
LEGAL NOTICES

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

ESTATE NOTICES

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

ADMINISTRATOR'S NOTICE

ESTATE OF Genaro Torres late of Dingman Twp. Pike County, Pennsylvania, deceased.

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

Matilde Torres
106 Delaware Dr.
Milford, PA 18337
Administratrix

07/15/16 · 07/22/16 · **07/29/16**

ESTATE NOTICE

Estate of Robert H. Goss, late of Delaware Township, Pike County, Pennsylvania.
Letters Testamentary on the above estate having been granted

to Diane Goss, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Joseph Kosierowski, Esq. of Ridley, Chuff, Kosierowski & Scanlon, P.C., 400 Broad Street, Milford, PA 18337.

07/15/16 · 07/22/16 · **07/29/16**

ESTATE NOTICE

Estate of Joyce A. Graham, deceased, late of Westfall Township, Pike County, Pennsylvania. Letters Testamentary have been granted to the individual named below, who requests all persons having claims or demands against the Estate of the Decedent to present same, and all persons indebted to the Decedent to make payments, to: Phileas Graham, c/o R. Anthony Waldron, Esq. Suite 215 - 8 Silk Mill Drive Hawley PA 18428
07/22/16 · **07/29/16** · 08/05/16

EXECUTRIX NOTICE

ESTATE OF Mark E. Reiner late of Lords Valley, Pike County, Pennsylvania, deceased. Letters Testamentary on the above estate having been granted to the undersigned, all persons indebted to said estate are requested to make payment and those having claims to present same, without delay to Jeanne

Sasson, 117 Midland Avenue,
Montclair, NJ 07042, Executor.
07/22/16 • 07/29/16 • 08/05/16

EXECUTRIX NOTICE
ESTATE OF LIZANNE

SAMUELSON, late of
Milford Borough, Pike County,
Pennsylvania, deceased.

Letters testamentary on
the above estate having been
granted to the undersigned, all
persons indebted to the said
estate are requested to make
payment and those having claims
to present same, without delay
to SUZANNE GALLAHER,
of 110 E. High Street, Milford,
PA 18337, or to her attorneys,
KLEMEYER, FARLEY &
BERNATHY, LLC, 402 Broad
Street, Milford, PA 18337.
07/22/16 • 07/29/16 • 08/05/16

ADMINISTRATRIX'S
NOTICE

Estate of Leslie Ashton
Byrne, deceased, late of 209
Lake Drive, Dingmans Ferry,
PA 18328

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

Katherine Byrne Leverich
209 Lake Drive
Dingmans Ferry, PA 18328
Administratrix

07/29/16 • 08/05/16 • 08/12/16

ADMINISTRATRIX'S
NOTICE

ESTATE OF Michael S.
Messineo late of Milford, Pike
county Pennsylvania, deceased.

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

Amanda Messineo
83 Euclid Ave
Troy, NY 12180
Administratrix

07/29/16 • 08/05/16 • 08/12/16

ESTATE NOTICE

Estate of Stephen J. Kapocsi,
late of Shohola, Pike County,
Pennsylvania.

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

07/29/16 • 08/05/16 • 08/12/16

NOTICE OF
SHERIFF'S SALE
IN THE COURT OF
COMMON PLEAS
OF PIKE COUNTY,
PENNSYLVANIA
NO. 1036-2015

LSF9 MASTER
PARTICIPATION TRUST

Vs.

Ellen Mulcahy, in Her Capacity as Heir of John Mulcahy, Deceased

John S. Mulcahy, in His Capacity as Heir of John Mulcahy, Deceased

Dennis Mulcahy, in His Capacity as Heir of John Mulcahy, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN MULCAHY, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN MULCAHY, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 154 WOODLAND DRIVE, A/K/A POCONO

MOUNTAIN WATER FOREST, DINGMANS FERRY, PA 18328-3413

Being in DELAWARE TOWNSHIP, County of PIKE, Commonwealth of Pennsylvania, 150.01-02-74 -

Improvements consist of residential property.

Sold as the property of Ellen Mulcahy, in Her Capacity as Heir of John Mulcahy, Deceased John S. Mulcahy, in His Capacity as Heir of John

Mulcahy, Deceased Dennis Mulcahy, in His Capacity as Heir of John Mulcahy, Deceased and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN MULCAHY, DECEASED

Your house (real estate) at 154 WOODLAND DRIVE, A/K/A POCONO MOUNTAIN WATER FOREST, DINGMANS FERRY, PA 18328-3413 is scheduled to be sold at the Sheriff's Sale on 10/19/2016 at 11:00 AM, at the PIKE County Courthouse, 500 Broad Street, Milford, PA 18337, to enforce the Court Judgment of \$136,666.58 obtained by, LSF9 MASTER PARTICIPATION TRUST (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF PIKE COUNTY, PENNSYLVANIA
MICHAEL STEVENSON and
KIMBERLY STEVENSON,
Plaintiffs

vs.

ROGER GRANDEZ and
MANUELA GRANDEZ HIS
WIFE, Defendants

vs.

PIKCO CONSTRUCTION,
its successors and assigns, and
any and all other persons or

entities claiming any right,
title or interest in or the herein
described real property other
than Plaintiff, whose identity
or identities are unknown,
Defendant

vs.

NEW HOMES
ASSOCIATES, INC.,
Defendant

vs.

GBL Capital Co., LLC,
Defendant

Pike County No.
1974-2011-Civil

TO: PIKCO

CONSTRUCTION

c/o Darryl Fiume, President
200 Winston Drive,
Apartment 2104
Cliffside Park, NJ 07010

DATE: July 15, 2016

IMPORTANT NOTICE

You are in default because
you have failed to enter a written
appearance personally or by
attorney and file in writing
with the Court your defenses
or objections to the claims set
forth against you. Unless you act
within Ten (10) days from the
date of this Notice, a judgment
may be entered against you
without a hearing and you may
lose your property or other
important rights.

You should take this paper
to your lawyer at once. If you
do not have a lawyer, go to or
telephone the office set forth
below. This office can provide
you with information about
hiring a lawyer.

If you cannot afford to hire
a lawyer, this office may be able
to provide you with information

about agencies that may offer
legal services to eligible persons
at a reduced fee or no fee.

LEGAL SERVICES OF
NORTH EASTERN
PENNSYLVANIA, INC.
729 MONROE STREET
STROUDSBURG,
PENNSYLVANIA 18360-2116
KLEMEYER, FARLEY &
BERNATHY, L.L.C.
BY: THOMAS F. FARLEY,
ESQUIRE
Attorney for Plaintiffs
2523 Route 6, Ste. 1,
Hawley, PA 18428
(570) 226-5771

**NOTICE OF ACTION
IN MORTGAGE
FORECLOSURE**

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
- CIVIL ACTION - CSMC
Mortgage-Backed Pass-Through
Certificates, Series 2007-3, U.S.
Bank National Association, As
Trustee, Plaintiff vs. Barbara
Herbert, in her capacity as
surviving heir of Gertrude
J. Schmidt a/k/a Gertrude
Schmidt, deceased; Lisa
Schmidt, in her capacity as
surviving heir of Gertrude
J. Schmidt a/k/a Gertrude
Schmidt, deceased; Christopher
Schmidt, a/k/a Christopher
G. Schmidt, in his capacity
as surviving heir of Gertrude
J. Schmidt a/k/a Gertrude
Schmidt, deceased; Teresa
Dassing, in her capacity as
surviving heir of Gertrude
J. Schmidt a/k/a Gertrude
Schmidt, deceased; Ronald

W Compton, in his capacity as surviving heir of Gertrude J. Schmidt a/k/a Gertrude Schmidt, deceased; Jane Schmidt, in his capacity as surviving heir of Gertrude J. Schmidt a/k/a Gertrude Schmidt, deceased and Unknown Heirs of Gertrude J. Schmidt a/k/a Gertrude Schmidt, deceased, Defendants - Court of Common Pleas Pike County - NO. 1868-2013 - Notice to Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Gertrude J. Schmidt a/k/a Gertrude Schmidt, deceased, Defendant(s): You are hereby notified that on November 25, 2013, Plaintiff, CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-3, U.S. Bank National Association, As Trustee, filed a Mortgage Foreclosure Complaint together with a Notice to Defend, against you in the Court of Common Pleas of Pike County Pennsylvania, docketed as No. 1868-2013. Plaintiff seeks to foreclose on the mortgage secured on your property located at RR2 Box 800, Dingmans Ferry, PA 18328, whereupon your property would be sold by the Sheriff of Pike County. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE: If you wish to defend, you must enter a written appearance personally or by

attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.** Lawyer Referral Service, P.O. BOX 186, Harrisburg, PA 17108, 800-692-7375.

