OF COMMON PLEAS,  
PIKE COUNTY, CIVIL  
DIVISION, TO EXECUTION  
NO 2110-2012r SUR  
JUDGEMENT NO. 2110-2012  
AT THE SUIT OF The Bank



of New York Mellon fka The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-9 vs Christopher Fazio and Nadine Fazio 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF LAND SITUATED IN THE TOWNSHIP OF DELAWARE, COUNTY OF PIKE, AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT 18, BLOCK M-504, SECTION 5, MARCEL LAKE ESTATES, AS SHOWN ON A PLAN OF LOTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PIKE, IN PLOT BOOK VOLUME 9, PAGE 144.

Tax Parcel No.: 02-0-101633

Commonly known as 108 Laverne Drive, Dingmans Ferry, PA 18328

TITLE TO SAID PREMISES IS VESTED IN Christopher Fazio and Nadine Fazio, by deed from Richard J. Panassidi and Michele P. Panassidi, his wife, dated 5/30/2003 and recorded 6/12/2006 as Instrument No.: 200300011187.

EXHIBIT "A"

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Christopher Fazio and Nadine Fazio DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$318,872.48, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher Fazio and Nadine Fazio DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$318,872.48 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Parker McCay  
9000 Midlantic Drive, Ste. 300  
PO Box 5054  
Mount Laurel, NJ 08054-1539  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2127-2011r SUR JUDGEMENT NO. 2127-2011 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Successor Trustee for JPMORGAB CHASE BANK, NA as Trustee for NovaStar Mortgage Funding Trust, Series 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, series 2006-1vs Daniel Joseph Lorden and Erica Lynn Lorden 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 32, Stage IX, 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 12112.  
PARCEL # 189.01-02-45

BEING the same premises which Daniel Joseph Lorden and Erica Lynn Lorden, by Deed dated February 23, 2009 and recorded on March 25, 2010 in the Office of the Recorder of Deeds in and for Pike County in Deed Book 2332 Page 2357, granted and conveyed unto Daniel Joseph Lorden

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Daniel Joseph Lorden and Erica Lynn Lorden DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$205,662.44, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Daniel Joseph Lorden and Erica Lynn Lorden DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$205,662.44 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Stern & Eisenberg  
261 Old York Road, Ste. 410  
Jenkintown, PA 19046  
05/17/13 • 05/24/13 • 05/31/13

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO2135-2011r SUR JUDGEMENT NO. 2135-2011 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Despina Papapantos and David M Henry 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION FOR ADVERTISING

By virtue of a Writ of Execution No. 2011-02135 BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. DESPINA PAPAPANTOS DAVID M. HENRY owner(s) of property situate in the TOWNSHIP OF LEHMAN, Pike County,

Pennsylvania, being  
114 AMOS CIRCLE A/K/A 8  
AMOS CIRCLE, BUSHKILL,  
PA 18324

Parcel No.: 188.04-01-63  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment amount: \$142,653.06

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 Despina Papapantos  
and David M Henry  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$142,653.06,  
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 Despina  
Papapantos and David M Henry  
DEFENDANTS, OWNERS  
REPUTED OWNERS TO  
COLLECT \$142,653.06 PLUS  
COSTS AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste. 1400  
1 Penn Center Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO2140-2010r  
SUR JUDGEMENT NO.  
2140-2010 AT THE SUIT  
OF Bank of America, NA  
successor by merger to BAC  
Home Loans Servicing, LP  
fka Countrywide Home Loans  
Servicing, LP vs Brian M.  
Bossong 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 June 12, 2013 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

PARCEL 1:

ALL that certain piece or parcel of land situate in Lehman Township, County of Pike, and State of Pennsylvania, bounded and described as follows, to wit;

Designated as lot 79, Section 6, Rustic Acres Estates; situate in Lehman Township, and the County of Pike, State of Pennsylvania, and recorded in the Office of the Recorder of Deeds in and for Pike County at Milford, in Plot Book 12, Page 7, bounded and described as follows, to wit;