NOTICE

Application has been filed by NT Food Corp. with the Department of State under the Fictitious Names Act for registration of the fictitious name of All in One Handyman. The place of business is 104 Wintergreen Circle, Greentown, PA.

SHERIFF SALES

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

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 12-2016r SUR JUDGEMENT NO. 12, 2016 AT THE SUIT OF Ditech Financial LLC f/k/a Green Tree Servicing, LLC vs Maureen A. Colligan 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 12-2016 Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Maureen A. Colligan owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania

being Lot 2 Block 1 Section 3, Gold Key Estates, A/K/A 2 Slaymaker Road, Gold Key Estates, Milford, PA 18337 Parcel No. 123.01-03-23- (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$43,278.21 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Maureen A. Colligan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$43,278.21, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Maureen A. Colligan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$43,278.21 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 36-2013r SUR JUDGEMENT NO. 36-2013 AT THE SUIT OF The Falls Community Association, Inc. vs Jorge Coelho 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE

AFORENOON OF SAID DATE:

COURT OF COMMON PLEAS OF THE SIXTIETH JUDICIAL DISTRICT COMMONWEALTH OF PENNSYLVANIA - PIKE COUNTY CIVIL ACTION THE FALLS COMMUNITY ASSOCIATION, INC.
Plaintiff

v.

JORGE COELHO,
Defendant

NO. 36 CIVIL 2013

PROPERTY DESCRIPTION
ALL THAT CERTAIN

lot or parcel of land, situated in Lehman Township, Pike County, PA, being Lot 140, Phase III, Section 1, as is more particularly shown on the plan of lands of Townhouse Properties, Inc., d/b/a The Falls, designated as Phase III, Section 1, the Falls at Saw Creek, recorded in the Recorder's Office in and for Pike County at Milford, PA in Plot Book Volume 23, Page 164, revised plotting recorded in Volume 24, page 189.

BEING THE SAME

PREMISES which Maria E.

Berde by Deed dated 12/28/2005 and recorded 1/30/2006 in Pike County in Record Book Volume 2157, page 460, conveyed unto Jorge Coelho, in fee.

140 English Court

Tax ID/Parcel No. 06-0-196.02-09-53

Pin/Control No. 06-0-104424

a/k/a The Falls at Saw Creek, Lehman Township,

Pennsylvania

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

TO Jorge Coelho
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$16,491.50,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Jorge Coelho
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$16,491.50 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Gregory D. Malaska
802 Main Street
Stroudsburg, PA 18360-1602
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
93-2016r SUR JUDGEMENT
NO. 93-2016 AT THE SUIT
OF Federal National Mortgage
Association (“Fannie Mae”),
A Corporation Organized and
Existing Under The laws of The
United States of America vs
Michael J. Mahoney and Tina
M. Mahoney 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 93-2016
Federal National Mortgage
Association (“Fannie Mae”),
A Corporation Organized and
Existing Under The Laws of The
United States of America

v.
Michael J. Mahoney
Tina M. Mahoney
owner(s) of property situate in
the WESTFALL TOWNSHIP,
PIKE County, Pennsylvania,
being 460 Cummins Hill Road,
Milford, PA 18337-9469
Parcel No. 065.00-01-09-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$312,755.44
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Michael J. Mahoney
and Tina M. Mahoney
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$312,755.44,
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 Michael J.
Mahoney and Tina M. Mahoney
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$312,755.44 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 148-2016r SUR
JUDGEMENT NO. 148-2016
AT THE SUIT OF Santander
Bank, NA vs Kathleen M.
Schneider and Leonard
Schneider 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution
No. 148-2016
Santander Bank, N.A.
v.
Kathleen M. Schneider
Leonard Schneider
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 8 Maple Lake Drive,
Bushkill, PA 18224
Parcel No. 194.01-03-16-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$41,202.29
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kathleen M. Schneider
and Leonard Schneider
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$41,202.29,
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 Kathleen
M. Schneider and Leonard
Schneider DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$41,202.29 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
155-2015r SUR JUDGEMENT
NO. 155-2015 AT THE SUIT
OF Wells Fargo Bank, National
Association as Trustee for
Option One Mortgage Loan
Trust 2007-2, Asset-Backed
Certificates, Series 2007-2 vs
Opheil Richardson and Michelle
Richardson 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 155-2015 CIVIL
Wells Fargo Bank, National
Association as Trustee for
Option One Mortgage Loan
Trust 2007-2, Asset-Backed
Certificates, Series 2007-2
v.
Opheil Richardson
Michelle Richardson
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Commonwealth
of Pennsylvania, being 32
Bluebird Lane, Bushkill, PA
18324
Parcel No. 182.03-01-06
(Acreage or street address)
Improvements thereon:

RESIDENTIAL DWELLING
Judgment Amount: \$202,795.03
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Opheil Richardson
and Michelle Richardson
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$202,795.03,
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 Opheil

Richardson and Michelle
Richardson DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$202,795.03 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
204-2016r SUR JUDGEMENT
NO. 204-2016 AT THE SUIT
OF First Guaranty Mortgage
Corporation vs Branden V.
Conklin and Kathleen A.
Conklin 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 204-2016
First Guaranty Mortgage
Corporation
v.
Branden V. Conklin
Kathleen A. Conklin
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 506 Marcel
Drive, Dingmans Ferry, PA
18328
Parcel No. 148.04-01-01.005-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$127,840.52
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Branden V. Conklin
and Kathleen A. Conklin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,840.52,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Branden
V. Conklin and Kathleen A.
Conklin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$127,840.52 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 253-2013r SUR
JUDGEMENT NO. 253-2013
AT THE SUIT OF LSF9
Master Participation Trust vs

Jennifer Doherty and Richard
Doherty 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 253-2013
LSF9 MASTER
PARTICIPATION TRUST
v.

Jennifer Doherty
Richard Doherty
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 311 Rambling Way,
Milford, PA 18337-9564
Parcel No. 125.00-01-96-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$201,237.10
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Jennifer Doherty
and Richard Doherty
DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$201,237.10, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Jennifer Doherty and Richard Doherty DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$201,237.10 PLUS COSTS AND INTEREST AS AFORESAID.

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

07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 358-2015r SUR JUDGEMENT NO. 358-2015 AT THE SUIT OF Deutsche Bank National Trust Company, as Trust Company, as trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE5 Mortgage Pass-Through Certificates, Series 2007-HE5, Mortgage Pass-Through Certificates, Series 2007-HE5, c/o Ocwen Loan Servicing, LLC vs Robert N. Starling 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The following described real property situate in Dingman Township, County of Pike, and commonwealth of Pennsylvania, to wit:

ALL THAT CERTAIN parcel, piece or tracts of land situate, lying and being in the Township of Dingman, County

of Pennsylvania, being known and designated as LOT NO. 2 BLOCK 10, SECTION 4, Gold Key Lake Estates, Dingman Township, Pike County, Pa., as set forth on a map or plan recorded in the Office of the Recorder of Deeds at Milford, Pike County, Pa., in Plat Book Volume 6 Page 16.

Premises being 103 Northwyn Drive, Milford, PA 18337 Parcel no. 03-0-069087 Map/PIN#109-02-02-56 BEING the same premises which Michael J. D'Antuono and Theresa A. D'Antuono husband and wife by Deed dated October 31, 2002 and recorded October 31, 2002 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 1951 Page 1127, granted and conveyed unto Robert N., Starling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Robert N. Starling DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$163,427.99, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robert N. Starling DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$163,427.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 430-2013r SUR JUDGEMENT NO. 430-2013 AT THE SUIT OF The Bank of New York Mellon fka The Bank of

New York, as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-SD2 vs Benigno Rodriguez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 430-2013
ALL THAT CERTAIN lot or piece of ground situate in Lehman Township, County of Pike, and Commonwealth of Pennsylvania
TAX PARCEL NO:
06-0-038595
PROPERTY ADDRESS Lot 14 Pine Ridge, Bushkill, PA 18324
IMPROVEMENTS: A Residential Dwelling
SOLD AS THE PROPERTY OF: Benigno Rodriguez
ATTORNEY'S NAME: Robert W Williams, Esquire
SHERIFF'S NAME: Phil Bueki

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Benigno Rodriguez DEFENDANTS, OWNER,

OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$200,010.90, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Benigno Rodriguez DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$200,010.90 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
473-2015r SUR JUDGEMENT
NO. 473-2015 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Steven
Borland 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 473-2015
JPMorgan Chase Bank, National
Association
v.
Steven Borland
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Commonwealth
of Pennsylvania, being 199
Ridge Drive a/k/a 2340 Gold
Key Estates, Milford, PA
18337-5069
Parcel No. 123.01-02-25-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$127,266.71
Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Steven Borland
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$127,266.71,
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 Steven
Borland DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$127,266.71 PLUS COSTS

AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza

1617 JFK Blvd., Ste. 1400

Philadelphia, PA 19103

07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

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

DIVISION, TO EXECUTION
NO 524-2014r SUR

JUDGEMENT NO. 524-2014

AT THE SUIT OF LSF9

Master Participation Trust vs
Giuseppe Trimarchi and Joann
Trimarchi 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

August 17, 2016 at 11:00 AM

PREVAILING TIME IN THE

AFORENOON OF SAID

DATE:

All That Parcel Of Land

In Township Of Dingman

Township, Pike County,

Commonwealth Of

Pennsylvania, As More Fully

Described In Deed Book 2272,

Page 310, ID# 03-0-017104,
Being Known And Designated
As Lot 1450, Section H, Pocono
Mountain Woodland Lakes,
Filed In Plat Book 12, Page 94,
Recorded 01/08/1975.

Lot 1450, Section H,
Containing 1.03 Acres, Pocono
Mountain Woodland Lakes,
Plat Book 12, Page 94, Recorded
01/08/1975.

Previously referenced as follows:
Book/Volume 2122, Page 310 of
the recorder of Pike County.

Tax ID: 03-0-017104

TAX PARCEL # 110.02-03-15

BEING KNOWN AS: 115

Rhododendron Lane, Milford,
Pa 18337

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

TO Giuseppe Trimarchi

and Joann Trimarchi

DEFENDANTS, OWNER,

OR REPUTED OWNERS

OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A

JUDGMENT ON THE

AMOUNT OF \$260,704.33,

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 Giuseppe Trimarchi and Joann Trimarchi DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$260,704.33 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 616-2015r SUR JUDGEMENT NO. 616-2015 AT THE SUIT OF Nationstar Mortgage LLC vs Barbara Thatcher and James E. Thatcher 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

All that certain lot, parcel and piece of ground bounded and described as follows:

Being shown and designated as Lot 6 on a certain map entitled "Plan of Lots; Rustic Acres, Section 4; Lehman Township, Pike County, Pa.;" September 1968, Scale 1 inch = 50 feet as prepared by Metro Engineering, Inc., Bethlehem, Pa., said map being recorded in the Office of the Recorder of Deeds in Pike County Plat Book Volume 6 on Page 243, and more particularly described as follows:

Beginning at an iron pin on the easterly side of Wynding Way a corner common to lots 6 and 8; thence (1) along the easterly side of said road, North 10 degrees 18 minutes East 87.69 feet to an iron pin; thence (2) along the same on a curve to the right having a radius of 135.02 feet, an arc distance of 99.72 feet to an iron pin, a corner common to Lots 4 and 6; thence (3) leaving said road and along said Lot 6, South 37 degrees 23 minutes East 223.02 feet to an iron pin, a corner common to lots 4 and 6; thence (4) along other lands now or late or Carl E. Rohner, of which this land was a part, South 38 degrees 05 minutes West 32.15 feet to an iron pin;

a corner common to Lots 6 and 8; thence (5) along said Lot 8, North 79 degrees 42 minutes West 185.11 feet to the point of beginning.

Subject to a 5 foot wide easement for water line and other utilities along the 4th course of the heroin described lot.

Under and subject to the conditions and restrictions more particularly set forth in the chain of title.

Parcel ID: 06-0-043472
TAX PARCEL# 200.01-02-41
BEING KNOWN AS: 6
Winding Way AKA 278
Wynding Way, Bushkill, PA
18324

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Barbara Thatcher and James E. Thatcher DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$162,451.99, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT

A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Barbara Thatcher and James E. Thatcher DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$162,451.99 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 684-2015r SUR JUDGEMENT NO. 684-2015 AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed pass-Through Certificates, Series 2005-R11 c/o Ocwen Loan Servicing, LLC vs Elizabeth Koslower and Richard

Koslower 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

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

BEGINNING at a point in the
centerline of L.R. 51001, said
road being the public road that
leads from Shephard's Corner
to Bushkill, the said point of
beginning being a common
corner of Lot 5 and Lot 6;
thence running along the center
of said road, north 07 degrees 44
minutes 35 seconds west 117.64
feet to a point; thence along
the same, north 07 degrees 59
minutes 59 seconds west 57.36
feet to a point in said road;
thence along lot 4, south 85
degrees 39 minutes 35 seconds
east 1126.94 feet to an iron
bar located in the line of lands
of Kurt and Helen Scheerer;
thence along said line, south 19
degrees 20 minutes 30 seconds
west 245.0 feet to an iron bar, a
corner of lot 6; thence along lot
6, north 82 degrees 00 minutes
17 seconds west 1028.74 feet to

the point and place of beginning.
PREMISES BEING RR2 Box
1190 a/k/a 1090 Milford Road,
Dingmans Ferry, PA 18328
MAP # 169.00-01-68
CONTROL/ACCOUNT #
062425
BEING the same premises
which John C. Bland, Jr., single,
by Deed dated May 13, 1998
and recorded May 19, 1998 in
the Office of the Recorder of
Deeds in and for Pike County
in Deed Book: 1530 Page 183,
granted and conveyed unto
Richard Koslower and Elizabeth
Koslower, his 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 Elizabeth Koslower
and Richard Koslower
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$382,551.35,
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 Elizabeth Koslower and Richard Koslower DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$382,551.35 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 918-2011r SUR JUDGEMENT NO. 918-2011 AT THE SUIT OF Duetsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 vs Vincent Butler aka Vincent J. Butler, Last Record owner Barbara Butler, Record Owner, Dawn Partch aka

Dawn M. Partch, known Heir of Vincent Butler aka Vincent J. Butler, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Vincent Butler aka Vincent J. Butler, 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN parcel, piece and tract of land situate, lying and being in the township of Shohola, County of Pike and Commonwealth of Pennsylvania known as Lot No. 54, Block 3 and 4, section D-2 of Hinkel Estates, as set forth on a survey prepared by Harry F. Schoonagol, R.S., dated January 27, 1975 and recorded in the Recorder of Deeds Office of Milford, Pike County, Pennsylvania in Plat Book Volume 17 at Page 81. UNDER AND SUBJECT to all covenants, conditions, restrictions, reservations, easements and exceptions as set forth in Deed Book Volume 808 page 319. BEING KNOWN AS: 156 Don Drive (Hinkel Estates), Shohola, PA 18458

PROPERTY ID NO.:
12-0-069780
TITLE TO SAID PREMISES
IS VESTED IN VINCENT
BUTLER AND BARBARA
BUTLER, HIS WIFE,
AS TENANTS BY THE
ENTIRETIES BY DEED
FROM RICHARD MURRAY
AND LINDA MURRAY, HIS
WIFE DATED 08/17/1994
RECORDED 08/19/1994 IN
DEED BOOK 937 PAGE 342.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Vincent Butler aka Vincent
J. Butler, Last Record owner
Barbara Butler, Record Owner,
Dawn Partch aka Dawn M.
Partch, known Heir of Vincent
Butler aka Vincent J. Butler,
Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Associations Claiming
Right, Title or Interest From
or Under Vincent Butler aka
Vincent J. Butler, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$416,996.78,
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 Vincent Butler
aka Vincent J. Butler, Last
Record owner Barbara Butler,
Record Owner, Dawn Partch aka
Dawn M. Partch, known Heir
of Vincent Butler aka Vincent
J. Butler, Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest
From or Under Vincent Butler
aka Vincent J. Butler, Deceased
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$416,996.78 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 968-2014r SUR JUDGEMENT NO. 968-2014 AT THE SUIT OF HSBC Bank USA, NA vs Fernando Valenzuela aka Fernando A. Valenzuela, Yobanny Valenzuela, Beatriz Concepcion and Clara E. Vargas 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

All that certain piece or parcel or Tract of land situate Township of Dingman, Pike County, Pennsylvania, and being known as 364/3 Pocono Water Forest, Dingmans Ferry, Pennsylvania 18325.
Map Number 136.02-01-20
Control Number: 03-0-021260
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$282,468.57
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Fernando Valenzuela a/k/a Fernando A. Valenzuela, Yobanny Valenzuela, Beatriz Concepcion and Clara E. Vargas