BEGINNING at an iron pipe, on the easterly side of a 50' wide road known as Walnut Trail as shown on the aforementioned plan, said pipe being common to lots 79 and 80; thence along said road, north 52 degrees 21 minutes 33 seconds east 90.00 feet to an iron pipe, said pipe being common to lots 79 and 78; thence leaving said road and along lot 78, South 37 degrees 38 minutes 27 seconds East 181.38 feet to an iron pipe on line with lot 77, thence along lot 77, South 30 degrees 33 minutes 22 seconds west 96.94 feet to an iron pipe, said pipe being common to lots 77-83-80 and 79; thence along lot 80,

north 37 degrees 38 minutes 27 seconds west 217.39 feet to the place of the BEGINNING, as per a survey made by George Fetch, Jr. Registered Surveyor, in September of 1980.

CONTAINING 18087 square feet, .415 acres more or less. Being shown as Lot 79 on the above mentioned map.

PARCEL 2:

ALL THAT CERTAIN lot being shown and designated as Lot 80 on a certain map entitled "Plan of lots; Rustic Acres Estates; Section 6; Lehman Township, Pike County, Pennsylvania; scale 1"= 100'; April 1974", as prepared by Lawrence R. Bailey, Registered Surveyor, Stroudsburg, Pennsylvania, said map being recorded in the Office of the Recorder of Deeds in Milford, Pennsylvania in Plot Book Volume 12, Page 7 and being more particularly described as follows, to wit:

BEGINNING at a point on the southeasterly side of Walnut Trail, as shown on the above captioned map, a corner common to lots 80 and 81; thence, (1) along said side Walnut Trail north 52 degrees 21 minutes 39 seconds east 70.00 feet to a point thence, (2) along the same north 52 degrees 21 minutes 33 seconds east 30.00 feet to a point, a corner common to lots 79 and 80; thence (3) leaving said road and along said lot 79 south 37 degrees 38

minutes 27 seconds east 218.01 feet to a point, a corner common to lots 77, 79, 80, 82, and 83; thence (4) partly along said lot 83 and also along said lot 82 north 86 degrees 04 minutes 56 seconds west 133.64 feet to a point, a corner common to lots 80, 81, and 82; thence, (5) along said lot 81 north 37 degrees 38 minutes 21 seconds west 129.36 feet to a point of BEGINNING.

CONTAINING: 17,368 square feet, more or less.

PARCEL ID NUMBERS:  
197.03-01-60 & 197.03-01-61

BEING KNOWN AS: 80  
Walnut Street, Lehman, PA  
18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Brian M. Bossong DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$185,649.11, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Brian M. Bossong DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185,649.11 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • **05/31/13**

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**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 2397-2010r SUR JUDGEMENT NO. 2397-2010 AT THE SUIT OF Bank of America, NA as successor by merger to BAC Home Loans Servicing, LP vs Zoraida Lozada 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

SHORT DESCRIPTION FOR  
ADVERTISING

By virtue of a Writ of Execution  
No. 2397-2010-CIVIL  
BANK OF AMERICA,  
N.A. AS SUCCESSOR BY  
MERGER TO BAC HOME  
LOANS SERVICING, LP

vs.