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Fernando Valenzuela aka Fernando A. Valenzuela, Yobanny Valenzuela, Beatriz Concepcion and Clara E. Vargas DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$282,468.57, 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 Fernando
Valenzuela aka Fernando A.
Valenzuela, Yobanny Valenzuela,
Beatriz Conception and Clara
E. Vargas DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$282,468.57 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste.
2080
Philadelphia, PA 19109
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT OF
COMMON PLEAS, PIKE
COUNTY, CIVIL DIVISION,
TO EXECUTION NO
977-2013r SUR JUDGEMENT
NO. 977-2013 AT THE SUIT
OF The Dime Bank vs Kathryn
L. Greiner 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"

By virtue of a writ of execution
case number 977-Civil-2013
THE DIME BANK vs.
KATHRYN L. GREINER
owner of the property which
consists of Lot 7A, Block 3,
Section 3, Sunrise Lake, which
contains 0.711 acres, more or less
in accordance with the survey
prepared by Victor E. Orben,
PLS dated March 5, 2003 and
recorded in the Office of the
Recorder of Deeds in and for
Pike County, Pennsylvania in
Plat Book 39 Page 34.
Property being known as 137
Sunrise Drive, Lot 7A, Block
3, Section 3, Sunrise Lake,
Milford, Pennsylvania 18337,
which is identified by Tax Map
No. 122.03-02-75 and Control
No. 03-0-018944.
Improvements thereon:
residential dwelling
Attorney: David M. Gregory,
Esquire

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kathryn L. Greiner
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$102,643.24,
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 Kathryn L.
Greiner DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$102,643.24 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
David M. Gregory
307 Erie Street
Honesdale, PA 18431
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1080-2014r
SUR JUDGEMENT NO.

1080-2014 AT THE SUIT
OF Bank of America, NA
s/b/m to BAC Home Loans
Servicing LP f/k/a Countrywide
Home Loans Servicing,
LP vs Johnnie Godette and
Kelly G. Miedreich-Go-
dette 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
piece or parcel of land, situate,
lying and being in the Township
of Lehman, County of Pike and
State of Pennsylvania, more
particularly described as follows:
Lot Number 34, Stage VII, Pine
Ridge, as shown on Plat of Pine
Ridge, Inc., Stage VII, recorded
in the Office of the Recorder of
Deeds of Pike County in Plat
Book Volume 10 at Page 126 on
June 20, 1973.

BEING the same premises
which Roseann Maione,
Executrix of the Estate of
Grace Maione, by Deed dated
July 5, 2007 and recorded July
10, 2007, in the Office for the
Recorder of Deeds in and for
Pike County, in Deed Book
Volume 2240, Page 1332 as
Instrument No. 200700010832
conveyed unto JOHNNIE
GODETTE and KELLY G.

MIEDREICH-GODETTE,,
BEING KNOWN AS: LOT
34 STAGE 7 PINE RIDGE
A/K/A 1566 PINE RIDGE,
BUSHKILL, PA 18324
TAX PARCEL #06-0-041030
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Johnnie Godette and
Kelly G. Miedreich-Godette
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$300,455.04,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Johnnie Godette and Kelly
G. Miedreich-Godette
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$300,455.04 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc.
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1243-2015r SUR
JUDGEMENT NO. 1243-2015
AT THE SUIT OF Federal
National Mortgage Association
vs Christopher R. Kimler, in
his Capacity as Administrator
Dbn of The Estate of Barbara A.
Staskowski, David Staskowski,
in His Capacity as Heir of
the Estates of Barbara A.
Staskowski, Edward Staskowski,
III, in His Capacity as Heir
of the Estate of Barbara
A. Staskowski, Unkonwn
Heirs, Successors, Assigns,
and All Persons, Firms or
Associations Claiming Right,
Title or Interest From or
Under Barbara A. Staskowski,

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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1243-2015

Federal National Mortgage
Association

v.

Christopher R. Kimler, in His
Capacity as Administrator Dbn
of The Estate of Barbara A.
Staskowski

David Staskowski, in His
Capacity as Heir of the Estates
of Barbara A. Staskowski
Edward Staskowski, III, in His
Capacity as heir of the Estate of
Barbara A. Staskowski
Unknown Heirs, Successors,
Assigns, and All Persons, Firms
or Associations Claiming Right,
Title or Interest From or Under
Barbara A. Staskowski, Deceased
owner(s) of property situate in
the GREENE TOWNSHIP,
PIKE County, Pennsylvania,
being Lot 11, Block W-502,
Section 5, Black Bear Drive
A/k/a 114 Hedge Drive,
Dingmans Ferry, PA 18328
Parcel No. 087.01-03-80-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$118,691.66
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Christopher R. Kimler, in his
Capacity as Administrator Dbn
of The Estate of Barbara A.
Staskowski, David Staskowski,
in His Capacity as Heir of
the Estates of Barbara A.
Staskowski, Edward Staskowski,
III, in His Capacity as heir
of the Estate of Barbara A.
Staskowski, Unkonwn Heirs,
Successors, Assigns, and All
Persons, Firms or Associations
Claiming Right, Title or
Interest From or Under Barbara
A. Staskowski, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$118,691.66,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Christopher R. Kimler, in his Capacity as Administrator Dbn of The Estate of Barbara A. Staskowski, David Staskowski, in His Capacity as Heir of the Estates of Barbara A. Staskowski, Edward Staskowski, III, in His Capacity as heir of the Estatee of Barbara A. Staskowski, Unkonwn Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara A. Staskowski, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$118,691.66 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION

ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1304-2013r SUR JUDGEMENT NO. 1304-2013 AT THE SUIT OF JPMorgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC vs Kathleen Jeung aka Kathleen Rescigno 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution No. 1304-2013 JPMorgan Chase Bank, National Association, s/b/m Chase Home Finance, LLC
v.
Kathleen Jeung a/k/a Kathleen Rescigno
owner(s) of property situate in the TOWNSHIP OF LEHMAN, PIKE County, Pennsylvania, being 3-340 Mockingbird Court a/k/a, 196 Mockingbird Court, Bushkill, PA 18324
Parcel No. 189.02-03-35.001
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$144,542.16

Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Kathleen Jeung
aka Kathleen Rescigno
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$144,542.16,
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 Kathleen
Jeung aka Kathleen Rescigno
DEFENDANTS, OWNERS

REPUTED OWNERS TO
COLLECT \$144,542.16 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1308-2015r SUR
JUDGEMENT NO. 1308-2015
AT THE SUIT OF PNC
Bank, National Association,
s/b/m/t National City Bank
vs Dawn Bates aka Dawn K.
Bates and Dave Bates aka
David Bates 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA

CIVIL DIVISION
PNC BANK, National
Association, s/b/m/t
NATIONAL CITY BANK
Plaintiff,

v.
DAWN BATES a/k/a DAWN
K. BATES and DAVE BATES
a/k/a DAVID BATES,
Defendants.

NO: 1308-2015

ALL THE RIGHT, TITLE,
INTEREST AND CLAIM
OF DAWN BATES A/K/A
DAWN K. BATES AND
DAVE BATES A/K/A DAVID
BATES OF, IN AND TO:
ALL THE FOLLOWING
DESCRIBED REAL
ESTATE SITUATED
IN THE TOWNSHIP
OF LACKAWAXEN,
COUNTY OF PIKE,
COMMONWEALTH OF
PENNSYLVANIA. HAVING
ERECTED THEREON
A DWELLING KNOWN
AND NUMBERED AS 628
MCKEAN ROAD, HAWLEY,
PA 18428. 2277, Page
1240, PARCEL NUMBER
017.00-01-08 (Control #
05-0-024429.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Dawn Bates aka Dawn K. Bates
and Dave Bates aka David Bates
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$323,388.39,
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
Bates aka Dawn K. Bates and
Dave Bates aka David Bates
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$323,388.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Weltman Weiberg & Reis
436 7th Avenue, Ste. 2500
Pittsburgh, PA 15219
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1341-2015r SUR
JUDGEMENT NO. 1341-2015
AT THE SUIT OF Wells
Fargo Bank, NA vs Theodore
R. Robbin 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1341-2015
Wells Fargo Bank, N.A.
v.
Theodore R. Robbins
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 113 Butternut Road,
Milford, PA 18337-5106
Parcel No. 122.02-03-37-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$98,152.48
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Theodore R. Robbin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$98,152.48,
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 Theodore
R. Robbin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$98,152.48 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1407-2015r SUR
JUDGEMENT NO. 1407-2015
AT THE SUIT OF Wells Fargo
Bank, NA vs Elisa Adler, in
Her Capacity as Administratrix
and Heir of the Estate of Arleen
Borella aka Alreen Francis
Borella aka Arleen F. Borella
Unknown Heirs, Successors,
Assigns, and All Persons,
Firms, or Associations Claiming
Right, Title or Interest From
or Under Arleen Borella,
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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION
By virtue of a Writ of Execution

No. 1407-2015
Wells Fargo Bank, N.A.
v.
Elisa Adler, in Her Capacity
as Administratrix and Heir of
the Estate of Arleen Borella
aka Alreen Francis Borella aka
Arleen F. Borella Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Arleen Borella, Deceased
owner(s) of property situate in
the PIKE County, Pennsylvania,
being 801 Morgan Court,
Hawley, PA 18428
Parcel No. 120.01-03-26
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$138,194.89
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Elisa Adler, in Her Capacity
as Administratrix and Heir of
the Estate of Arleen Borella
aka Alreen Francis Borella aka
Arleen F. Borella Unknown
Heirs, Successors, Assigns,
and All Persons, Firms, or
Associations Claiming Right,
Title or Interest From or Under
Arleen Borella, Deceased
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR

EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$138,194.89, 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 Elisa Adler, in Her Capacity as Administratrix and Heir of the Estate of Arleen Borella aka Alreen Francis Borella aka Arleen F. Borella Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Arleen Borella, Deceased DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$138,194.89 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond & Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1428-2015r SUR JUDGEMENT NO. 1428-2015 AT THE SUIT OF Ocwen Loan Servicing, LLC vs Harry Counterman, Laura Counterman & Mabel Counterman 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

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

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Delaware County of Pike and Commonwealth of Pennsylvania, more particularly described as follows to wit: Lot No. 2, Block No. M-405, Section 4, as shown

on a map entitled "Marcel Lake Estates", on file in the Recorder of Deeds Office at Milford, Pennsylvania, in Pike County Plat Book Volume 10, page 133. PREMISES BEING 156 Michelle Court, Dingmans Ferry, PA 18328 PARCEL # 148.02-01-15 BEING the same premises which Laura Counterman by Deed dated February 6, 2013 and recorded February 7, 2013 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 2411 Page 330, granted and conveyed unto Harry Counterman and Mabel Counterman, husband and wife, and Laura Counterman.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Harry Counterman, Laura Counterman & Mabel Counterman DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$148,759.84, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES

AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Harry Counterman, Laura Counterman & Mabel Counterman DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$148,759.84 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1449-2015r SUR JUDGEMENT NO. 1449-2015 AT THE SUIT OF Wells Fargo Bank, NA vs Frank Lopez, 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1449-2015

Wells Fargo Bank, N.A.

v.

Frank Lopez Jr

owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Pennsylvania, being 142 Hickory
Road, Dingmans Ferry, PA
18328-3102

Parcel No. 148.04-08-32
(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$125,926.05

Attorneys for Plaintiff

Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Frank Lopez, Jr.
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A

JUDGMENT ON THE
AMOUNT OF \$125,926.05,
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 Frank
Lopez, Jr. DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$125,926.05 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA

Phelan Hallinan Diamond &
Jones

1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO. 1489-2015r SUR
JUDGEMENT NO.
1489-2015 AT THE SUIT
OF NE PA Community
Federal Credit Union vs
George Sanford and Nancy
Sanford 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

Tax ID: 01-0-059.02-01-11
Pin No. 01-0-069979
LEGAL DESCRIPTION
ALL THAT CERTAIN Lot,
piece or parcel of land situate
in the Township of Blooming
Grove, in the County of Pike
and State of Pennsylvania known
as Lot No. 11 Hitching Post
Mobile Home Community Unit
1, as shown on a map surveyed
by Harry E. Schoenagel on
July 22, 1981, Scale 1" = 50',
approved by the Blooming
Grove Planning Commission on
September 3, 1980, and August
3, 1981, and approved by the
Blooming Grove Township

Supervisors on November 3,
1980 and August 3, 1981, and
recorded in Pike County to
Plat Book 19 on Page 67 on
December 2, 1980.
TOGETHER with all
rights-of-way and UNDER
AND SUBJECT to the
Declaration and other recorded
condominium documents filed
and all exceptions, reservations,
easements and restrictions of
record.
Located thereon is a 1977
Danbury Home Serial #6514.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
George Sanford and Nancy
Sanford DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$23,849.87,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF George Sanford and Nancy Sanford DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$23,849.87 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Cramer, Swetz, McManus &
Jordan
711 Sarah St
Stoudsburg, PA 18360
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1522-2014r SUR JUDGEMENT NO. 1522-2014 AT THE SUIT OF LSF9 Master Participation Trust vs Richard DeMarco and Selena DeMarco aka Selena M. DeMarco 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 August 17, 2016 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 Lackawaxen, County of Pike and Commonwealth of Pennsylvania, being known, styled and designated as Lot No. 18 on a certain map entitles "Hunter's Ridge Map", dated May 24, 1973, as prepared by Harry F. Schoenagel, R.S., and recorded in the Office of the Recorder of Deeds in and for Pike County, Pennsylvania in Plat Book 10, at page 209, and being further described as follows, to wit:

BEGINNING at the Northerly most corner of lands herein conveyed thence from said point of beginning South 02 degrees 53 minutes 03 seconds East 665.00 feet to a point for corner, thence South 57 degrees 39 minutes 28 seconds East 435.0 feet to a point for corner in the Easterly line of a certain private road known as Partridge Lane; thence along the said Easterly line of Partridge Lane, North 15 degrees 02 minutes 20 seconds West 273.53 feet to a point for a corner; thence along an arc having a radius of 50 feet, a distance of 146.11 feet to a point for corner; thence North 27 degrees 36 minutes 14 seconds West 660.43 feet to the point

and place of BEGINNING and CONTAINING 3.12 acres of land, be the same more or less. SUBJECT to any physical easements showing on the ground.

TAX PARCEL # 025.02-01-03 BEING KNOWN AS: 118 Partridge Lane, Rowland, PA 18458 a/k/a 18 Partridge Lane, Rowland, PA 18457

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Richard DeMarco and Selena DeMarco aka Selena M. DeMarco DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$219,608.79, 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 Richard DeMarco and Selena DeMarco aka Selena M. DeMarco DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$219,608.79 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1526-2015r SUR JUDGEMENT NO. 1526-2015 AT THE SUIT OF PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by Merger to National City Mortgage, Inc. f/k/a National City Mortgage Co. vs Frances Ford and Adrian L. Ford 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot
or piece of land situate in the
Township of Lehman, County of
Pike, and State of Pennsylvania,
being Lot Number 31, Stage 8,
Pine Ridge, as shown on map
of Pine Ridge, Inc., on file in
the Recorder of Deeds Office
at Milford, Pennsylvania in
Plat Book No. 10 at Page 127,
(previously incorrectly recited as
Book 10, Page 27.)

TOGETHER with all
rights and privileges and
UNDER AND SUBJECT
to the covenants, exceptions,
conditions, reservations and
restrictions as of record.
TAX ID #: 188-02-02-15
(Control #06-0-038100)
BEING KNOWN AS: 1711
Pine Ridge, Bushkill, PA 18324

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
Frances Ford and Adrian
L. Ford DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE

AMOUNT OF \$207,860.32,
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 Frances
Ford and Adrian L. Ford
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$207,860.32 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT

OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1565-2015r SUR
JUDGEMENT NO. 1565-2015
AT THE SUIT OF Primary
Residential Mortgage, Inc.
vs Pedro Rabassa, Jr. a/k/a
Peter Rabassa and Ramona
R. Rabassa 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION
PRIMARY RESIDENTIAL
MORTGAGE, INC.,
Plaintiff,
Vs
PEDRO RABASSA, JR.
a/k/a PETER RABASSA and
RAMONA R. RABASSA,
Defendants.