ZORAIDA LOZADA  
owner(s) of property situate  
in the TOWNSHIP OF  
LEHMAN, Pike County,  
Pennsylvania, being  
2140 FOX ROAD A/K/A  
LOT 78 SEC 7 PINE RIDGE,  
BUSHKILL, PA 18324  
Parcel No.: 188.04-04-04-  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment amount: \$169,201.24  
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 ZORAIDA LOZADA  
DEFENDANTS, OWNER,

OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$169,201.24,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF ZORAIDA  
LOZADA DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$169,201.24 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF  
PIKE COUNTY,  
PENNSYLVANIA  
Phelan and Hallinan  
1617 JFK Blvd., Ste.. 1400  
1 Penn Ctr. Plaza  
Philadelphia, PA 19103  
05/17/13 • 05/24/13 • 05/31/13

**SHERIFF SALE**

**June 12, 2013**

BY VIRTUE OF WRIT  
OF EXECUTION  
ISSUED OUT OF THE  
COURT OF COMMON  
PLEAS, PIKE COUNTY,  
CIVIL DIVISION, TO  
EXECUTION NO 2411-2008r  
SUR JUDGEMENT NO.  
2411-2008 AT THE SUIT  
OF Deutsche Bank National  
Trust Company, as Trustee for  
Long Beach Mortgage loan  
Trust 2006-7 vs Tina Osborn,  
Executrix of the Estate of  
Michael Viscardo aka Michael  
A. Viscardo 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  
June 12, 2013 at 11:00 AM  
PREVAILING TIME IN THE  
AFORENOON OF SAID  
DATE:

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

LOTS 2ABCD, BLOCK  
W-1101, AS SET FORTH

ON A PLAN OF LOTS –  
WILD ACRES, SECTION II,  
DELAWARE TOWNSHIP,  
PIKE COUNTY,  
PENNSYLVANIA, DATED  
FEBRUARY 3, 1971, BY  
JOSEPH D. SINCAVAGE,  
MONROE ENGINEERING,  
INC. STROUDSBURG,  
PENNSYLVANIA, AND  
FILED IN THE OFFICE  
FOR THE RECORDING OF  
DEEDS IN AND FOR PIKE  
COUNTY, PENNSYLVANIA,  
IN MAP BOOK VOLUME 8,  
PAGE 171, ON 06/07/1971.

Property address: 137 Lake View  
Drive, Dingmans Ferry, PA  
18328

Parcel# 175.02-04-43

THE SALE IS MADE BY  
VIRTUE OF A WRIT OF  
EXECUTION ISSUED BY  
THE PROTHONOTARY OF  
THE COMMONWEALTH  
OF PENNSYLVANIA TO  
Tina Osborn, Executrix of the  
Estate of Michael Viscardo  
aka Michael A. Viscardo  
DEFENDANTS, OWNER,  
OR REPUTED OWNERS  
OF THE AFORESAID  
REAL PROPERTY FOR  
EXECUTION UPON A  
JUDGMENT ON THE  
AMOUNT OF \$143,558.46,  
PLUS COSTS & INTEREST.  
THE SALE MADE  
SUBJECT TO ALL PAST  
DUE AND CURRENT  
REAL ESTATE TAXES  
UNLESS OTHERWISE  
ANNOUNCED AT SALE.



NOTICE TO ALL PARTIES  
AND CLAIMANTS IS  
HEREBY GIVEN THAT  
A SCHEDULE OF  
DISTRIBUTION WILL BE  
FILED BY THE SHERIFF  
ON A DATE SPECIFIED  
BY THE SHERIFF NOT  
LATER THAN THIRTY  
(30) DAYS AFTER THE  
SALE AND THAT  
DISTRIBUTION WILL BE  
MADE IN ACCORDANCE  
WITH THAT SCHEDULE,  
SEIZED AND TAKEN  
IN EXECUTION AS THE  
PROPERTY OF Tina Osborn,  
Executrix of the Estate of  
Michael Viscardo aka Michael  
A. Viscardo DEFENDANTS,  
OWNERS REPUTED  
OWNERS TO COLLECT  
\$143,588.46 PLUS COSTS  
AND INTEREST AS  
AFORESAID.

PHILIP BUEKI, SHERIFF

PIKE COUNTY,  
PENNSYLVANIA  
KML Law Group  
701 Market St.  
Philadelphia, PA 19106-1532  
05/17/13 • 05/24/13 • **05/31/13**

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