NO; 1565-2015
LEGAL DESCRIPTION
ALL that certain lot or lots,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being
Lot or Lots No. 1551, Section
no. 8, as is more particularly
set forth on the Plot Map of
Lehman-Pike Development
Corporation, Saw Creek Estates,

as same is duly recorded in
the office for the Recording of
Deeds, Milford, Pike County,
Pennsylvania in Plot Book
Volume 21, Page 8.
UNDER and SUBJECT to the
covenants, charges, reservations,
conditions, restrictions and
requirements set forth in the
above recited deed recorded in
the aforesaid Recorder's Office
and which shall be deemed
to run with the land herein
described. The said covenants,
restrictions, reservations,
conditions and requirements
shall apply to all lots conveyed
by Lehman-Pike Development
Corporation for single family
residential dwelling purposes
but not to other lands of
Lehman-Pike Development
Corporation which may be
designated by Lehman-Pike
Development Corporation for
other purposes.
HAVING erected thereon
a dwelling known as 1551
Woodbridge Dr. E., Bushkill,
PA 18324.
TAX MAP NO. 196.02-04-25.
CONTROL NO. 06-0-074982.
BEING the same premises
which Sheryl A. Rosen, single,
by Deed dated 06/17/2013
and recorded 06/19/2013 in
the Recorder's Office of Pike
County, Pennsylvania, in Deed
Book Volume 2282, Page 945,
granted and conveyed unto
Pedro Rabassa a/k/a Peter
Rabassa and Ramona Rabassa,
his wife.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Pedro Rabassa, Jr. a/k/a Peter Rabassa and Ramona R. Rabassa DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$158,391.36, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Pedro Rabassa, Jr. a/k/a Peter Rabassa and Ramona R. Rabassa DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$158,391.36 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Lois M. Vitti Esq.
215 Fourth Avenue
Pittsburg, PA 15222
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1588-2015r SUR JUDGEMENT NO. 1588-2015 AT THE SUIT OF HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D c/o Ocwen Loan Servicing, LLC vs Beth Ann Spinelli aka Beth Spinelli and Frank Spinelli, Jr. aka Frank Spinelli 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN piece, parcel or lot of land situated, lying and being on the Township of Lackawaxen, County of Pike

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

BEGINNING at a point for corner in the center of a 50 ft. wide road called Forest Oaks Drive, said point also being about 693 ft. from the center of Township Road T-267 and running; thence, along the center of Forest Oaks Drive the following five courses; 1) South 16 degrees 01 minutes 16 seconds west 29.77 ft., 2) South 14 degrees 51 minutes 18 seconds west 197.53 ft., 3) South 08 degrees 13 minutes 29 seconds west 134.88 ft., 4) South 00 degrees 13 minutes 09 seconds west 44.37 ft., and 5) South 09 degrees 01 minutes 15 seconds 51.85 ft.; thence, along the common line between lots 6C and 6B north 57 degrees 39 minutes 46 seconds west 323.52 ft to a point for corner in the line of lands of Robert Frieda; thence along the line of lands of same north 10 degrees 01 minutes 53 seconds east 481.60 ft. to a point for corner, thence cutting through the lands of the grantor south 54 degrees 08 minutes 39 seconds east 320.42 ft. to the point and place of beginning. CONTAINING 3.00 acres of land, more or less, and being Lot 6B of the Forest Oaks Development. Excepting and reserving for highway purposes that portion of Forest Oaks Drive that lies within the bounds of the herein described premises. The above description is in accordance with a survey by John A. Boehm dated November,

1987.

Drawing No. G.

TOGETHER with unto the Grantees herein, their heirs arid assigns, all rights, rights of way, and privileges and under and subject to all conditions, restrictions, reservations, covenants, easements and exceptions as set forth in the a foregoing recited deed; Reference may be had to said deed or the record thereof for any and all purposes in connection with this conveyance with the same force and effect as if the same were more fully and at large set forth herein.

Grantee herein agrees to pay the sum of \$200.00 per year to Road Maintenance and Plowing. Grantor reserves the right to adjust said road maintenance fee in the discretion of the Grantor. PREMISES BEING 6b Forest Oaks Drive, Rowland, PA 18457 PARCEL # 104848/017.00-01-40.001

BEING the same premises which George R. McKean and Marie McKean, widow, individually and as Executrix of the Estate of George McKean, deceased by Deed dated February 3, 1988 and recorded March 17, 1988 in the Office of the Recorder of Deeds in and for Pike County in Deed Book: 1222 Page 052, granted and conveyed unto Frank Spinelli Jr., and Beth Ann Spinelli, his wife, as tenants by entières.

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

THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Beth Ann Spinelli aka
Beth Spinelli and Frank
Spinelli, Jr. aka Frank Spinelli
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$182,602.31,
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 Beth Ann
Spinelli aka Beth Spinelli and
Frank Spinelli, Jr. aka Frank
Spinelli DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$182,602.31 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1623-2015r SUR
JUDGEMENT NO. 1623-2015
AT THE SUIT OF U.S. Bank
National Association, as Trustee
for The Pennsylvania Housing
Finance Agency vs Christopher
M. Steele 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT LEGAL FOR
ADVERTISING:

ALL THAT CERTAIN
piece of land situated in the
Township of Delaware, County
of Pike, Pennsylvania, being Lot
14ABC, Block B-88, Plan of
Lots-Birchwood Lakes, Section
12, Pike County Plat Book 5,

Page 125.

HAVING THEREON
ERECTED A DWELLING
KNOWN AS 118 E. MAHELI
DRIVE, DINGMANS
FERRY, PA 18328.
MAP # 162.02-13-61.
CONTROL # 02-0-029058
Pike County Instrument No.
200800006439.
TO BE SOLD AS
THE PROPERTY OF
CHRISTOPHER M. STEELE
UNDER PIKE COUNTY
JUDGMENT NO. 2015-01623.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Christopher M. Steele
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$106,560.87,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Christopher
M. Steele DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$106,560.87 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Purcell Krug & Haller
1719 N. Front Street
Harrisburg, PA 17105-2392
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1626-2015r
SUR JUDGEMENT NO.
1626-2015 AT THE SUIT
OF The Dime Bank vs Diane
M. Casey 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
August 17, 2016 at 11:00 AM

PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

EXHIBIT "A"

By virtue of a writ of execution
case number 1626-Civil-2015
THE DIME BANK vs.
DIANE M. CASEY

owner of the property which
consists of Lot Number 195 in
the subdivision of Oak Hills
Division, Section III, recorded
in the Office of the Recorder of
Deeds of Pike County in plat
Book Volume 7 at Page 186 on
December 22, 1969.

Property being known as 159
Cottonwood Drive, Fawn Lake
Forest, Hawley, Pennsylvania
18428, identified by Tax map
No. 009.03-02-69 and Control
No. 05-0-026034.

Improvements thereon:
residential dwelling
Attorney: David M. Gregory,
Esquire

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Diane M. Casey
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$63,611.12,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT

REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Diane M.
Casey DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$63,611.12 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
David M. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1631-2015r SUR
JUDGEMENT NO. 1631-2015

AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Scott Axelband and Amy Axelband 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot or parcel of land situate in the Borough of Matamoras, County of Pike and State of Pennsylvania, described as follows, on the map or plan of said Borough of Matamoras, to wit: One lot numbered on said map forty-eight containing in front on Milton Street now Avenue B fifty in depth along Kidder Street one hundred feet. BEING the same premises which LAWRENCE AXELBAND, single by Deed dated 01/14/2004 and recorded 01/28/2004, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2029, Page 1775, conveyed unto SCOTT AXELBAND and AMY AXELBAND, husband and wife, in fee. BEING KNOWN AS: 106 AVENUE B, MATAMORAS,

PA 18336
TAX PARCEL #07-0-083.06-01-31
IMPROVEMENTS:
Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Scott Axelband and Amy Axelband DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$101,672.63, 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 Scott

Axelband and Amy Axelband
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$101,672.63 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Powers Kirn & Assoc
8 Neshaminy Interplex, Ste. 215
Trevose, PA 19053
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1651-2014r SUR
JUDGEMENT NO. 1651-2014
AT THE SUIT OF Volt
Asset Holding Trust, Xvi vs
John Sladicka and Dorothy
Sladicka 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1651-2014-CV
Volt Asset Holdings Trust, Xvi

v.
John Sladicka
Dorothy Sladicka
owner(s) of property situate
in the DELAWARE
TOWNSHIP, PIKE County,
Comonwealth of Pennsylvania,
being 111 Lakeview Drive,
Dingmans Ferry, PA
18328-4097
Parcel No. 175.02-04-08-
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$141,403.26
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
John Sladicka and Dorothy
Sladicka DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$141,403.26,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF John Sladicka and Dorothy Sladicka DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$141,403.26 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1 Penn Center Plaza
1617 JFK Blvd., ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1743-2010r SUR JUDGEMENT NO. 1743-2010 AT THE SUIT OF Green Tree Servicing, LLC vs Catherine Hockin 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 1743-2010-CIVIL Green Tree Servicing LLC v.

Catherine Hockin owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Commonwealth Pennsylvania, being 1065 Canterbury Road, a/k/a 2 Saw Creek Estate, Bushkill, PA 18324

Parcel No. 192.04-06-02- (Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$178,686.82
Attorney for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Catherine Hockin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$178,686.82,

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

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Catherine
Hockin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$178,686.82 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
1 Penn Center Plaza
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016
BY VIRTUE OF WRIT
OF EXECUTION ISSUED

OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1763-2015r SUR
JUDGEMENT NO. 1763-2015
AT THE SUIT OF The Bank
of New York Mellon Trust
Company, National Association
fka The Bank of New York Trust
Company, NA as successor
to JPMorgan Chase Bank,
NA as Trustee for Residential
Asset Mortgage Products,
Inc. Mortgage Asset-Backed
Pass-Through Certificates, Series
2005-RP1 vs James Bunnell and
Joann Bunnell 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

The land referred to in this
Policy is described as follows:
ALL THAT CERTAIN
LOT, PIECE OR PARCEL
OF LAND BEING SHOWN
AND DESIGNATED AS
LOT 20 ON A CERTAIN
MAP ENTITLED "PLAN
OF LOTS" RUSTIC ACRES
ESTATE; SECTION 4,
LEHMAN TOWNSHIP,
PIKE COUNTY, PA;
SEPTEMBER 1968; SCALE
1"-50", AS PREPARED BY
METRO ENGINEERS,

INC., STROUDSBURG, PA;
SAID MAP INTENDED
TO BE RECORDED AND
MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT
ON THE SOUTHERLY
SIDE OF SYNDING SAY
AS SHOWN ON THE
ABOVE CAPTIONED MAP,
A CORNER COMMON
TO LOTS 18 AND 20;
THENCE (1) ALONG THE
SOUTHERLY SIDE OF SAID
ROAD SOUTH SEVENTY
DEGREES TWENTY-ONE
MINUTES WEST 55.00
FEET TO A POINT;
THENCE (2) ALONG
THE SAME, SOUTH
SIXTY-FIVE DEGREES
FIFTY MINUTES WEST
55.00 FEET TO A POINT A
CORNER COMMON TO
LOTS 20 AND 22; THENCE
(3) LEAVING SAID ROAD
AND ALONG SAID LOT 22
SOUTH TWENTY-FOUR
DEGREES TEN MINUTES
EAST 155.55 FEET TO
A POINT ON LINE OF
OTHER LANDS OF THE
GRANTOR HEREIN, OF
WHICH THIS LOT WAS
FORMERLY A PART, A
CORNER COMMON TO
LOTS 20 AND 22; THENCE
(4) ALONG SAID OTHER
LANDS OF THE GRANTOR
HEREIN, NORTH
SIXTY-EIGHT DEGREES
TWENTY-THREE
MINUTES WEST 97.66
FEET TO A POINT, A
CORNER COMMON
TO LOTS 18 AND 20;

THENCE (5) ALONG
SAID LOT 18, NORTH
NINETEEN DEGREES
THIRTY-NINE MINUTES
WEST 156.04 FEET TO THE
PLACE OF BEGINNING.
CONTAINING 16.300
SQUARE FEET, MORE OR
LESS.
SUBJECT TO A 5.00
FOOT EASEMENT FOR
WATERLINES AND
OTHER UTILITIES
ALONG THE 4TH COURSE
HEREIN.
BEING KNOWN AS: RR
2 Box 41 n/k/a 252 Wynding
Way, Bushkill, PA 18324
PROPERTY ID NO.:
06-0-200.01-02-34
TITLE TO SAID PREMISES
IS VESTED IN Joann Bunnell
BY DEED FROM Janet
FrutcheY DATED 10/22/1997
RECORDED 10/24/1997 IN
DEED BOOK 1428 PAGE
039.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA TO
James Bunnell and Joann
Bunnell DEFENDANTS,
OWNER, OR REPUTED
OWNERS OF THE
AFORESAID REAL
PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$73,884.32,
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 James
Bunnell and Joann Bunnell
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$73,884.32 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Udren Law Offices
111 Woodcrest Road, Ste. 200
Cherry Hill, NJ 08003-3620
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1770-2015r

SUR JUDGEMENT NO.
1770-2015 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs
Robin L. Ross a/k/a Robin
Ross DEFENDANTS,
I WILL EXPOSE TO
SALE OF PUBLIC
VENDUE OR OUTCRY
IN THE PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA
18337 ON WEDNESDAY
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1770-2015
JPMorgan Chase Bank, National
Association
v.
Robin L. Ross a/k/a Robin Ross
owner(s) of property situate in
the DINGMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 154 Seneca Drive, a/k/a
4099 Conashaugh Lake,
Milford, PA 18337-9710
Parcel No. 121.02-04-71 -
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$83,858.61
Attorneys for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

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

OF PENNSYLVANIA TO Robin L. Ross a/k/a Robin Ross DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$83,858.61, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Robin L. Ross a/k/a Robin Ross DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$83,858.61 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones

1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1773-2014r SUR JUDGEMENT NO. 1773-2014 AT THE SUIT OF The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-15 vs James V. Hoot, Jr and the United States of America DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION
ALL THAT CERTAIN lot, parcel, or piece of land situate in the Township of Greene, County of Pike and State of Pennsylvania, being Lot No. 2607 Section C as shown on Plotting of Section C, Skyview Lake, Pocono Sky Enterprises,

Inc., Greene Township, Pike County, Pennsylvania prepared by Leo A. Achterman, Jr., P.E., dated November 6, 1968 and recorded in the Courthouse at Milford, Pike County, Pennsylvania, in Plot Book No. 7, Pages 42 and 402. BEING Map no. 128.02-03-29.002 Control No. 04-0-10311 BEING PREMISES Lot No. 2607C, Skyview Lake, Greentown, Pennsylvania BEING PROPERTY ADDRESS 142 Jean Danielson Drive, Greentown, PA 18426 BEING the same premises which Harold E. Carter, Jr. and Nancy Carter, husband and wife, and William Zane and Karen Zane, husband and wife, by deed dated November 21, 1997 and recorded in the Recorder of Deeds Office in and for Lawrence County, Pennsylvania on December 12, 1997 in Book 1455, Page 139 and Instrument Number 0012016 granted and conveyed unto James V. Hoot and Debra D. Hoot, husband and wife. And the said Debra D. Hoot departed this life on may 12, 2011, thereby vesting sole ownership in James V. Hoot Jr., by operation of law. Improvements thereon of the residential dwelling.

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

James V. Hoot, Jr and the United States of America DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$222,129.92, 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 James V. Hoot, Jr and the United States of America DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$222,129.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman,

LLP
298 Wissahickon Avenue
North Wales, PA 194549
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE
August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1794-2015r
SUR JUDGEMENT NO.
1794-2015 AT THE SUIT
OF JPMorgan Chase Bank,
National Association vs Neil
M. Shevlin 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
August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN lot,
parcel or piece of ground situate
in Lehman Township, Pike
County, Pennsylvania, being Lot
No. 3333, Section No. 35 as is
more particularly set forth on
the Plot Map of Lehman-Pike
Development Corporation, Saw
Creek Estates, as same is duly
recorded in the Office for the
Recording of Deeds, Milford,
Pike County, Pennsylvania, in
Plot Book Volume 28, page 132.
BEING THE SAME

PREMISES which Leonard J.
Sturmak and Tracy E. Sturmak,
husband and wife, by Deed
dated 3/8/2005 and recorded
3/31/2005 in the Office of the
Recorder of Deeds in and for the
County of Pike, in Deed Book
2101, Page 161 and Instrument#
200500005156, granted and
conveyed unto Neil M. Shevlin.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Neil M. Shevlin
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$236,605.42,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

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

WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS THE
PROPERTY OF Neil M.
Shevlin DEFENDANTS,
OWNERS REPUTED
OWNERS TO COLLECT
\$236,605.42 PLUS COSTS
AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION
ISSUED OUT OF THE
COURT OF COMMON
PLEAS, PIKE COUNTY,
CIVIL DIVISION, TO
EXECUTION NO 1805-2014r
SUR JUDGEMENT NO.
1805-2014 AT THE SUIT
OF HSBC Bank USA,
National Association, as
Indenture Trustee of the FBR
Securitization Trust 2005-1,
Callable Mortgage-Backed
Notes, Series 2005-1 vs
Dawn Conklin and John
LaRiviere 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

August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

ALL THAT CERTAIN
PROPERTY SITUATED
IN THE TOWNSHIP
OF LEHMAN IN THE
COUNTY OF PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING
DESCRIBED AS FOLLOWS:
LOT NOS 3471 AND 3472,
SECTION NO. 37 AS IS
MORE PARTICULARLY
SET FORTH ON THE PLOT
MAP OF LEHMAN-PIKE
DEVELOPMENT
CORPORATION, SAW
CREEK ESTATES, AS SAME
IS DULY RECORDED IN
THE OFFICE FOR THE
RECORDING OF DEEDS,
MILFORD, PIKE COUNTY,
PENNSYLVANIA IN PLOT
BOOK VOLUME 34 AT
PAGE 112-117. BEING
MORE FULLY DESCRIBED
IN A FEE SIMPLE DEED
DATED 12/07/2001 AND
RECORDED 12/08/2001,
AMONG THE LAND
RECORDS OF THE
COUNTY AND STATE
SET FORTH ABOVE, IN
VOLUME 1908 PAGE 2409.
TAX PARCEL ID:
06-0-110629
ADDRESS: 3471 OAKLEY
COURT, BUSHKILL, PA
18324
BEING THE SAME
PREMISES WHICH JOHN
LARIVIERE AND DAWN
CONKLIN BY DEED

DATED 12/7/2001 AND RECORDED 12/18/2001 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF PIKE, IN DEED BOOK 1908, PAGE 2409, GRANTED AND CONVEYED UNTO JOHN LARIVIERE AND DAWN CONKLIN.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Dawn Conklin and John LaRiviere DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$182,186.92, 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 Dawn Conklin and John LaRiviere DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$182,186.92 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Shapiro & DeNardo
3600 Horizon Drive, Ste. 150
King of Prussia, PA 19406
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1806-2014r SUR JUDGEMENT NO. 1806-2014 AT THE SUIT OF JPMorgan Chase Bank, NA vs Daniel Rodriguez and Cevan John-Rodriguez DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID

DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2014-01806

JPMorgan Chase Bank, N.A.
v.

Daniel Rodriguez
Cevan John-Rodriguez
owner(s) of property situate in
the LEHMAN TOWNSHIP,
PIKE County, Pennsylvania,
being 2226 Bedford Court a/k/a,
Lot 3522 Section 37 Saw Creek
Est, Bushkill, PA 18324
Parcel No. 197.01-03-78-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$189,619.04
Attorney for Plaintiff
Phelan Hallinan Diamond &
Jones, LLP

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY
THE PROTHONOTARY OF
THE COMMONWEALTH
OF PENNSYLVANIA
TO Daniel Rodriguez and
Cevan John-Rodriguez
DEFENDANTS, OWNER,
OR REPUTED OWNERS
OF THE AFORESAID
REAL PROPERTY FOR
EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$189,619.04,
PLUS COSTS & INTEREST.
THE SALE MADE
SUBJECT TO ALL PAST
DUE AND CURRENT
REAL ESTATE TAXES
UNLESS OTHERWISE
ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES
AND CLAIMANTS IS
HEREBY GIVEN THAT
A SCHEDULE OF
DISTRIBUTION WILL BE
FILED BY THE SHERIFF
ON A DATE SPECIFIED
BY THE SHERIFF NOT
LATER THAN THIRTY
(30) DAYS AFTER THE
SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN
IN EXECUTION AS
THE PROPERTY OF
Daniel Rodriguez and
Cevan John-Rodriguez
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$189,619.04 PLUS
COSTS AND INTEREST AS
AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond &
Jones
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT
OF EXECUTION ISSUED
OUT OF THE COURT
OF COMMON PLEAS,
PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1849-2014r SUR
JUDGEMENT NO. 1849-2014
AT THE SUIT OF Federal
National Mortgage Association

("Fannie Mae") vs Joseph Rykaiyah 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

MARTHA E. VON ROENSTIEL, P.C.
Martha E. Von Rosenstiel, Esquire / No. 52634
Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967
649 South Avenue, Suite 7
Secane, PA 19018
(610) 328-2887
Attorneys for Plaintiff
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")
Plaintiff

VS.
RUKAIYAH JOSEPH
Defendant(s)
COURT OF COMMON PLEAS
PIKE COUNTY
NO: 2014-1849-CV
LEGAL DESCRIPTION
ALL THAT CERTAIN lot, piece or parcel of land, situate lying and being in the Township of Lehman, County of Pike, and State of Pennsylvania, more particularly described as follows:

LOT NUMBER 146, Stage VIII, Pine Ridge, as shown on the Plan of Pine Ridge, Inc., Stage VIII. Recorded in the Office of the Recorder of Deeds of Pike County in Plat Book Vol. 10, Page 27 on June 20, 1973.
PARCEL IDENTIFICATION NO: 188.02-02-10, CONTROL #: 06-0-037693
IMPROVEMENTS:
Residential dwelling

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Joseph Rykaiyah DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$186,255.32, 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 Joseph Rykaiyah DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$186,255.32 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Martha E. Von Rosenstiel, Esq.
659 South Avenue Ste. 7
Secane, PA 19018
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1880-2014r SUR JUDGEMENT NO. 1880-2014 AT THE SUIT OF Wilmington Trust, National Association as Trustee for MFRA Trust 2014-2 vs Thomas J. Gunther and Heidi Gunther 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

August 17, 2016 at 11:00 AM
PREVAILING TIME IN THE
AFORENOON OF SAID
DATE:

IN THE COURT OF
COMMON PLEAS OF PIKE
COUNTY, PENNSYLVANIA
CIVIL DIVISION
WILMINGTON TRUST,
NATIONAL ASSOCIATION
as TRUSTEE FOR MFRA
TRUST 2014-2,
Plaintiff,

Vs
THOMAS J. GUNTHER and
HEIDI GUNTHER,
Defendants.

No.: 1880-2014 Civil
LEGAL DESCRIPTION

ALL that certain lot, parcel or piece of ground situate in Lehman Township, Pike County, Pennsylvania, being Lot No. 796, Section 13, as is more particularly set forth on the Plot Map of Lehman-Pike Development Corporation, Saw Creek Estates, as same is duly recorded in the office for the Recording of Deeds, Milford, Pike County, Pennsylvania in Plot Book Volume 18, page 70. HAVING erected thereon a dwelling known as 6267 Decker Road, Bushkill, PA 18324. Control/Acct. #067087. Map #192.04-01-42-06.

BEING the same premises which Thomas J. Gunther, by Deed dated 5/17/2006 and recorded 06/01/2006 in the Recorder's Office of Pike County, Pennsylvania, Deed Book Volume 2177, Page 193, granted and conveyed unto

Thomas J. Gunther and Heidi Gunther, his wife, as tenants by the entirety.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Thomas J. Gunther and Heidi Gunther DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$205,615.45, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

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

REPUTED OWNERS TO COLLECT \$205,615.45 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Vitti & Vitti & Assoc.
215 Sourth Avenue
Pittsburg, PA 15222
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1893-2014r SUR JUDGEMENT NO. 1893-2014 AT THE SUIT OF JPMorgan Chase Bank, National Association vs Carmelo T. Perconti, 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 August 17, 2016 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN lot, parcel or piece of ground situate in the Township of Dingman, County of Pike, and State of Pennsylvania, Being Lot No. 397, 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 plat Book No. 10, Page 158. BEING KNOWN AS TAX PARCEL NUMBER: 110.03-04-36 CONTROL # 03-0-016565 BEING KNOWN AS: 100 Pear Lane, Milford, PA 18337

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Carmelo T. Perconti, JR. DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$217,864.06, 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 Carmelo T. Perconti, JR. DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$217,864.06 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106-1532
07/22/16 · 07/29/16 · 08/05/16

SHERIFF SALE

August 17, 2016

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1908-2014r SUR JUDGEMENT NO. 1908-2014 AT THE SUIT OF Bank of America, NA successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP vs Scott Falcone and Sunshine Falcone 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 August 17, 2016 at 11:00 AM

PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL that certain piece or parcel of land lying and situate in the township of Palmyra, County of Pike and Commonwealth of Pa bounded and described as follows:

The consolidated parcel formerly known and described as Lots 5y, 6Y, 7Y and 8Y, as laid out on a "Map of Tafton Cove, Wilson Hill Development, Palmyra Township, Pike County, Pa, filed in Pike County Plat Book 13, page 66.

BEING the same premises which Scott Falcone, by Deed dated 06/25/2007 and recorded 07/03/2007, in the Office for the Recorder of Deeds in and for Pike County, in Deed Book Volume 2239, Page 1526, conveyed unto SCOTT FALCONE and SUNSHINE FALCONE,.

BEING KNOWN AS: 2 CRYSTAL AVENUE, HAWLEY, PA 18428 TAX PARCEL #071174 IMPROVEMENTS: Residential property.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Scott Falcone and Sunshine Falcone DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE

AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$157,667.51, PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.

NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Scott Falcone and Sunshine Falcone DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$157,667.51 PLUS COSTS AND INTEREST AS AFORESAID.

PHILIP BUEKI, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Power Kirn & Assoc.
8 Neshaminy Interples, Ste. 215
Trevose, PA 19053
07/22/16 · 07/29/16 · 08/05/16
